



37 FINISHED SINGLE FAMILY
RESIDENTIAL LOTS

ASPIRE II AT SYCAMORE

CURRENTLY ACTIVE
& PENDING HOME SALES



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SITE

*THE PROJECT TO BE BUILT AS A SINGLE PHASE WITH VILLAGES

PROPERTY DETAILS

37 Finished Single Family Residential Lots on ± 8.04 acres

The project continues infill of larger specific planned communities of previously built neighborhoods.

The project to be built and sold as a single village, to be built as one phase.

The lots are generously sized 55' x 110', with several cul de sac oversized lots.

The project has easy freeway access to Highway 99 and downtown Yuba City.

Local parks and infrastructure are already in place in previously built neighborhoods.

Project Overview

Building
Permit Fees

Based on City of Yuba City's 2023–24 fee schedule, **building permit fees for a 2,000 SF home** average approximately **\$55,000–\$60,000**, depending on use category and plan type.

Taxes/Assessments

Sutter County properties in this subdivision are subject to **standard property tax rates (~1.2%)** plus local CFD assessments. **Total estimated effective tax rate is approximately 1.6%–1.75%.**

Surrounding
Development

New homes in Yuba City are **currently selling at \$495,000–\$600,000**
Local subdivisions average **3–4 home sales per month**
Home sizes range from **±1,400 SF to ±3,000+ SF**, priced from **\$180 to \$310 per SF**.
Top-performing builders in the Yuba/Sutter region are currently pulling **7–9 permits per month**.

School
Summary

Aspire at Sycamore Ranch falls within the **Yuba City Unified School District**:
Andros Karperos School (K–8): <1 mile from the site – GreatSchools rating 7/10
River Valley High School (9–12): ~2.5 miles from site – GreatSchools rating 6/10
Additional private and charter school options available nearby

Utilities

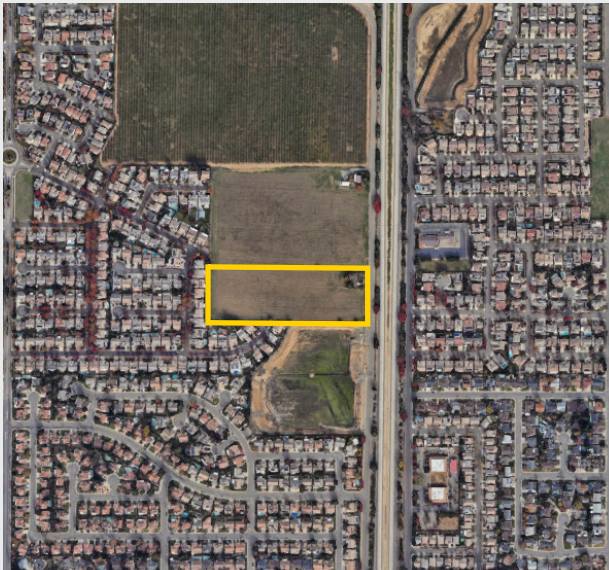
Electricity & Gas – PG&E
Water – City of Yuba City
Sewer – City of Yuba City Wastewater Division
Broadband Service – AT&T, Comcast, Spectrum

Municipality

City of Yuba City, located in **Sutter County**, California

Yuba City
Demographics
(per 2023 Census
Estimates)

Population: ~70,000
Average Household Income: ~\$93,000
Employment Mix: ~79% White Collar | ~17% Blue Collar | ~4% Service & Other
Housing Units: ~23,000 with below national average new development
Homeownership Rate: ~58% Owner-Occupied | ~42% Renter-Occupied



INVESTMENT OVERVIEW

This property offers several compelling features for real estate investment, notably its strong location within the Northern Sacramento Valley region.

Aspire at Sycamore Ranch is located in **Yuba City**, approximately **39 miles north of Sacramento**, **45 miles northeast of Davis**, **10 miles from Marysville**, and close to **major employment hubs in Sacramento and Roseville**.

Yuba City itself is an incorporated city of approximate population of 70k, with a strong local economy and agricultural industry hub. 69% of people who live in Yuba City work within the County area. The City and surrounding metros offer diverse job centers, making Aspire an ideal location for both local and commuter households.

LOCATION ANALYSIS

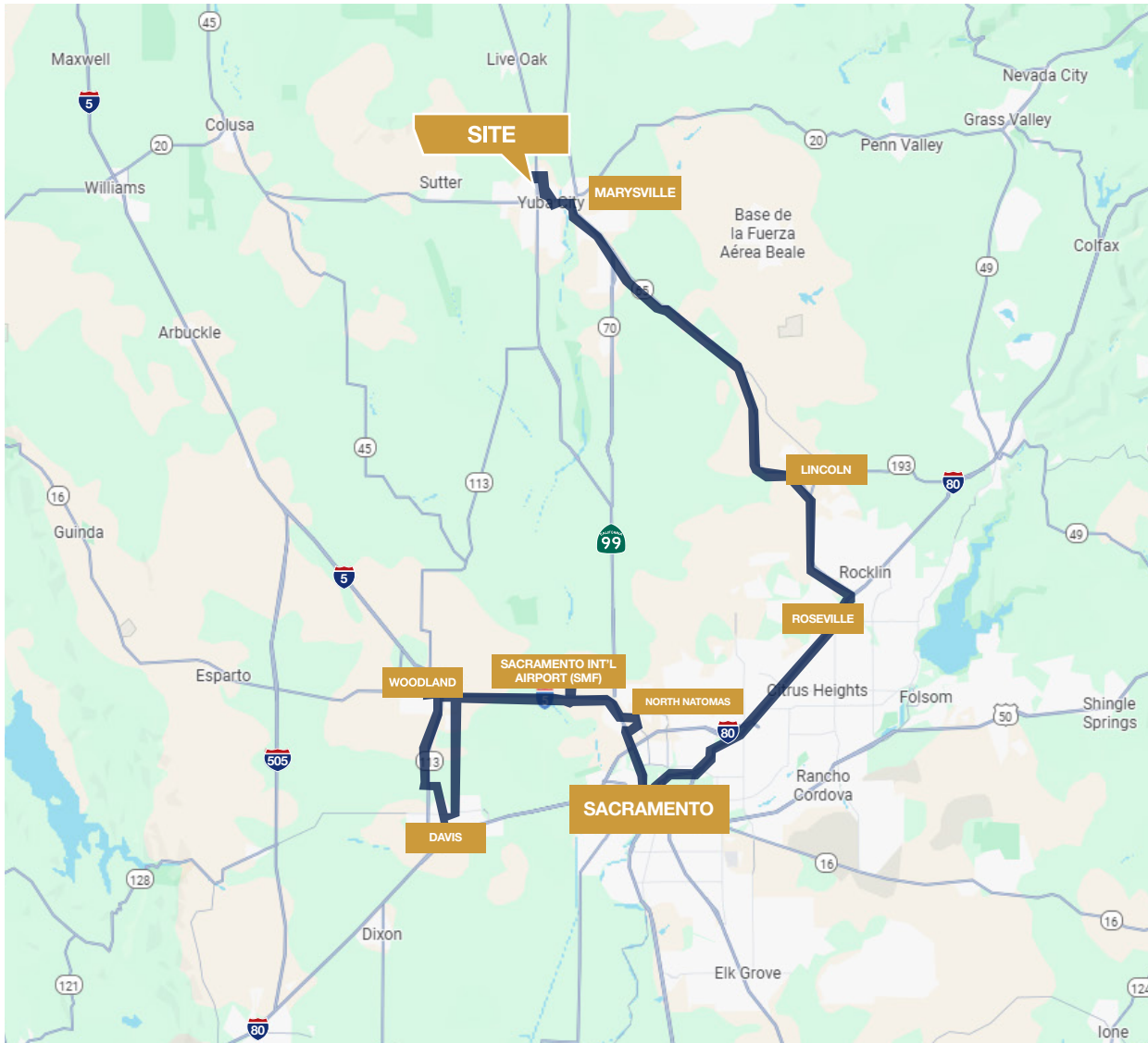
The Aspire at Sycamore Ranch community benefits from strong fundamentals in the Yuba City housing market. The area continues to attract both builders and homebuyers due to its affordability, proximity to job centers, and supportive demographic profile. Yuba City's median household income is approximately \$93,000 and growing. The workforce is predominantly white-collar professionals, many of whom commute to Sacramento, Roseville, Lincoln and Natomas. Strong nearby public schools and emerging regional amenities add to the long-term appeal. These factors contribute to a resilient and expanding residential housing market, which Aspire is directly positioned to support.

DRIVE TIMES

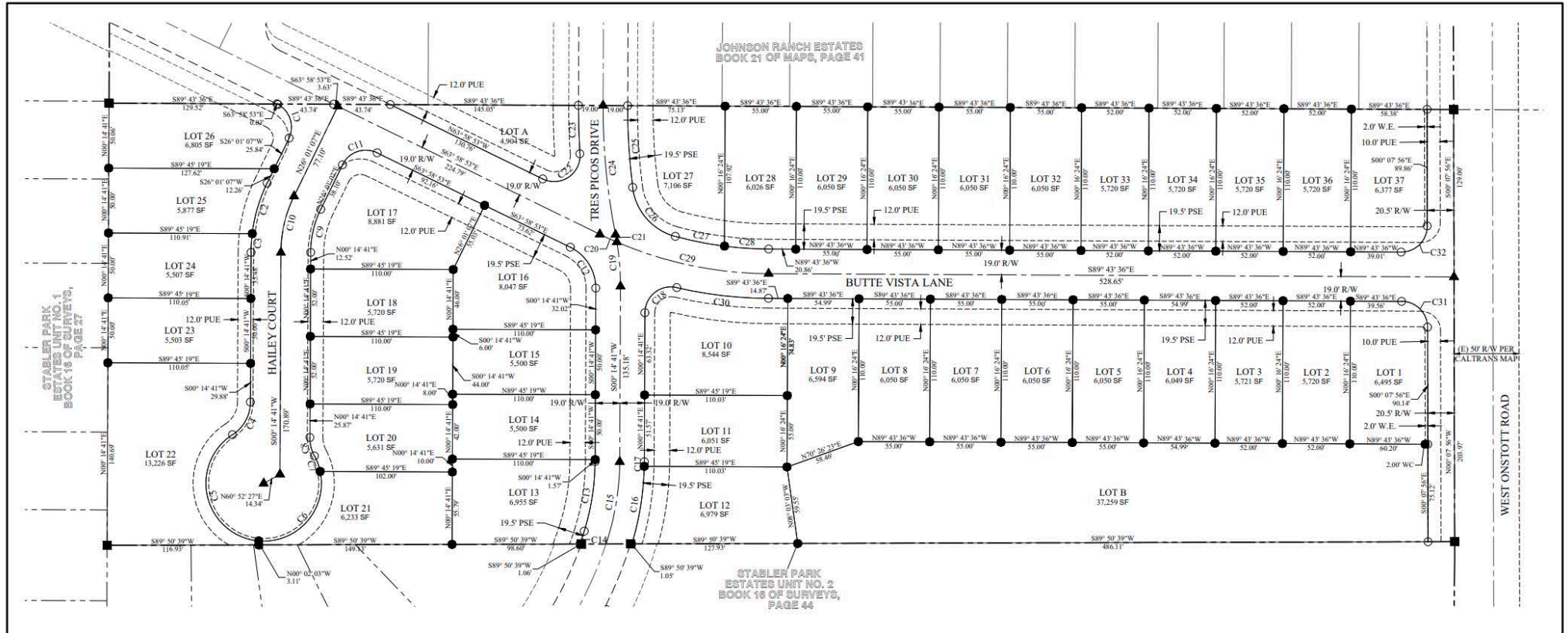
From Aspire at Sycamore Ranch – Yuba City

Marysville	10 Minutes
Lincoln	30 Minutes
Roseville	38 Minutes
Sacramento	40 Minutes
North Natomas	34 Minutes
Woodland	45 Minutes
Davis	48 Minutes
Sacramento Int'l Airport (SMF)	38 Minutes

Yuba City offers convenient access to both regional job hubs and key recreational destinations across the Sacramento Valley.



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MARKET HOME SALE COMPARISONS

Home Builder	Community / Model	Price Range
DR Horton	Harter Estates	\$466,900 - \$598,900
Westline Homes	Henson Ranch	\$554,999 - \$692,999

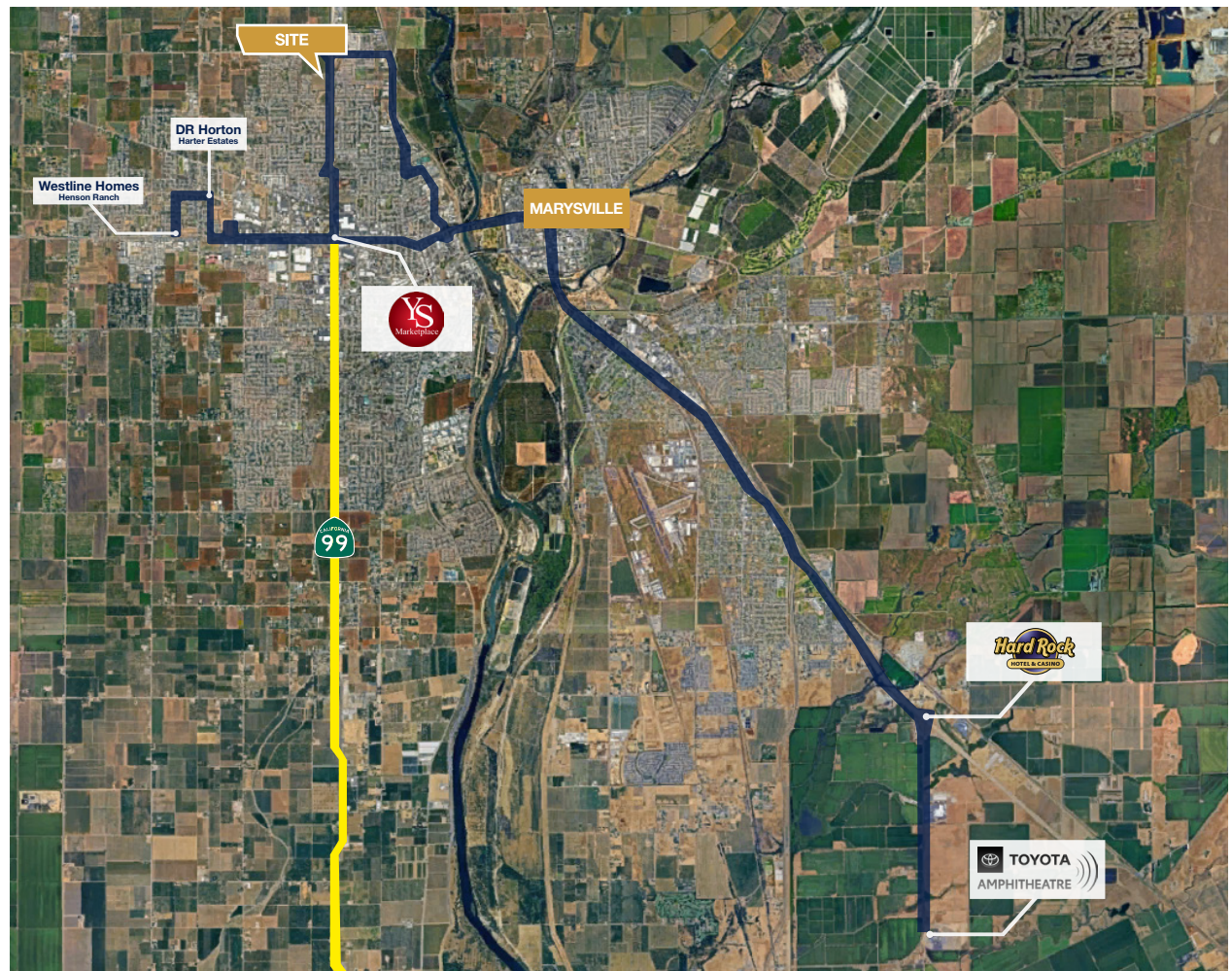
The Aspire project benefits from its proximity to these active, proven communities — with buyers continuing to seek out quality new homes in Northern California's emerging submarkets.

LOCATION OVERVIEW

Aspire at Sycamore Ranch is situated in Yuba City, in close proximity to Highway 99 and directly adjacent to established neighborhoods, schools, and shopping. The site is:

- 30 miles north of Sacramento
- 10 miles from Marysville
- Near attractions including the Toyota Amphitheatre, Hard Rock Hotel & Casino, and Yuba Sutter Marketplace
- Within 40 minutes of Sacramento International Airport (SMF)

This location offers the **perfect balance of suburban livability and urban access**, making it an ideal area for residential growth — and a strong target for continued builder demand.





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