



BUTTERFIELD COMMONS

EXCLUSIVE OFFERING MEMORANDUM

DETACHED OR PAIRED HOMESITES IN FRENCH VALLEY, COUNTY OF RIVERSIDE

WDLand

TABLE OF CONTENTS

04 EXECUTIVE SUMMARY

The Opportunity
Overview of the Community

19 MARKET INFORMATION

For-Sale Pricing Graph
For-Sale Communities

07 DEVELOPMENT OVERVIEW

Development Highlights
Location Maps, Aerials
Site Plans
Schools Map

25 OFFERING GUIDELINES

Offering Guidelines
Finished Lot Definition
Disclosures

BUTTERFIELD COMMONS

WDLand



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

THE OPPORTUNITY

WD Land presents an increasingly rare homebuilding opportunity in the French Valley area of SW Riverside County. Located at the SE corner of Auld Rd and Pourroy Rd, the property is situated in the heart of residential development with newer home communities on each of the three other corners at this intersection. As a mixed-use project currently being processed through Riverside County, it will consist of approximately 26,000 sf of retail and two parcels (9.4 and 4.1 acres) contemplated for the highest and best residential use. Owner expects to start development of the site in 1st half 2026 under an approved parcel map and deliver the residential parcels in superpad condition with backbone infrastructure and utilities installed to them. Buyer will process a site/development plan, GPA and zone change for development of the residential portion.

Butterfield Commons offers a compelling homebuilding opportunity due to:

- 1.) **Lack of Inventory:** Largely as result of a depleted lot supply for new homes in the greater Temecula, Murrieta, and French Valley areas relative to strong market/homebuilder demand, the project constitutes an attractive offering with high likelihood of future success.
- 2.) **Product Flexibility:** With County support of flexible higher density residential use on two separate parcels, Buyer is encouraged to site plan with product that maximizes land value.
- 3.) **Temecula Schools:** Temecula Valley Unified School District (TVUSD) is the top ranked school district in Riverside County. Butterfield Commons will command a material pricing advantage over projects on the west side of Hwy-79 that primarily lie in the Menifee and Murrieta Valley school districts.
- 4.) **Superior Location:** The location of this site will offer future homeowners convenient access to I-15 & I-215 via Highway 79 and to a wide variety of amenities including a regional shopping mall, entertainment & restaurant venues, the burgeoning wine country, gaming casinos and at least five nearby lakes.



[CLICK LINK TO ACCESS DUE DILIGENCE
BUTTERFIELD COMMONS](#)

EXECUTIVE SUMMARY

OVERVIEW OF THE COMMUNITY



Southwest Riverside County is one of Southern California's hottest real estate markets. Located between the San Diego and Los Angeles metropolitan areas, and contiguous with Orange County to its west, Southwest Riverside County has experienced unprecedented growth in part due to build-out and price barriers in the other three metropolitan areas, and in part because it has evolved into an attractive place to live.

This area covers approximately 600 square miles and includes the cities of Temecula, Murrieta, Menifee and Wildomar and the unincorporated areas of French Valley and Winchester. Temecula and Murrieta, each have populations exceeding 110,000 and are both approaching build-out of developable land. Menifee and Wildomar are strategically located along the area's two growth corridors: I-215 and I-15 respectively. Both are emerging young cities motivated to expand their tax base and populations.

With lot inventory for Murrieta and Temecula substantially depleted, The French Valley area has grown significantly in this millennium to the point where only very limited development opportunities are available to homebuilders. Located along State Highway 79 / Winchester Rd and just NE of Temecula and Murrieta, French Valley is in the natural path of development and continues to flourish.

It is an attractive community with a fresh and vibrant feel that should continue to attract both young and older families/retirees. Plentiful retail and service amenities are located along Highway 79. In addition, the French Valley area offers lifestyle amenities including a municipal airport, nearby wineries, gaming casinos, multiple golf courses and at least five nearby lakes.

The growth in Southwest Riverside County has occurred largely due to population saturation in Los Angeles, San Diego and Orange Counties. Residents from all three counties have migrated to Southwest Riverside County to purchase more affordable housing, while maintaining acceptable commutes to work.

All three of these border counties have grown toward each other historically, and because of the geography – Pacific Ocean to the west, US/Mexico Border to the south – the pattern of growth is naturally toward Riverside County. Southwest Riverside County, due to its location, climate and infrastructure is poised to continue its growth and evolution as a highly desirable region to live.

KEY HIGHLIGHTS

- Up to 200 residential homesites
- Two parcels (9.4 and 4.1 acres) delivered in superpad condition with backbone infrastructure and utilities installed to them
- Flexibility to process site plan that produces highest and best residential use
- Temecula Valley Unified School District
- Depleted lot inventories in French Valley, Temecula, Murrieta and coastal communities
- Highly visible location (Auld Rd & Pourroy Rd)



DEVELOPMENT OVERVIEW

DEVELOPMENT OVERVIEW

DEVELOPMENT HIGHLIGHTS

LOCATION / ACCESS

Property is located at the SEC of Auld Rd and Pourroy Rd in the unincorporated Riverside County area of French Valley. Access to Auld Rd via Hwy 79 (Winchester Rd).

PROJECT SIZE

Two Parcels: 9.4 acres & 4.13 acres net.

APNS

964-050-001 & 006

MUNICIPALITY

French Valley, Unincorporated area of Riverside County

NUMBER OF LOTS / UNITS

150 to 200 depending on highest and best use determination

LAND USE DESIGNATION

Commercial Retail

County supports change of a portion to residential

TOPOGRAPHY

Site is flat/level

ESTIMATED COST TO COMPLETE - PRELIM

Development Costs w/ 10% Contingency	\$60,000 per lot
Impact Fees w/ 5% Contingency	\$55,000 per lot
Consultants, Bonds & Other Fees	\$10,000 per lot
CFD Reimbursements	(\$35,000) per lot
Total Costs and Fees	\$90,000 per lot

CFD / ASSESSMENT / HOA

TBD. Seller expects Buyer to form a CFD with a tax rate not to exceed 2.0%. An HOA is anticipated and monthly assessment is TBD.

BUTTERFIELD COMMONS // Detached or Paired Homesites // French Valley, California

ENTITLEMENT SUMMARY

County approved GPA of its Circulation Element in Apr-2024, which primarily realigned Pourroy Rd through the property. Seller is processing Tentative Parcel Map and other entitlements for roughly 26,000 sf of retail with approvals expected in 1st half 2026. Buyer will process entitlements for the residential portion to include GPA, zone change and site/development plan.

IMPROVEMENTS

Seller is processing improvement plans (tied to TPM #38695) to mass grade the entire property, realign Pourroy Rd and install backbone infrastructure. Seller expects to start development in 1st half 2026 and intends to deliver the residential portion in superpad condition with backbone infrastructure to it.

PRODUCT

TBD. Buyer shall process site/architectural plans consistent with the highest and best detached or duplex residential use and as supported by the County.

BONDS

Buyer will post required improvement bonds prior to the start of onsite/intract development. However, bond amounts expect to be relatively low given that Seller will bond for rough grading and backbone infrastructure.

UTILITIES

Sewer / Water: EMWD

Storm Facilities: Riverside County Flood Control

Electricity: Southern California Edison

Gas: Southern California Gas

Telephone: Verizon

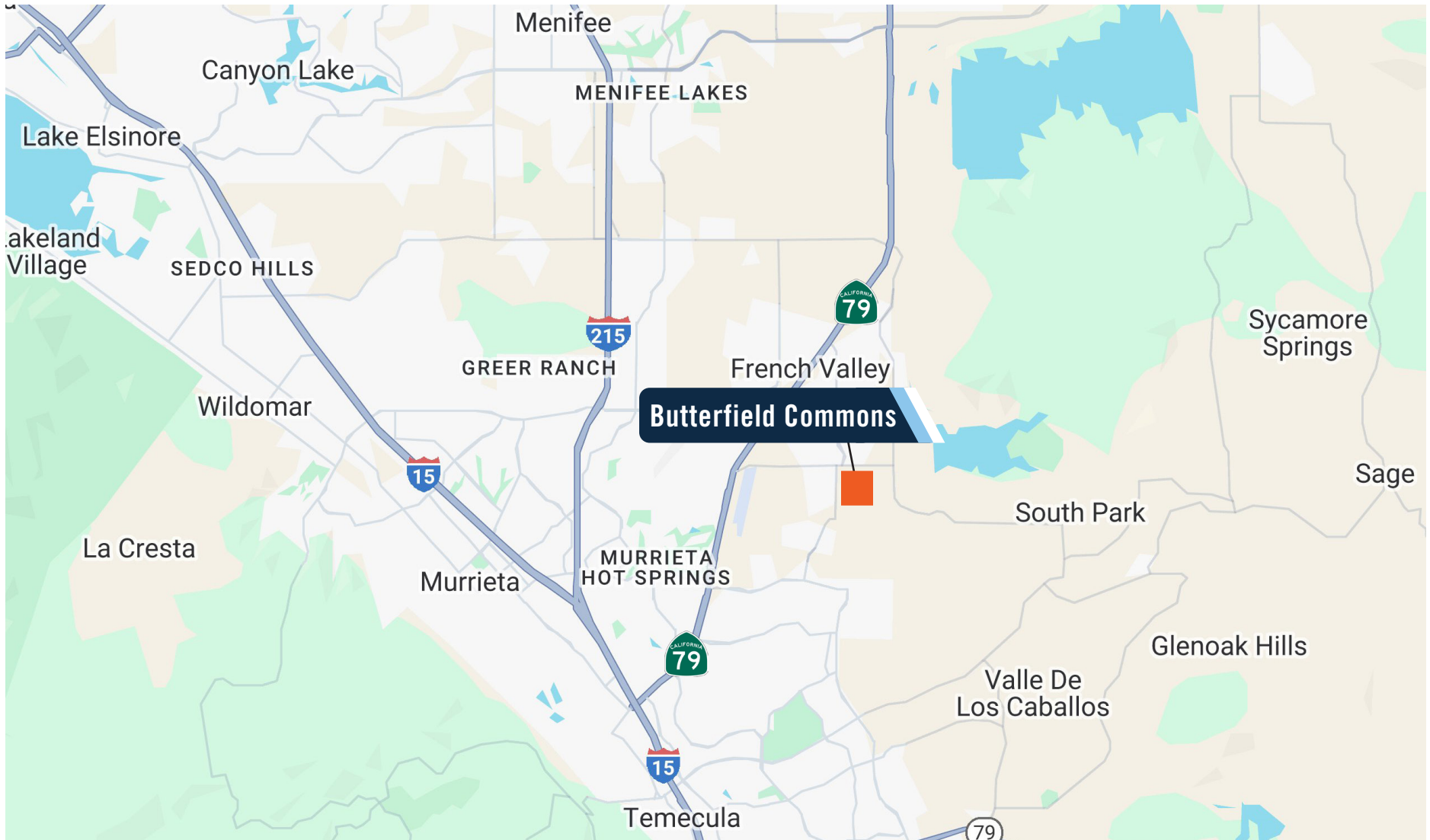
Cable: Frontier & Spectrum

SCHOOLS

Temecula Valley Unified School District

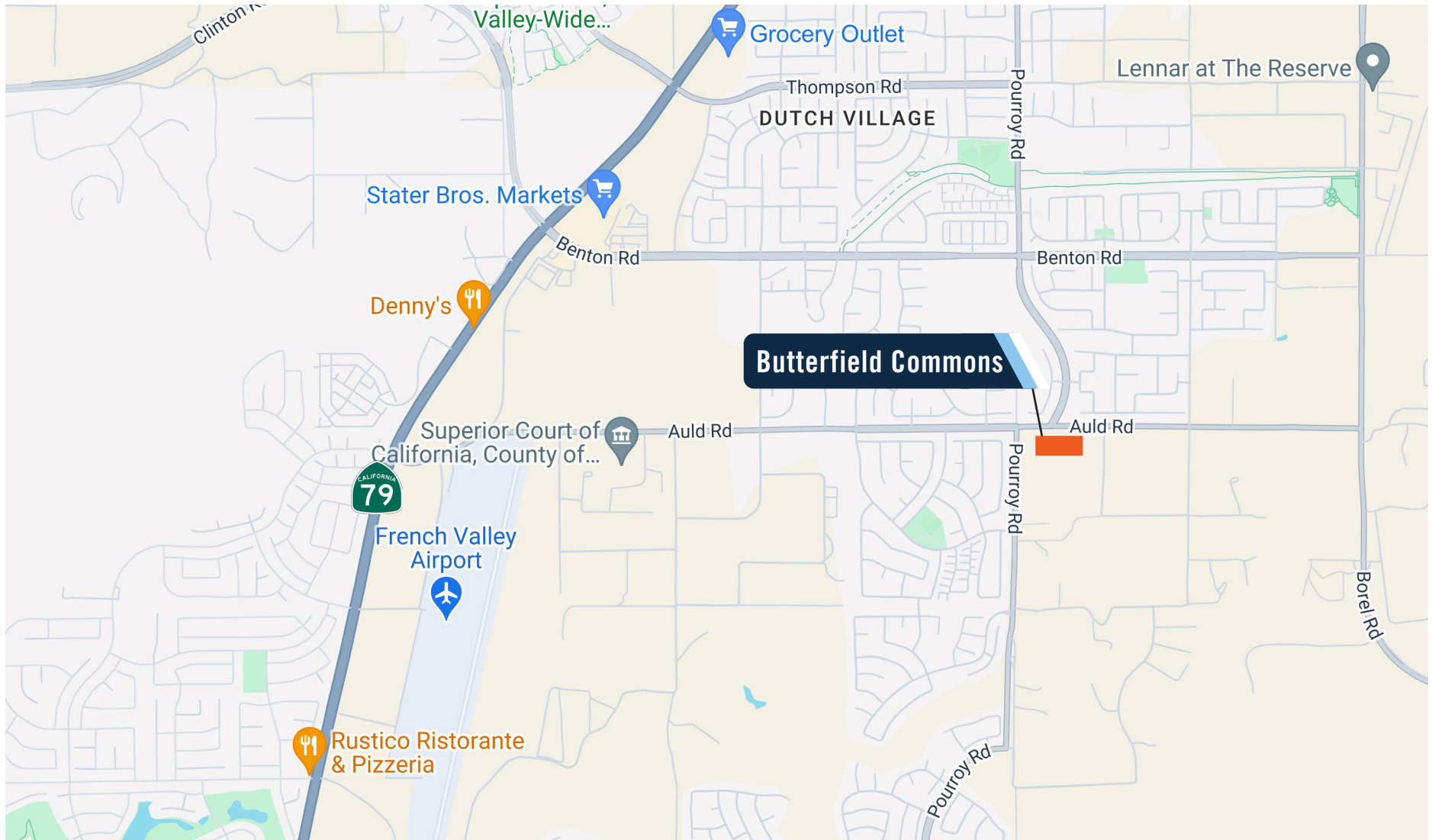
DEVELOPMENT OVERVIEW

REGIONAL MAP



DEVELOPMENT OVERVIEW

LOCAL MAP



DEVELOPMENT OVERVIEW

AERIAL LOCAL



DEVELOPMENT OVERVIEW

AERIAL VICINITY



DEVELOPMENT OVERVIEW

AERIAL VIEW NW



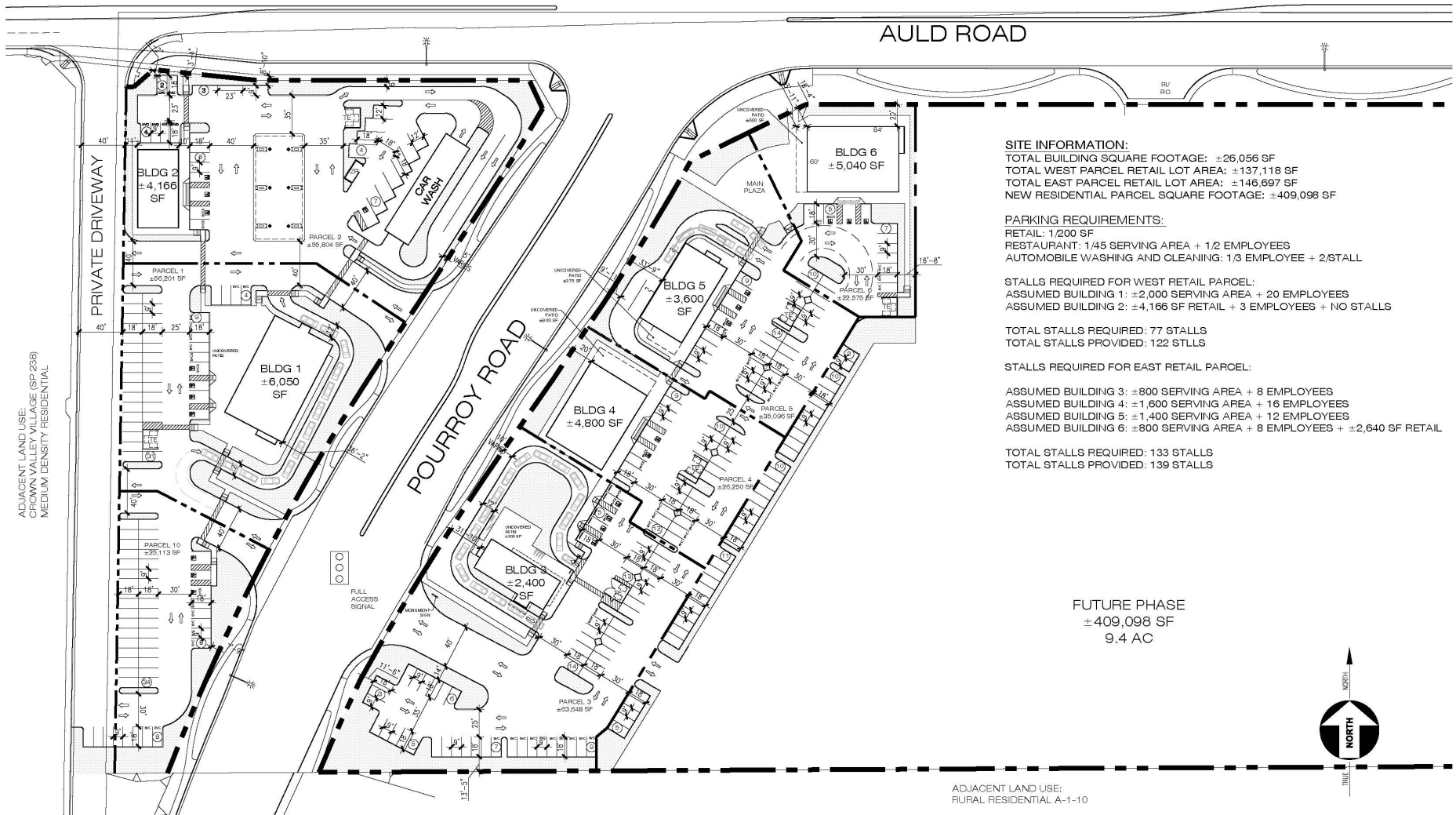
DEVELOPMENT OVERVIEW

AERIAL VIEW EAST



DEVELOPMENT OVERVIEW

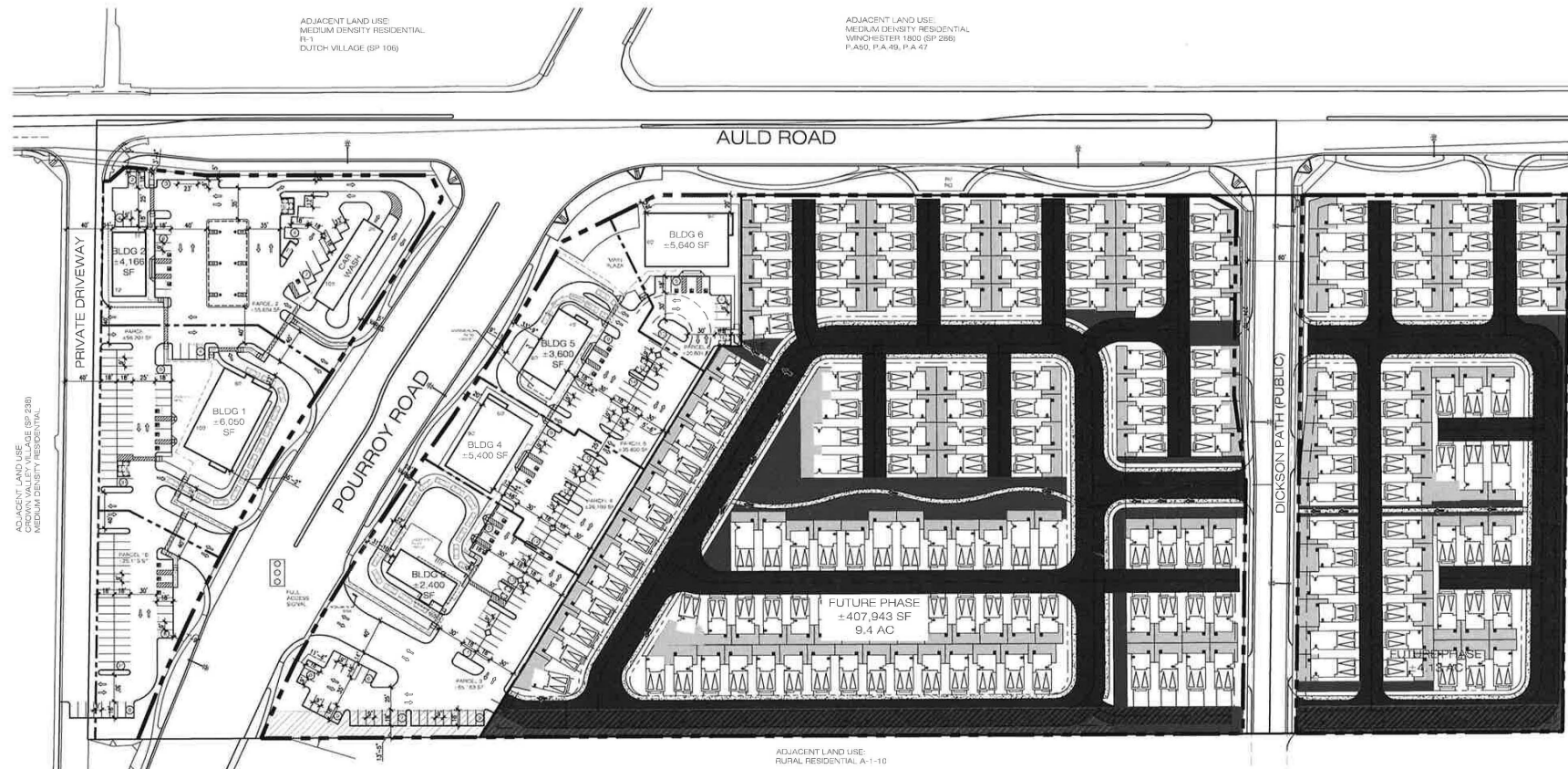
SITE PLAN - RETAIL



[SITE PLAN - CLICK HERE](#)

DEVELOPMENT OVERVIEW

CONCEPTUAL SITE PLAN - 13.5 ACRES



[SITE PLAN - CLICK HERE](#)

DEVELOPMENT OVERVIEW

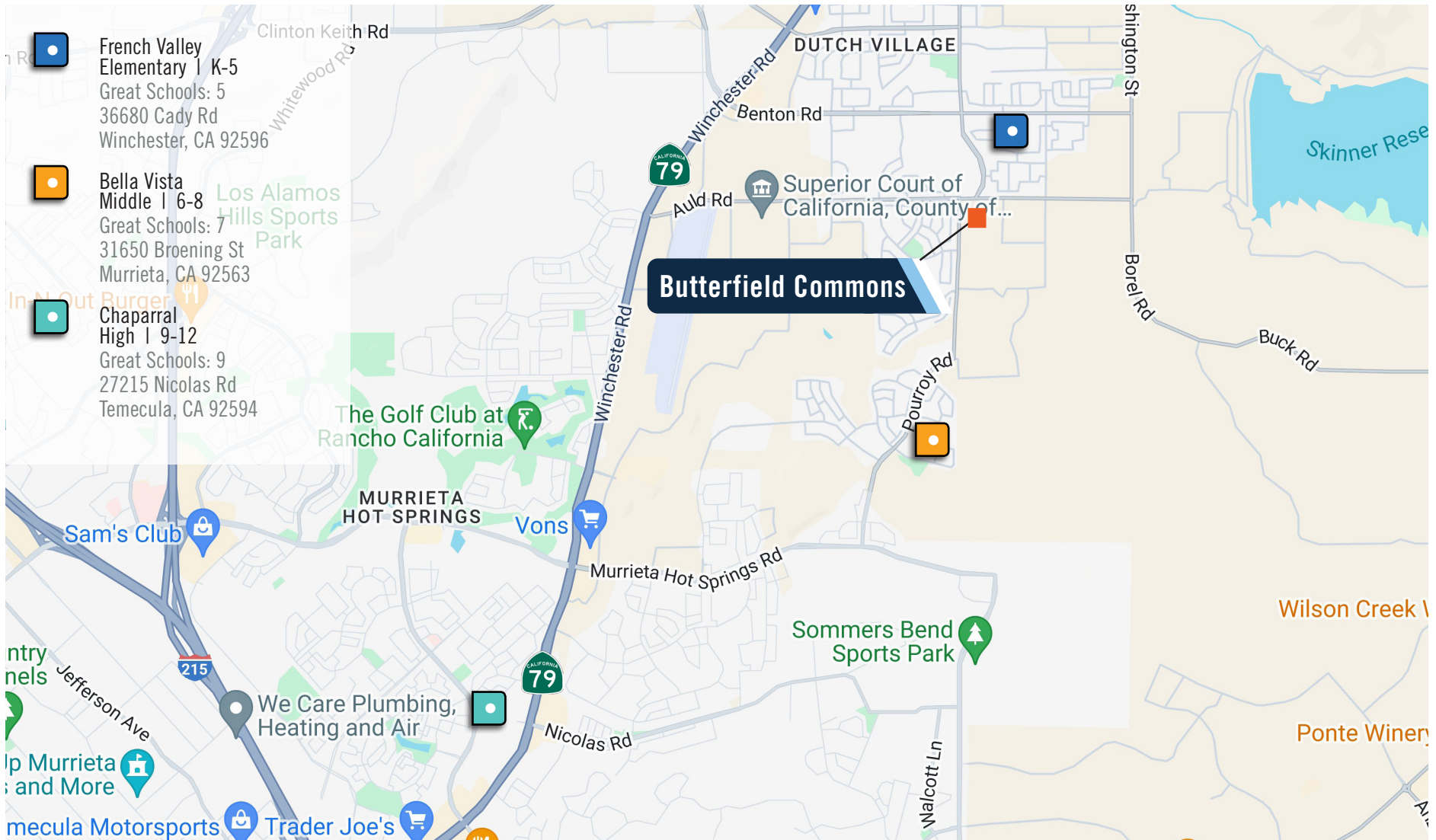
CONCEPTUAL SITE PLAN - 13.5 ACRES



[SITE PLAN - CLICK HERE](#)

DEVELOPMENT OVERVIEW

PUBLIC SCHOOLS



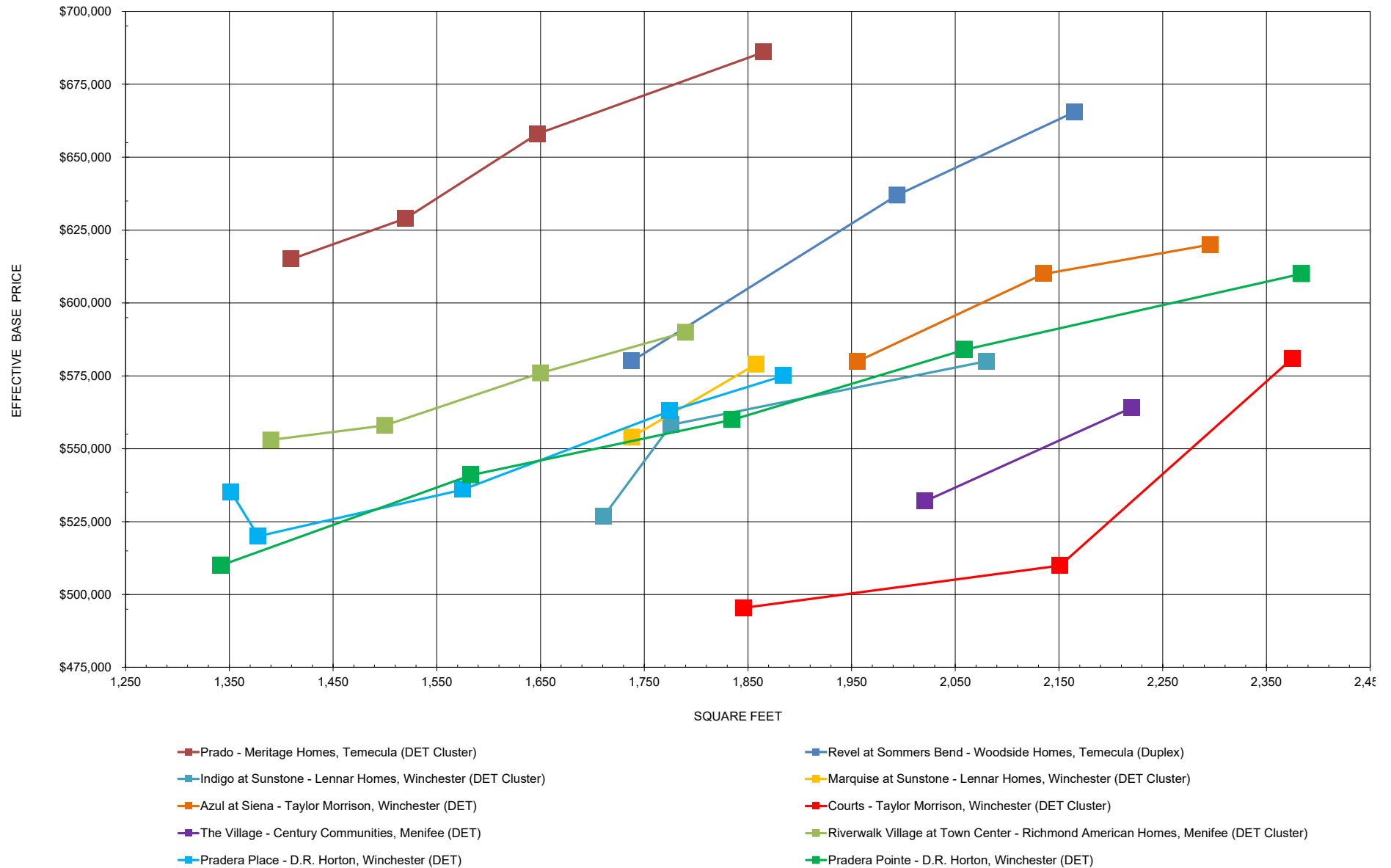
Temecula Valley Unified School District



MARKET INFORMATION

MARKET INFORMATION

FOR-SALE PRICING GRAPH



MARKET INFORMATION

FOR-SALE COMMUNITIES



PRADO BY MERITAGE HOMES - TEMECULA

Product Type:	Detached Cluster	Total Units:	237
Open Date:	12.2024	Sold Units:	52
Min Lot Size:	n/a	Remaining Units:	185
Tax Rate:	1.9%	Overall Absorption Rate:	8.7/mo
HOA:	\$267		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$615,000	1,410	\$436	3	2.5	2	2
2	\$629,000	1,520	\$413	3	2.5	2	2
3	\$658,000	1,647	\$399	3	2.5	2	2
4	\$686,000	1,865	\$367	4	3	2	2



REVEL AT SOMMERS BEND BY WOODSIDE HOMES - TEMECULA (SOLD OUT)

Product Type:	Duplex	Total Units:	96
Open Date:	3.2023	Sold Units:	96
Min Lot Size:	n/a	Remaining Units:	0
Tax Rate:	1.9%	Overall Absorption Rate:	4.93/mo
HOA:	\$150		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$580,000	1,738	\$333	3	2	2	2
2	\$637,000	1,994	\$319	4	3	2	2
3	\$665,500	2,165	\$307	4	3.5	2	2

MARKET INFORMATION

FOR-SALE COMMUNITIES



INDIGO AT SUNSTONE BY LENNAR HOMES - WINCHESTER

Product Type:	Detached Cluster	Total Units:	90
Open Date:	11.2024	Sold Units:	30
Min Lot Size:	2,925 SF (45'x65')	Remaining Units:	60
Tax Rate:	1.9%	Overall Absorption Rate:	4.49/mo
HOA:	\$358		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$526,790	1,711	\$436	3	2.5	2	2
2	\$558,240	1,776	\$413	3	2.5	2	2
3	\$579,990	2,080	\$399	4	3	2	2



MARQUISE AT SUNSTONE BY LENNAR HOMES - WINCHESTER

Product Type:	Detached Cluster	Total Units:	64
Open Date:	11.2024	Sold Units:	35
Min Lot Size:	2,925 SF (45'x65')	Remaining Units:	29
Tax Rate:	1.9%	Overall Absorption Rate:	5.24/mo
HOA:	\$358		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$562,990	1,738	\$318	3	2.5	2	2
2	\$586,790	1,856	\$316	4	3	2	2
3	\$665,190	2,597	\$256	4	3	2	2

MARKET INFORMATION

FOR-SALE COMMUNITIES



AZUL AT SIENA BY TAYLOR MORRISON - WINCHESTER

Product Type:	Detached	Total Units:	142
Open Date:	12.2022	Sold Units:	90
Min Lot Size:	4,000 SF (40'x95')	Remaining Units:	52
Tax Rate:	1.95%	Overall Absorption Rate:	3.14/mo
HOA:	\$112		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$579,990	1,956	\$296	3	2.5	2	2
2	\$609,990	2,135	\$285	3	2.5	2	2
3	\$619,990	2,296	\$270	4	3	2	2
4	\$629,990	2,466	\$255	4	3	2	2



COURTS BY TAYLOR MORRISON - WINCHESTER

Product Type:	Detached Cluster	Total Units:	128
Open Date:	12.2023	Sold Units:	58
Min Lot Size:	n/a	Remaining Units:	70
Tax Rate:	2.07%	Overall Absorption Rate:	3.76/mo
HOA:	\$140		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$495,400	1,846	\$268	3	2.5	2	2
2	\$509,990	2,151	\$237	4	2.5	2	2
3	\$580,990	2,375	\$244	4	3	2	2

MARKET INFORMATION

FOR-SALE COMMUNITIES



THE VILLAGE BY CENTURY COMMUNITIES - MENIFEE

Product Type:	Detached	Total Units:	126
Open Date:	8.2023	Sold Units:	97
Min Lot Size:	2,400 SF (46'x52')	Remaining Units:	29
Tax Rate:	1.9%	Overall Absorption Rate:	5.04/mo
HOA:	\$193		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$531,990	2,021	\$263	3	2.5	2	1
2	\$563,990	2,220	\$254	4	2.5	2	1
3	\$581,990	2,420	\$240	4	3	2	1



RIVERWALK VILLAGE AT TOWN CENTER BY RICHMOND AMERICAN HOMES - MENIFEE

Product Type:	Detached Cluster	Total Units:	198
Open Date:	1.2025	Sold Units:	9
Min Lot Size:	2,050 SF (38'x54')	Remaining Units:	189
Tax Rate:	1.8%	Overall Absorption Rate:	1.82/mo
HOA:	\$259		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$552,990	1,390	\$398	3	2.5	2	2
2	\$557,990	1,500	\$372	3	2.5	2	2
3	\$575,990	1,650	\$349	4	2.5	2	2
4	\$589,990	1,790	\$329	4	2.5	2	2

MARKET INFORMATION

FOR-SALE COMMUNITIES



PRADERA PLACE BY D.R. HORTON - WINCHESTER

Product Type:	Detached	Total Units:	210
Open Date:	9.2023	Sold Units:	180
Min Lot Size:	3,000 SF (40'x75')	Remaining Units:	30
Tax Rate:	2.0%	Overall Absorption Rate:	8.57/mo
HOA:	\$120		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$534,990	1,352	\$395	3	2	2	1
2	\$519,990	1,378	\$377	3	2.5	2	2
3	\$535,990	1,575	\$340	3	2.5	2	2
4	\$562,990	1,775	\$317	4	2.5	2	2
5	\$574,990	1,884	\$306	5	3	2	2



PRADERA POINTE BY D.R. HORTON - WINCHESTER

Product Type:	Detached	Total Units:	210
Open Date:	8.2023	Sold Units:	70
Min Lot Size:	3,000 SF (40'x75')	Remaining Units:	40
Tax Rate:	2.0%	Overall Absorption Rate:	7.69/mo
HOA:	\$120		

Floor Plan	Base Pricing	Sq Ft	Price/Sq Ft	Bed	Bath	Parking	Levels
1	\$509,990	1,342	\$380	3	2	2	1
2	\$540,990	1,583	\$341	3	2.5	2	2
3	\$559,990	1,835	\$305	4	2.5	2	2
4	\$583,990	2,059	\$283	4	3	2	2
5	\$609,990	2,384	\$255	5	3	2	2



OFFERING GUIDELINES

OFFERING GUIDELINES

OVERVIEW

OFFER DUE DATE

Submit.

OFFER PREPARATION

Evaluate and present offer based on a site plan and architecture that maximizes value of the land while considering market acceptance and other factors. Seller is seeking a Buyer who has a strong understanding of the property and market with the ability to complete due diligence in a reasonable time frame.

PRICE

Submit offer on an "as-is" and "finished lot" basis assuming your best estimate of remaining in-tract costs and fees and per the attached definition (pg 26). Assume delivery of site in superpad condition with backbone infrastructure complete including utilities.

TERMS

All cash at the close of escrow. Seller will allow time to process discretionary entitlements.

FEASIBILITY PERIOD

Buyer will have 60 days from LOI to complete a feasibility investigation of the property. A draft of the PSA from Seller will be provided upon Buyer selection and mutual agreement of LOI terms. Due diligence information is available to a Buyer by clicking the following link: [**Butterfield Commons Due Diligence**](#)

DEPOSITS

Buyer to open escrow with a refundable deposit of \$100,000. Upon approval of the feasibility period the deposit shall be increased to 5% of the purchase price, which shall become non-refundable and applicable to the purchase price.

CLOSE OF ESCROW

Close of escrow will be within 10 days after securing discretionary entitlements and expiration of the appeal period.

SELLER

GRE & Butterfield Stage Center, LLC

BROKERAGE DISCLOSURE

WD Land may act as seller's agent for more than one prospective Buyer on this property. Any prospective Buyer requesting WD Land to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships as with other prospective Buyers. Pursuant to S.B. 1171, all offers on real estate in the State of California are required to be accompanied by an executed version of the Brokerage Disclosure Forms. Please fill out the forms and return them with your offer.



FINISHED LOT

DEFINITION

The definition of a “finished lot” shall include costs to “blue top pad condition” and thereafter to improve the streets and underground infrastructure within the streets and right of ways including development fees, but excluding building permit fees and on-lot preparation or house connections for ultimate home construction. Provided below is a list of items to be included and excluded in the definition of a “finished lot.”

THE FOLLOWING ITEMS ARE INCLUDED IN THE “FINISHED LOT” COST:

Professional Services

Final civil engineering preparation of final map.
Survey Control for the construction of grading, underground, and street improvements.
Final monumentation including survey monuments, property corners, street center line, and swing ties.
Consulting associated with the formation of any contemplated community facilities district (“CFD”).
Soils Engineering for field controls during utility back-fill compaction, and final reports, but excluding lot utility services and foundation tests.

Fees and Assessments

Bonding of contractor improvements. Bonding according to the governing jurisdictions requirements.
All necessary inspection fees for sewer, water, streets, and landscape improvements as required by the conditions of approval to be paid prior to final map recordation.
Estimated development impact fees and connection fees based on fees in place at time of contract, including school fees, to be paid prior to issuance of building permit.

Sewer System

Installation of public sanitary sewer collection system per the approved plans, including service laterals installed to each residential lots’ property line.

Such that Buyer shall be able to commence construction of its contemplated residence / product on any lot within the applicable “Phase of Property” immediately after the close of escrow.

Water System

Installation of an operational public water distribution system in accordance with the approved plans, including service laterals. House connections are not included. Reclaimed water meters and boxes installed and adjusted (if any).

Street Improvements

Installation of required interior streets, striping, curbs and gutters, sidewalks, drive approaches, handicapped ramps, street signs, and street lighting, as required on the approved plans.

Bond execution limited to 2% of asphalt cuts and 10% of concrete improvement costs.

Utilities

Installation of and payment of fees/costs associated with utility lines, mains, stub-ins, and facilities adequate to service the lots; electrical conduit (or direct bury) and trenches for installation of natural gas, telephone, and cable television transmission. House connections are not included.

Refundable deposits shall be credited (deducted from) the finished lot cost.

Landscaping and Fences

Installation of slope landscaping over 5’ within the lots; HOA maintained slope areas and private lot slopes as shown on the approved landscape plans or from applicable governmental agencies.

Installation of entry monumentation and in tract parkway landscaping.

Installation of view fence, privacy, and exterior side yard walls as required by approved plans and specification in conformance with the requirements of all applicable governmental agencies.

Community Facilities District

Anticipated proceeds from any Community Facilities District (“CFD”) shall be credited (deducted) from the finished lot cost.

THE FOLLOWING “ON-LOT” COST ITEMS ARE NOT INCLUDED IN “FINISHED LOT” COSTS:

Design and construction of landscaping of house front, side and rear for individual houses.
Driveway extensions from the right of way to the house.

Interior fences, walls, view fence, and gates, as well as individual lot fencing and side yard gates.

Utility service from the right of way distribution to the house.

Water Connections from the meter to the house.

Any flatwork/walkways from driveway and/or street to house.

Retaining walls added by the builder for the benefit of house lot fit.

Preparation of plot plans or precise grading plans.

Precise grading.

Fine Grade certification.

Soil testing, observations, and reporting for house footings and/or foundations.

Staking of 80s and 20s.

Lot spins, re-compaction, or pre-saturation.

Soil or lot recertification.

Spoil dirt and rough and finish pulls.

THE FOLLOWING ADDITIONAL ITEMS ARE ALSO NOT INCLUDED IN “FINISHED LOT” COSTS:

Building plan check, building permit fees, and inspection fees for the construction of the house are not included.

Architecture, structural engineer, and other costs related to the house are not included.

Erosion control maintenance beyond one (1) year.

Street cleaning or drag streets.

Any landscaping added at the discretion of the builder.

Temporary fencing, utilities and power.

Model home complex conversion costs.

Construction of temporary sales trailers.

Third party inspections, including construction defect, HERS Ratings and Title 24.

Homeowners’ Association (HOA) & Department of Real Estate (DRE) costs.

Security for models.

Property taxes and assessments.

Weed abatement or property maintenance costs.

House backflow or dual waste systems.

Mailboxes.

DISCLOSURES

QUALIFICATIONS + DISCLAIMER

GENERAL DISCLOSURE

This sales information package and contents hereof, is provided for informational purposes only. Nothing contained herein is deemed to constitute an offer of sale or to impose upon Seller, or any of their affiliates, any obligation to negotiate the sale of any parcel or property, and all offers to purchase this property must be accepted by the Seller in writing. No representation or warranty, expressed or implied, is made regarding the information set forth herein, the factual accuracy or completeness of any such information or other materials contained herein. Seller reserves the right to make changes from time to time to any of the information contained or referred to herein, to change the price and/or terms and may withdraw the property from the market all without any obligations to notify the recipients of this sales information package.

Any party which may enter into any written agreement to purchase the subject property shall make its own independent investigation regarding all aspects of the subject property and the development contemplated thereon without complete reliance upon the materials contained herein. Nothing contained herein is intended in any way to limit or mitigate the need for any independent investigation, which a prudent buyer would be required to undertake in order to determine all facts which could have any effect upon the acquisition or development of the subject property. Any prospective buyers ("Buyer") are strongly advised to investigate the condition and suitability of all aspects of the property and all matters affecting the value or desirability of the property, including but not limited to the following items: size, lines, access and boundaries; zoning and land use; any conditions of approval, cost and fees to develop the site; utilities and services; environmental hazards; geological conditions; natural hazard zone; property damage; neighborhood, area and property conditions; common interest subdivisions and owner associations; and, speciality tax. If Buyer does not exercise these rights, Buyer is acting against the advice of WD Land. Buyer understands that although conditions are often difficult to locate and discover, all real property contains conditions that are not readily apparent and that may affect the value or desirability of the property. Buyer and Seller are aware that WD Land does not guarantee, and in no way will assume responsibility for, the condition of the property. WD Land has not and will not verify any of items listed above, unless otherwise agreed to in writing.

This sales information package is subject to changes or withdrawals without notice and does not constitute a recommendation, endorsement or advice as to the value of the subject property by WD Land or the Seller.

This sales information package is the absolute property of WD Land and may only be used by parties approved by WD Land. No portion of this sales information package may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of WD Land and Seller.

Principals, brokers and agents associated with WD Land including independent contractors ("Affiliates") may be engaged directly or indirectly in real estate businesses including, but not limited to, brokerage services, project management and investment related to this offering.

Your receipt of this memorandum constitutes your acknowledgment of that possibility and your agreement that neither WD Land nor its Affiliates has an obligation to disclose to you their interest or involvement in the sale or purchase of the property and shall indemnify and hold WD Land and its Affiliates harmless. WD Land and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

DISCLOSURE AND CONSENT FOR REPRESENTATION OF MORE THAN ONE BUYER OR SELLER (EXCERPT FROM C.A.R. FORM DA)

C.A.R. Form DA, 11/06 A real estate broker, whether a corporate, partnership or sole proprietorship, ("Broker") may represent more than one buyer or seller provided the Broker has made a disclosure and the principals have given their consent. This multiple representation can occur through an individual licensed as a broker or through different associate licensees acting for the Broker. The associate licensees may be working out of the same or different office locations.

Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers of, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Buyer and Seller understand that Broker may represent more than one Buyer or Seller and even both Buyer and Seller on the same transaction.

If Seller is represented by Broker, Seller acknowledges that Broker may represent prospective buyers of Seller's property and consents to Broker acting as dual agent for both Seller and Buyer in that transaction.

If Buyer is represented by Broker, Buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both Buyer and Seller with regard to that property.

In the event of dual agency, Seller and Buyer agree that: (a) Broker, without prior written consent of the Buyer, will not disclose to Seller that the Buyer is willing to pay a price greater than the offer price; (b) Broker, without prior written consent of the Seller, will not disclose to the Buyer that Seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a Dual Agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

NON CONFIDENTIALITY OF OFFERS: Buyer is advised that Seller or Listing Agent may disclose the existence, terms, or conditions of Buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on factors, such as current market conditions, the prevailing practice in the real estate community, the Listing Agent's marketing strategy and the instructions of the Seller.

Seller and/or Buyer acknowledges reading and understanding this Disclosure and Consent for Representation of More than One Buyer or Seller and agree to the dual agency possibility disclosed.



CONTACT US FOR MORE INFORMATION

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