

OAK ROAD SOUTH

FULLY APPROVED 60 HOME SUBDIVISION WITH FINAL ENGINEERING IN PROCESS

WDLand

SIMI VALLEY, CALIFORNIA



EXCLUSIVE OFFERING MEMORANDUM

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[OAK ROAD SOUTH DROPBOX](#)

OAK ROAD SOUTH - 60 HOMES

WDLand



EXECUTIVE SUMMARY

OPPORTUNITY

WD Land is pleased to present Oak Road South, a homebuilder opportunity to acquire an approved 60-home community with final engineering in process. With approvals in hand, a builder can avoid years of planning risk and move quickly to construction, sales and early-2028 deliveries.

This infill community is located on Oak Road south of Los Angeles Ave. in the affluent city of Simi Valley. This is an excellent infill location near shopping center with Vons grocery and Starbucks on Los Angeles Ave. and just south of City Ventures' new townhome community.

Oak Road South consists of 57 two-story single family detached homes and one deed-restricted triplex. The KTGy-designed Modern Farmhouse detached homes have traditional front entries, private rear yards and two-car side-by-side garages. With the Ventura County 2026 FHA loan limit at \$1,035,000, these homes should qualify for lower rates and very low-down payments. The affordable triplex is designed cost-effectively with smaller units and one-car garages.



OAK ROAD SOUTH - 60 HOMES - SIMI VALLEY, CA

COMMUNITY

The City of Simi Valley is a suburban city in Ventura County known for being an affluent community with a suburban feel surrounded by the Santa Susana Mountains and the Simi Hills, west of the San Fernando Valley, and northeast of the Conejo Valley. Simi Valley borders Thousand Oaks, Moorpark and Chatsworth. It is only 37 miles northwest of Downtown Los Angeles, making it part of the Greater Los Angeles Area.

Unlike the San Fernando Valley, Simi Valley benefits from a more mild micro-climate. The city has a warm and dry climate during summer when mean temperature tends to be in the 70s and cool winter when mean temperatures tend to be in the 50s.

Rancho Simi Recreation and Park District includes fifty parks on 5,600 acres including hundreds of acres of land in the Simi Hills. The park system includes urban city-parks, public open space or multi-purpose trail systems. The city also boasts six golf courses.

There are two main areas of industry. The primary industry is machinery and tools and the secondary is the metal industry. Other industries such as lumber/wood products, food, plastic products, apparel/textiles and minerals, are also concentrated here. The largest division of Countrywide Home Loans has been headquartered in the city since the mid-1990s. The area has a long history of compelling design including home to the VW Design Center California where the Audi TT and New Beetle were designed. Amtrak and Metrolink utilize the Simi Valley Station on the Ventura County Line with connections from Simi Valley north to Santa Barbara and San Luis Obispo, and south to Los Angeles, Orange, and San Diego Counties. These trains run seven days a week and stop in Simi Valley several times each day.

ATTRACTIONS

Local attractions include The Ronald Reagan Presidential Library, Iceoplex, Corriganville Movie Ranch, Santa Susana Depot Museum and Model Railroad, Strathearn Historical Park & Museum and Skateboarding Hall of Fame.

POPULATION

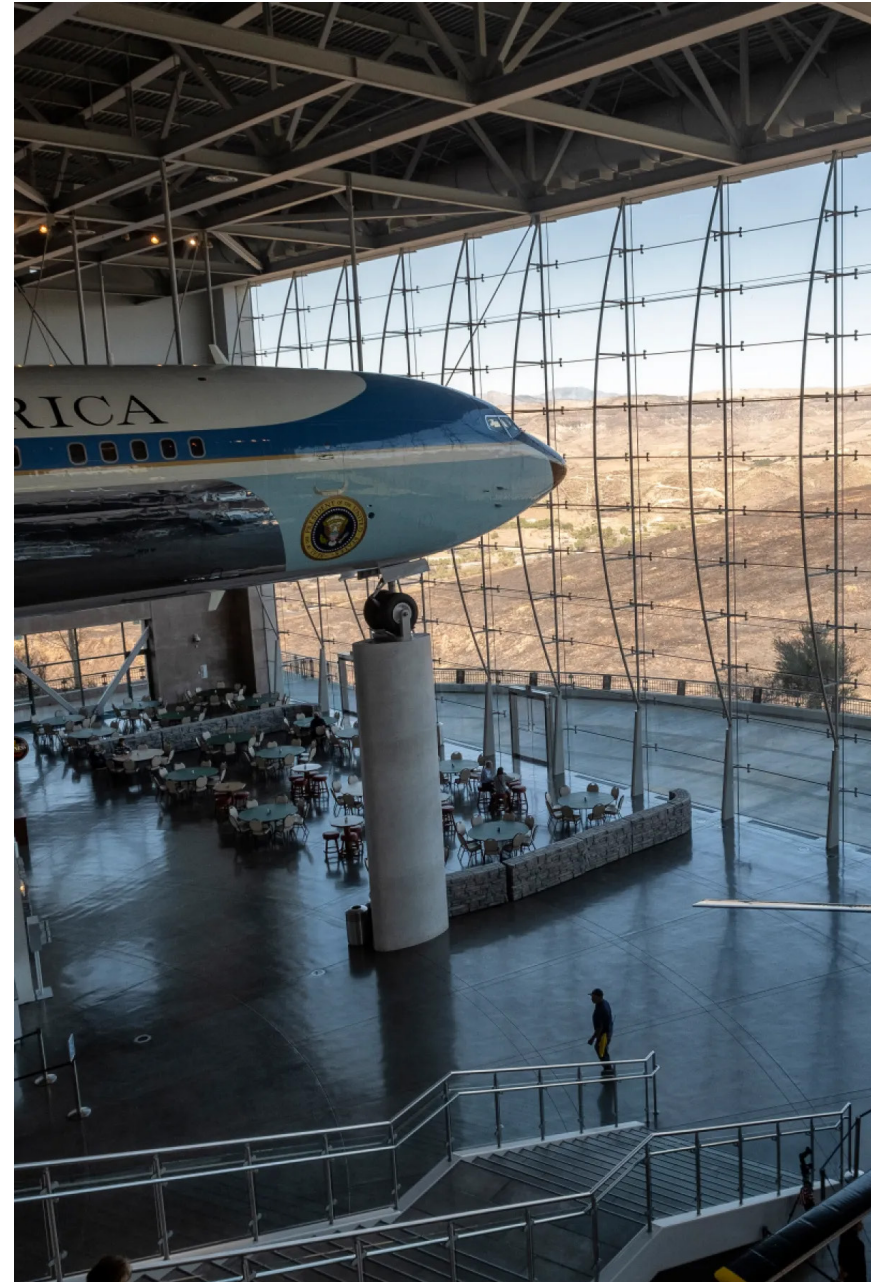
As of mid-2024, Simi Valley's population is estimated at about 126,400 residents. The population has been relatively stable. The median age in the city is about 41.8 years. Median household income is about \$117,700.

EMPLOYMENT AND JOBS

Simi Valley has a diverse mix of employment sectors. The biggest industries in terms of how many people work in them include health care & social assistance, manufacturing, and retail trade. Among occupations, management, office & administrative support, and sales-related jobs are common. The city also has significant industrial areas, especially for manufacturing of machinery, metal products, plastics, and food products. About 27% of residents commute to jobs outside the city (e.g. to Los Angeles) while about 20% work locally.

HOUSING

The housing market in Simi Valley remains strong. While demand is high, inventory is very low and new construction is rare. As a result, well-located residential development opportunities continue to attract significant interest from both homebuilders and prospective buyers seeking quality housing options in the area.



Ronald Reagan Presidential Library

KEY HIGHLIGHTS

- Ideal unit count for an infill development.
- Flat site with minimal grading risk.
- Two private parks with amenities within the community.
- New 30-foot wide Oak Road through City Ventures' project to Los Angeles Ave. to be complete in August 2026.
- Final Engineering by C&V Consulting in Process.
- Conceptual home designs completed by KTG.
- Two updated cost estimates by Savello & Associates and Developers Research available.
- City participates in the SCIP bond financing program providing CFD-like reimbursements for fees and improvements. Capacity and rate analysis provided by Launch.
- Simi Valley School District offers "School of Choice" program providing access to several schools with excellent (9+) Great School ratings including White Oak Elementary and Santa Susana High School.



OFFERING GUIDELINES



OFFER DUE DATE Offers will be reviewed as they are submitted.

OFFER PREPARATION Due diligence information is available to a Buyer by clicking the Dropbox link. 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.

TERMS All cash at the close of escrow.

FEASIBILITY PERIOD Buyer will have 60 days from LOI to complete a feasibility study of the property.

DEPOSITS Buyer to open escrow with a \$50,000 which will remain refundable during the feasibility period. Upon feasibility approval, Buyer shall increase the deposit to 5% of the purchase price which shall be deemed nonrefundable, released to Seller and applicable to the purchase price at closing.

CONDITION OF PROPERTY AT CLOSE OF ESCROW Seller to deliver property in an “as-is” condition. Information provided is intended to assist a Buyer in evaluating the property, but Buyer should not rely on anything other than its own due diligence.

SELLER Oak Road South Owners 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.

CLICK LINK TO ACCESS DUE DILIGENCE

[OAK ROAD SOUTH DROPBOX](#)



Price



Offer
Preparation



Terms



Feasibility
Period



Due Diligence



Deposits



Condition of
Property



Seller

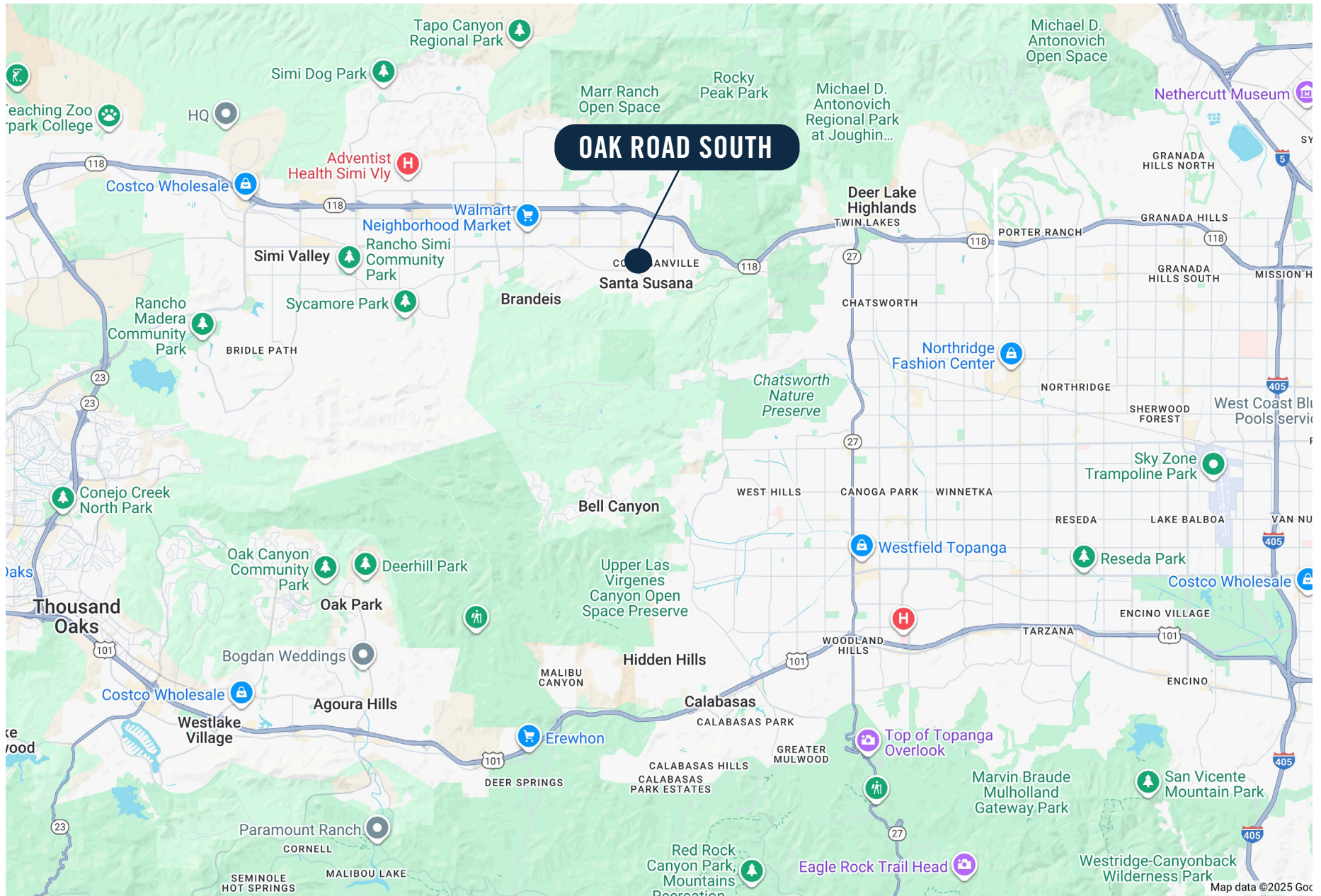


Brokerage
Disclosure

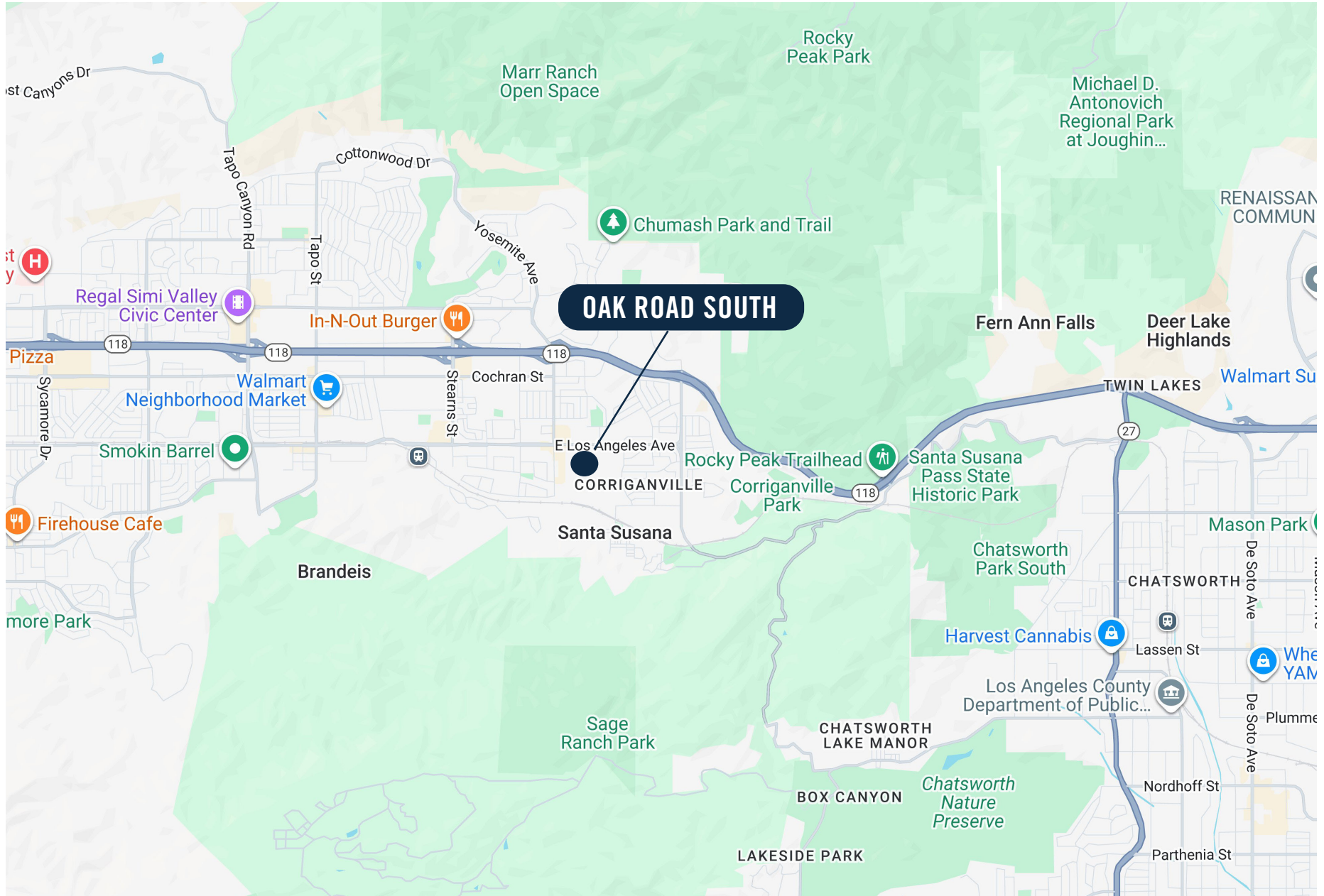


LOCATION

REGIONAL MAP



LOCAL MAP



SCHOOLS



Public

Knolls

- Elementary | K-6
6334 Katherine Rd
Simi Valley, CA 93063

Valley View

- Middle | 6-8
3347 Tapo St
Simi Valley, CA 93063

Simi Valley

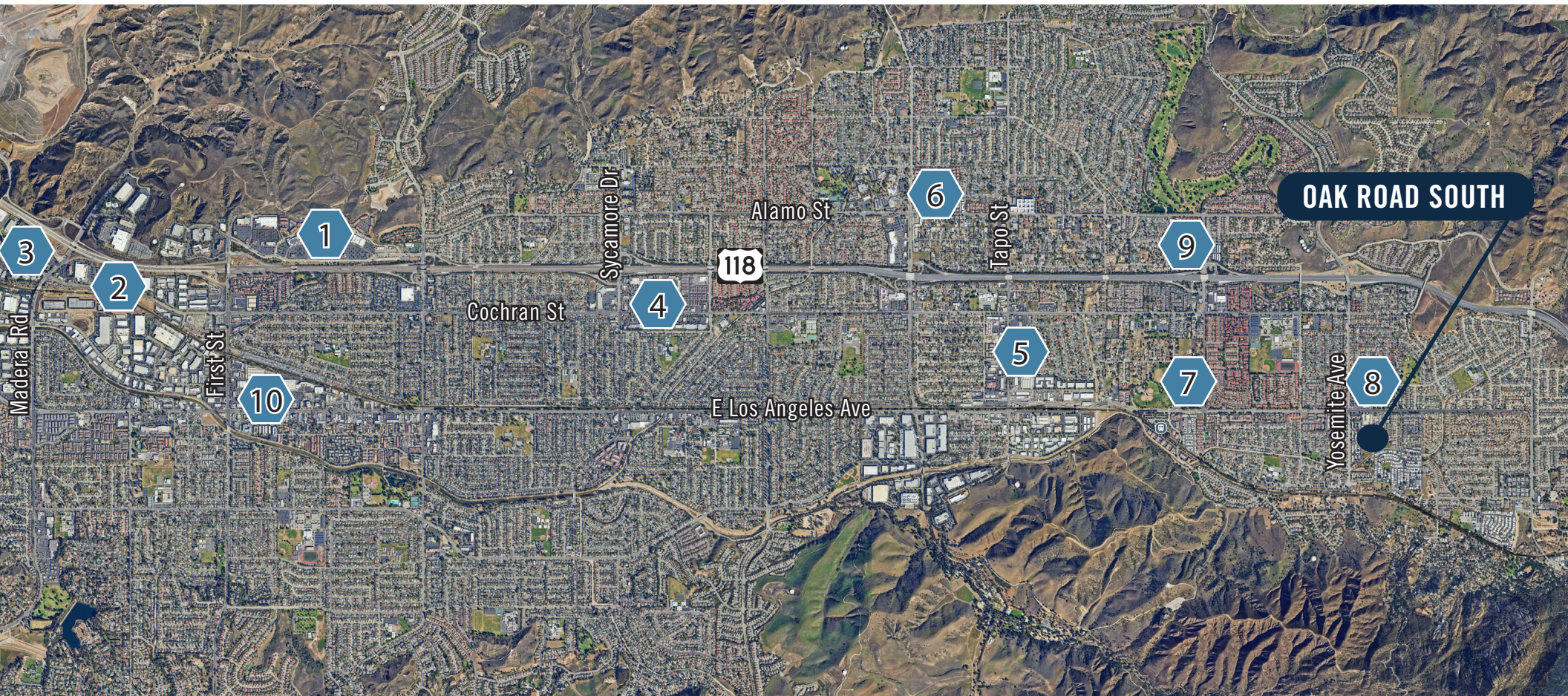
- High | 9-12
5400 Cochran St
Simi Valley, CA 93063

Private

Phoenix Ranch

- Pre-K/ Elementary | K-6
4974 Cochran St
Simi Valley, CA 93063

AMENITIES MAP



- | | | | | | |
|--|--|--|--|--|--|
| <p>1 <u>Simi Valley Town Center</u>
Marshall's
Ulta
Tilly's
Vans
Bath & Body Works
Starbucks
California Pizza Kitchen
Brighton
Go Fish Sushi Bar
Five Below and more.....</p> | <p>2 <u>Simi at the Plaza</u>
Walmart
Boot Barn
PetSmart
BevMo
The Home Depot
Aldi</p> <p>3 <u>Costco</u>
Costco Gas
Chili's Grill & Bar</p> | <p>4 <u>Sycamore Village</u>
Trader Joe's
Hobby Lobby
HomeGoods
Target
Starbucks
Ross Dress For Less
Eggs N Things
Sport Clips
Mod Pizza
Planet Fitness and more...</p> | <p>5 <u>Walmart Market</u>
Tio's Cafe
AutoZone
Jo-Ann Fabrics
Subway
Papa John's Pizza</p> <p>6 <u>Kohl's</u>
Von's Pharmacy
Ace Hardware
Habit Burger & Grill
Cold Stone Brewery
Urban Cafe</p> | <p>7 <u>Simi Valley Promenade</u>
Smart & Final Extra!
Baskin Robbins
Denny's
Del Taco
Goodwill Donation Ctr
Era Salon & Beauty</p> <p>8 <u>Von's Grocery</u>
Rite Aid
Starbucks
Subway
Yosemite Carwash</p> | <p>9 <u>In-N-Out Burger</u>
Starbucks
76 Gas</p> <p>10 <u>Town Center Shopping Mall</u>
Vallarta Supermarkets
Spirit Halloween
Big 5 Sporting Goods
O'Reilly Auto Parts
Starbucks
Jersey Mike's Subs
Hai Sushi</p> |
|--|--|--|--|--|--|

OAK ROAD SOUTH - 60 HOMES - SIMI VALLEY, CA



DEVELOPMENT SUMMARY

DEVELOPMENT OVERVIEW

LOCATION/ ACCESS

1761, 1801 & 1807 Oak Road, Simi Valley

PROJECT SIZE

Approximately 4.94 acres.

APN(S)

637-0-140-325, 637-0-140-155, 637-0-140-460, 637-0-140-450

MUNICIPALITY

City of Simi Valley

PRODUCT

57 Single Family Detached Market Rate Homes
Three affordable townhomes in one triplex.

NUMBER OF UNITS

60 total including the affordable triplex.

TOPOGRAPHY

Flat.

SCHOOLS

Simi Valley Unified School District

ENTITLEMENT SUMMARY

Project was approved 5-0 in June 2026 including General Plan Amendment, Zone Change, Tentative Tract Map and Planned Development Permit and Affordable Housing Agreement. Final Engineering in process prior to approvals.

IMPROVEMENTS

The site is currently improved with two single family houses that will need to be demolished post-closing.

CFD

The city recently joined CSCDA's SCIP program to provide access to public financing. Launch provided a CFD sizing analysis showing over \$3 million in capacity (or \$50,674/home).

ESTIMATED COST TO COMPLETE

Site Improvements: \$4,927,925 (or \$82,132/lot)

Bonds & Impact Fees: \$1,593,819 (or \$26,563/lot)

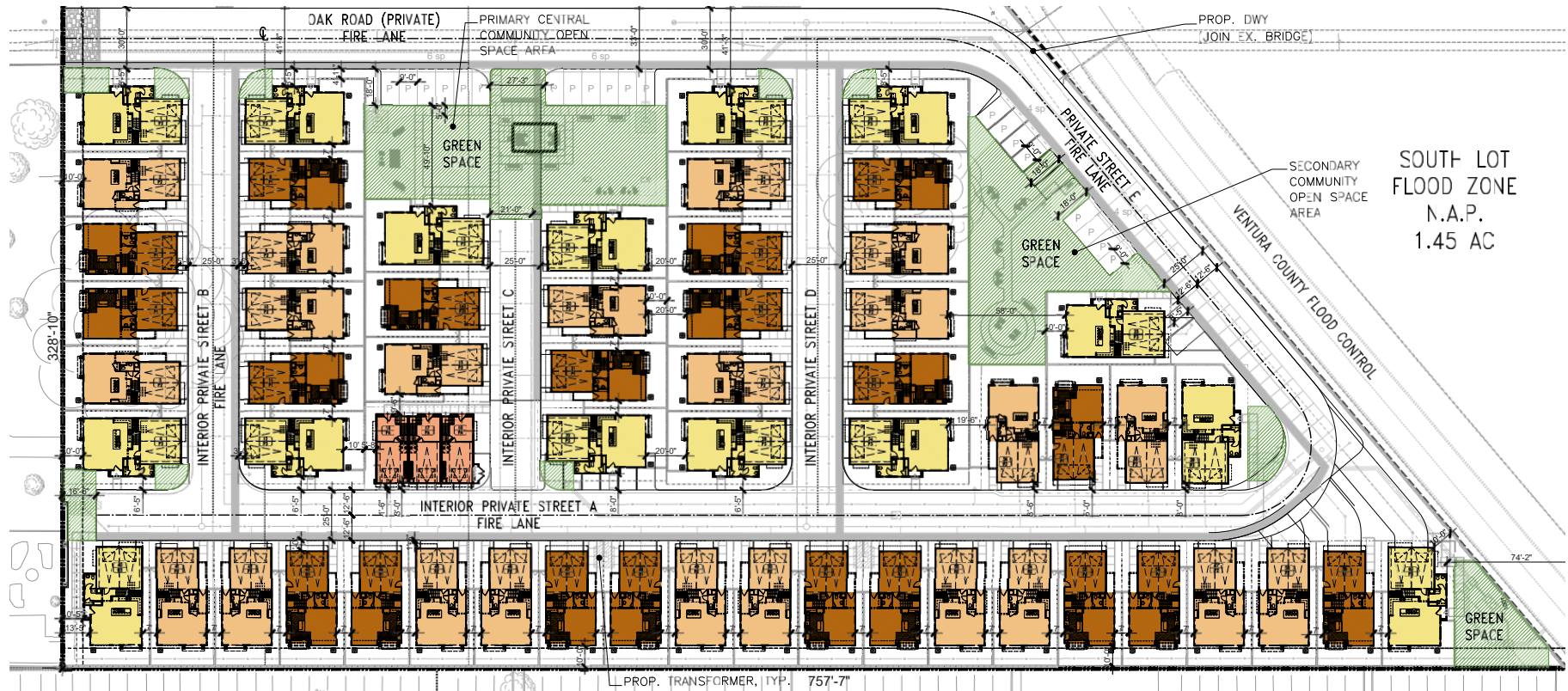
Does not include CFD reimbursement. Cost estimate provided in due diligence folder.

UTILITIES

Sewer / Water:	City of Simi Valley Sanitation Services
Water:	Golden State Water Company
Electricity:	Southern CA Edison
Cable:	AT&T and Spectrum
Internet:	AT&T, Spectrum and Viasat



SITE PLAN



SITE INFORMATION

APN: 637-0-140-155, 637-0-140-325, 637-0-140-480, 637-0-140-460

Address: 1761, 1801 & 1807 Oak Road

City: Simi Valley, CA

County: Ventura County

Existing General Plan Land Use: Residential Medium Density/ Moderate Density

Proposed General Plan Land Use: Residential High Density

Existing Zoning: RM / RMOD

Proposed Zoning: Residential High Density (RH)

Current Density: 3.6 - 5.0 DU/AC / 5.1 - 10 DU/AC

Site Area: 5.721 AC (GROSS)

Site Area: 5.331 AC (NET)

Floodplain Area: ±1.45 AC

Proposed Site Density: 10.5 DU / AC (GROSS), 11.3 DU / AC (NET)

Dwelling Units: 60 DU

Construction Type/Fire Rating: V-B

Occupancy Type: R1

Fire Sprinkler Type: NFPA 13-D

Building Coverage: 29.5% (BASED ON GROSS)

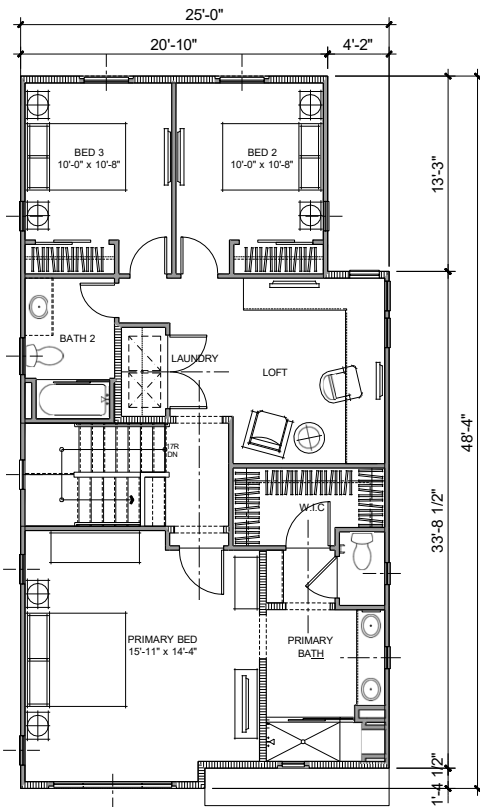
UNIT SUMMARY

# Plan	Type	Gross Area (% Mix)
03 DU A	1 bd +Flex/1 ba/1 Car Garage	720 sf (5.0%)
20 DU 1	3 bd +Loft/2.5 ba/2 Car Garage	1,693 sf (33.3%)
22 DU 2	4 bd (Loft Opt.)2.5 ba/2 Car Garage	1,803 sf (36.7%)
15 DU 3	4 bd (Loft Opt.)2.5 ba/2 Car Garage	2,020 sf (25.0%)
60 DU	Total Gross Area - 105,986 sf (Avg. Unit Size. - 1,766 sf)	

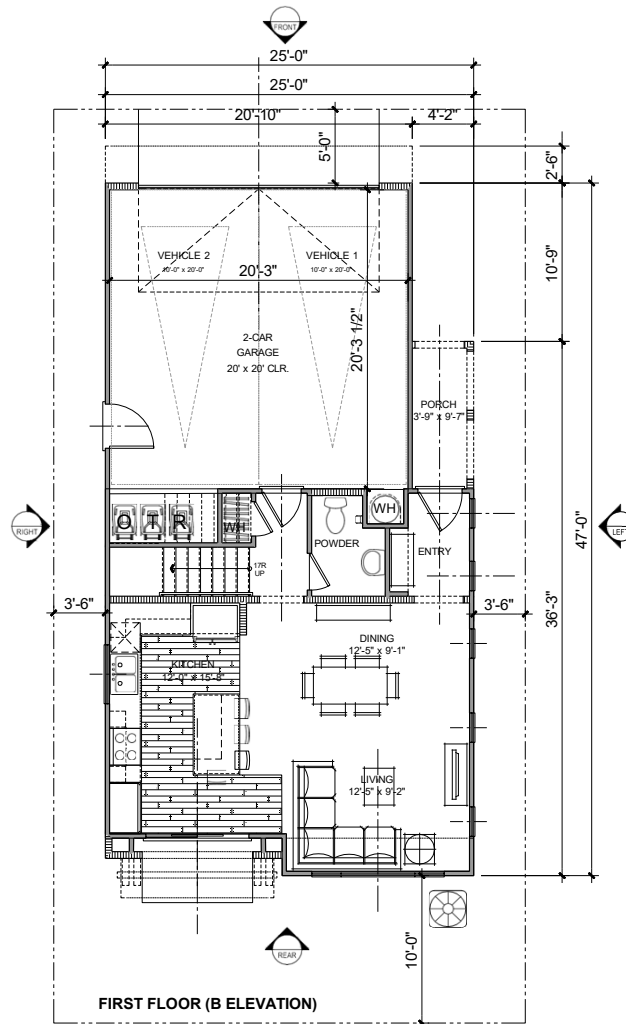
SITE PLAN



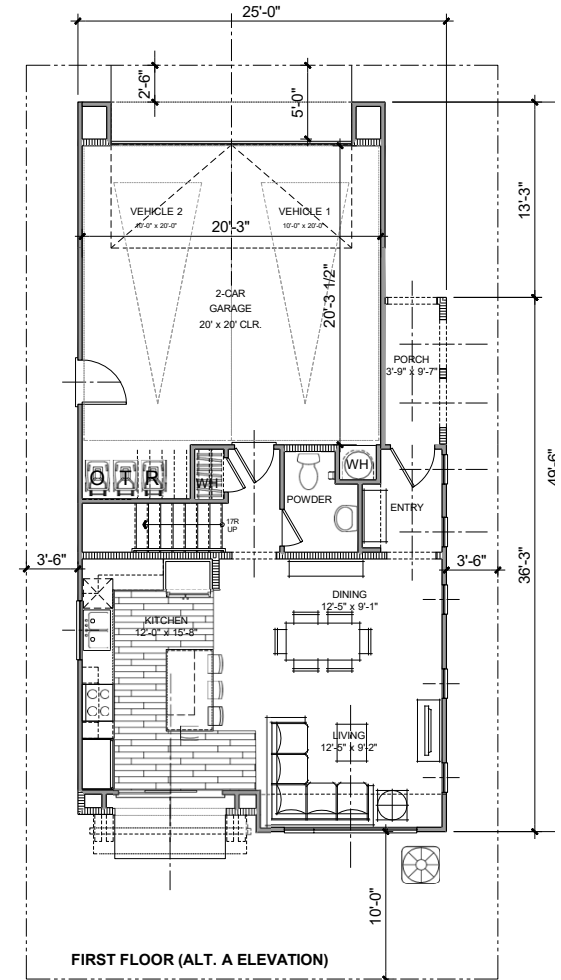
PLAN 1 - FLOOR PLAN



SECOND FLOOR



FIRST FLOOR (B ELEVATION)



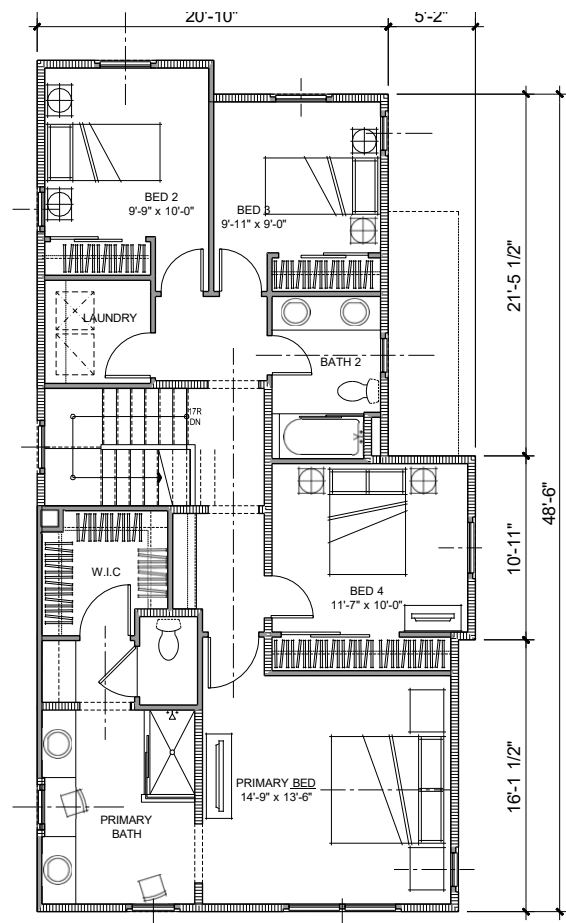
FIRST FLOOR (ALT. A ELEVATION)

PLAN 1 (3 BED / 2.5 BATH)		
	NET AREA	GROSS AREA
FIRST FLOOR	588 SQ. FT.	620 SQ. FT.
SECOND FLOOR	1025 SQ. FT.	1074 SQ. FT.
TOTAL	1,613 SQ. FT.	1,693 SQ. FT.
PORCH		42 SQ. FT.
GARAGE		438 SQ. FT.

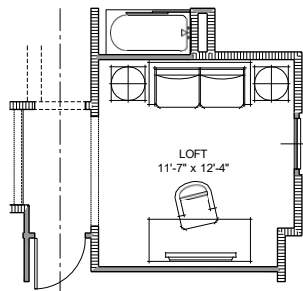
PLAN 1 - ELEVATIONS



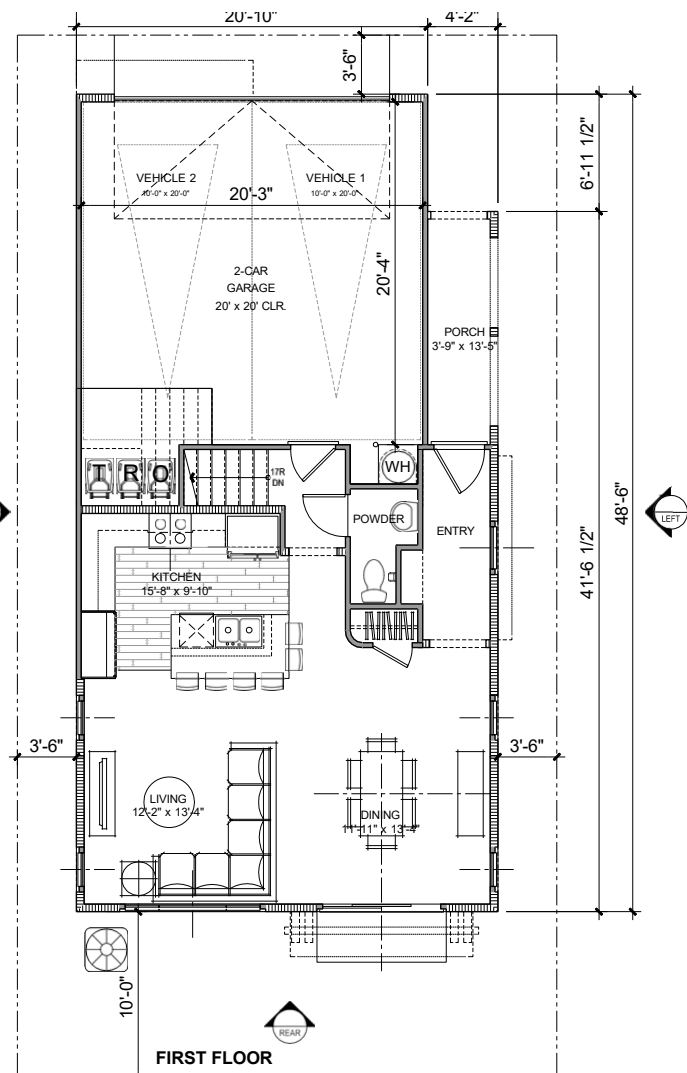
PLAN 2 - FLOOR PLAN



SECOND FLOOR



LOFT OPT.



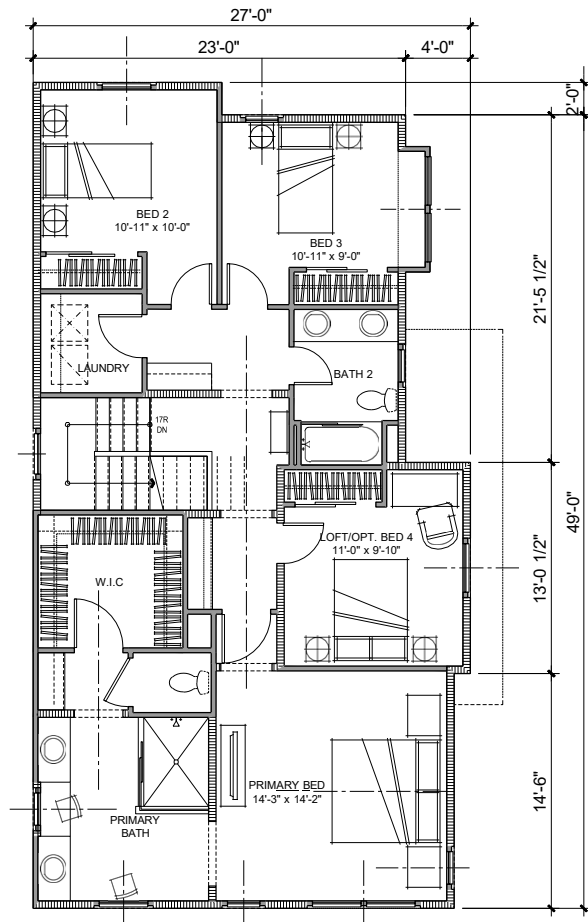
FIRST FLOOR

PLAN 2 (4 BED / 2.5 BATH)		
	NET AREA	GROSS AREA
FIRST FLOOR	674 SQ. FT.	710 SQ. FT.
SECOND FLOOR	1031 SQ. FT.	1093 SQ. FT.
TOTAL	1,705 SQ. FT.	1,803 SQ. FT.
PORCH		58 SQ. FT.
GARAGE		465 SQ. FT.

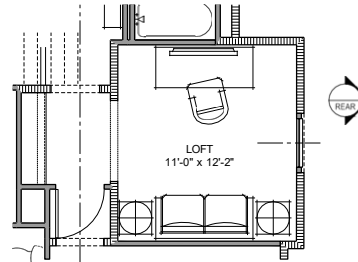
PLAN 2 - ELEVATIONS



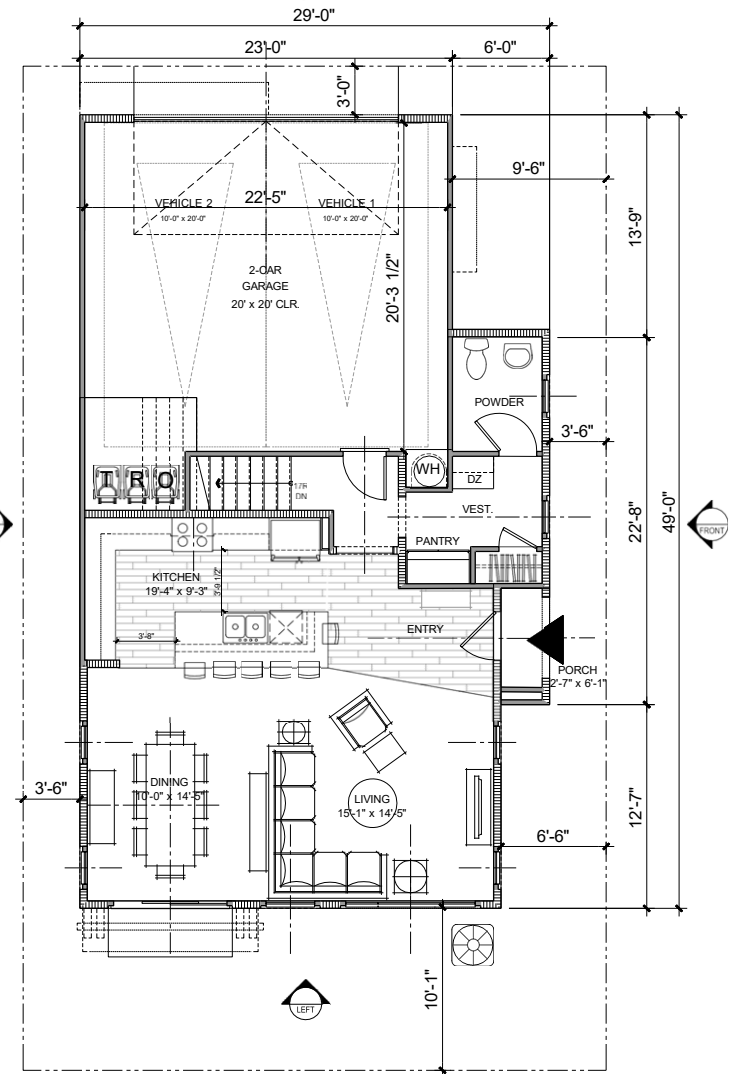
PLAN 3 - FLOOR PLAN



SECOND FLOOR



LOFT OPT.



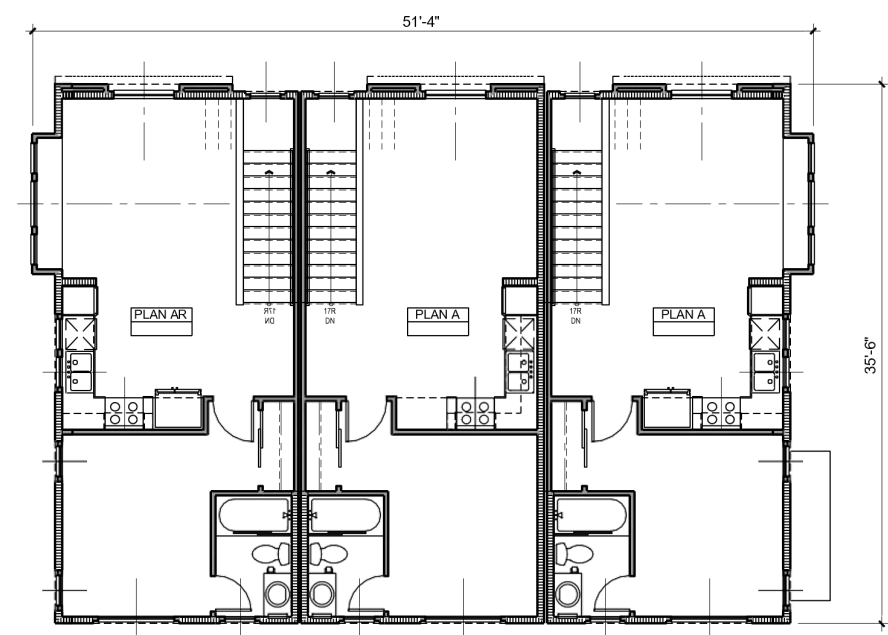
FIRST FLOOR

PLAN 3 (4 BED / 2.5 BATH)		
	NET AREA	GROSS AREA
FIRST FLOOR	781 SQ. FT.	824 SQ. FT.
SECOND FLOOR	1133 SQ. FT.	1196 SQ. FT.
TOTAL	1,914 SQ. FT.	2,020 SQ. FT.
PORCH		19 SQ. FT.
GARAGE		505 SQ. FT.

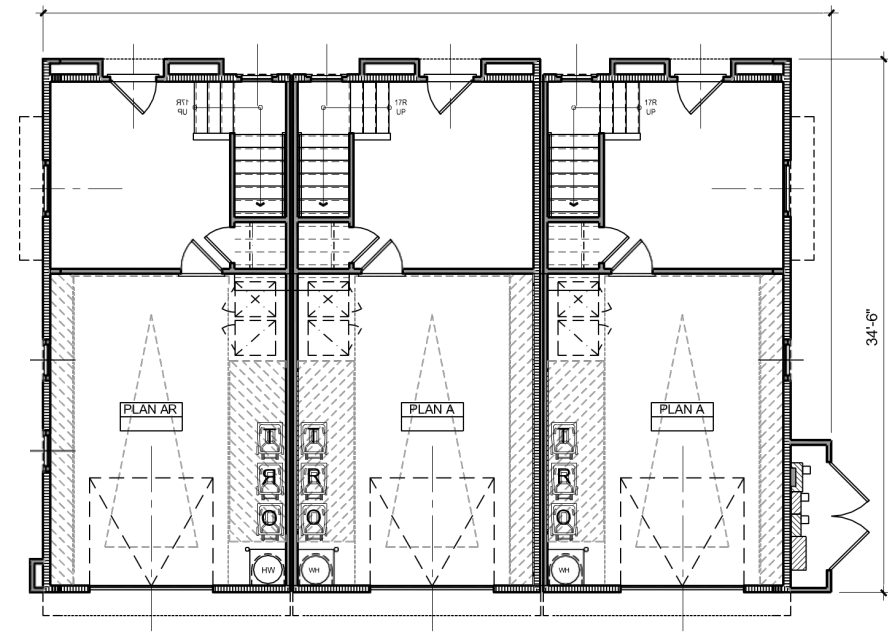
PLAN 3 - ELEVATIONS



TRIPLEX - FLOOR PLAN



SECOND FLOOR



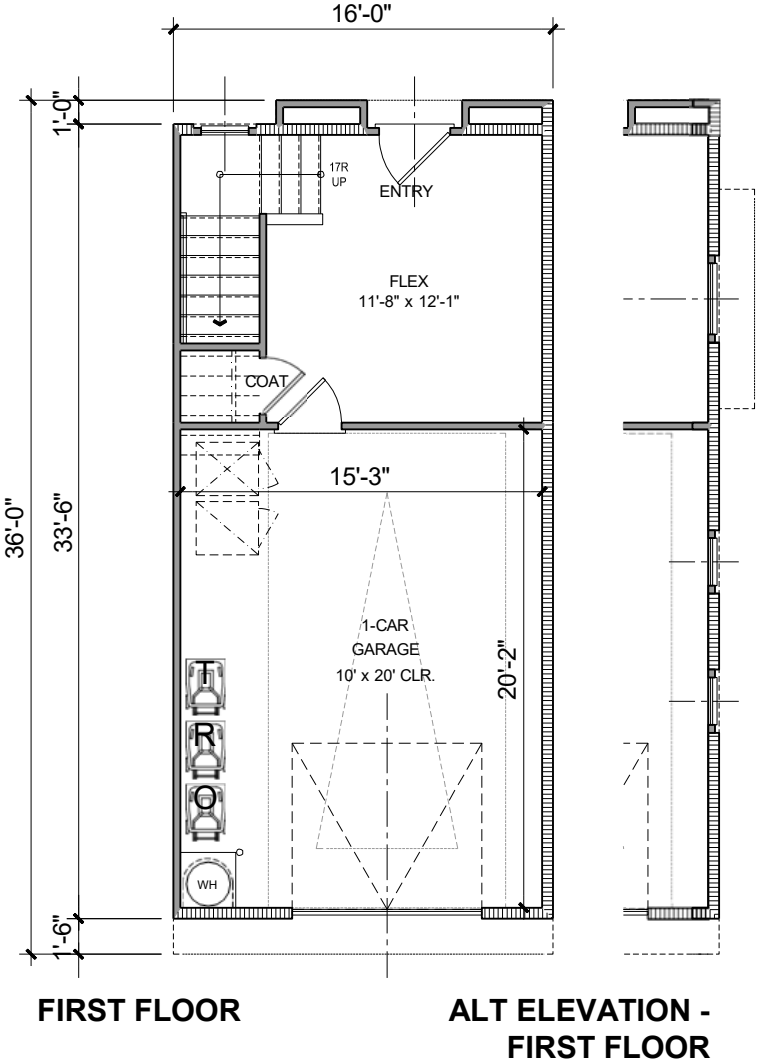
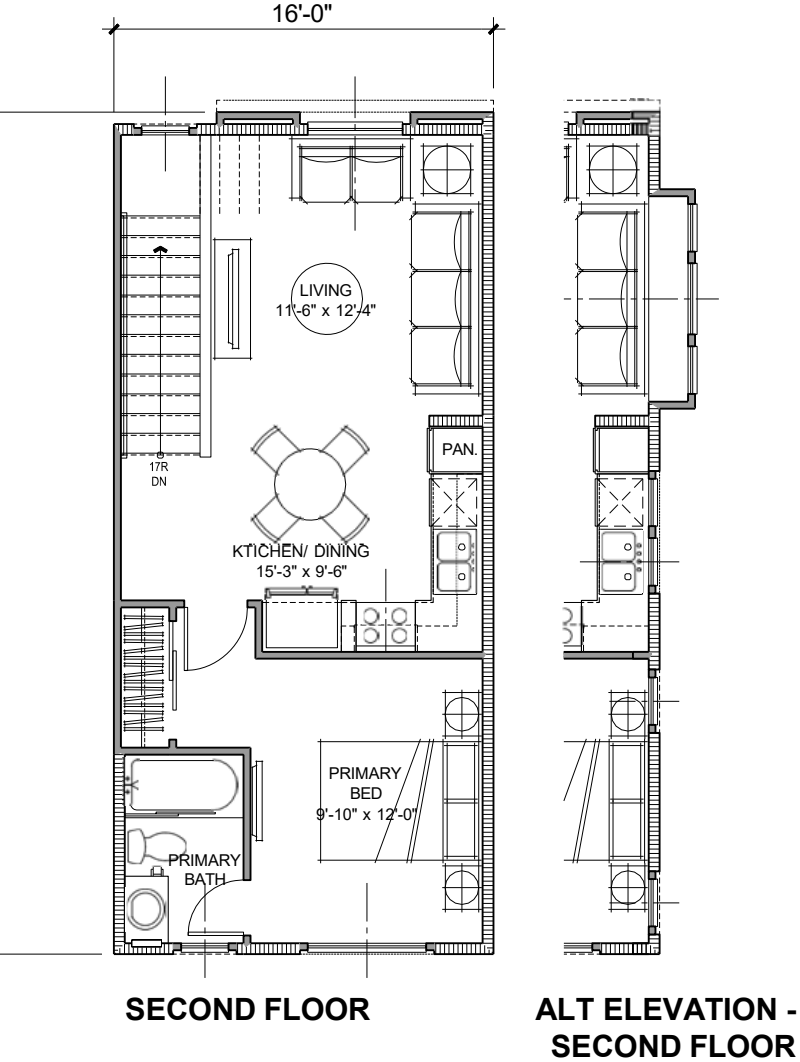
FIRST FLOOR

PLAN A (1 BED / 1 BATH)		
	NET AREA	GROSS AREA
FIRST FLOOR	600 SQ. FT.	634 SQ. FT.
SECOND FLOOR	1471 SQ. FT.	1566 SQ. FT.
TOTAL	2,071 SQ. FT.	2,200 SQ. FT.
PORCH		-
GARAGE		997 SQ. FT.

TRIPLEX - ELEVATIONS

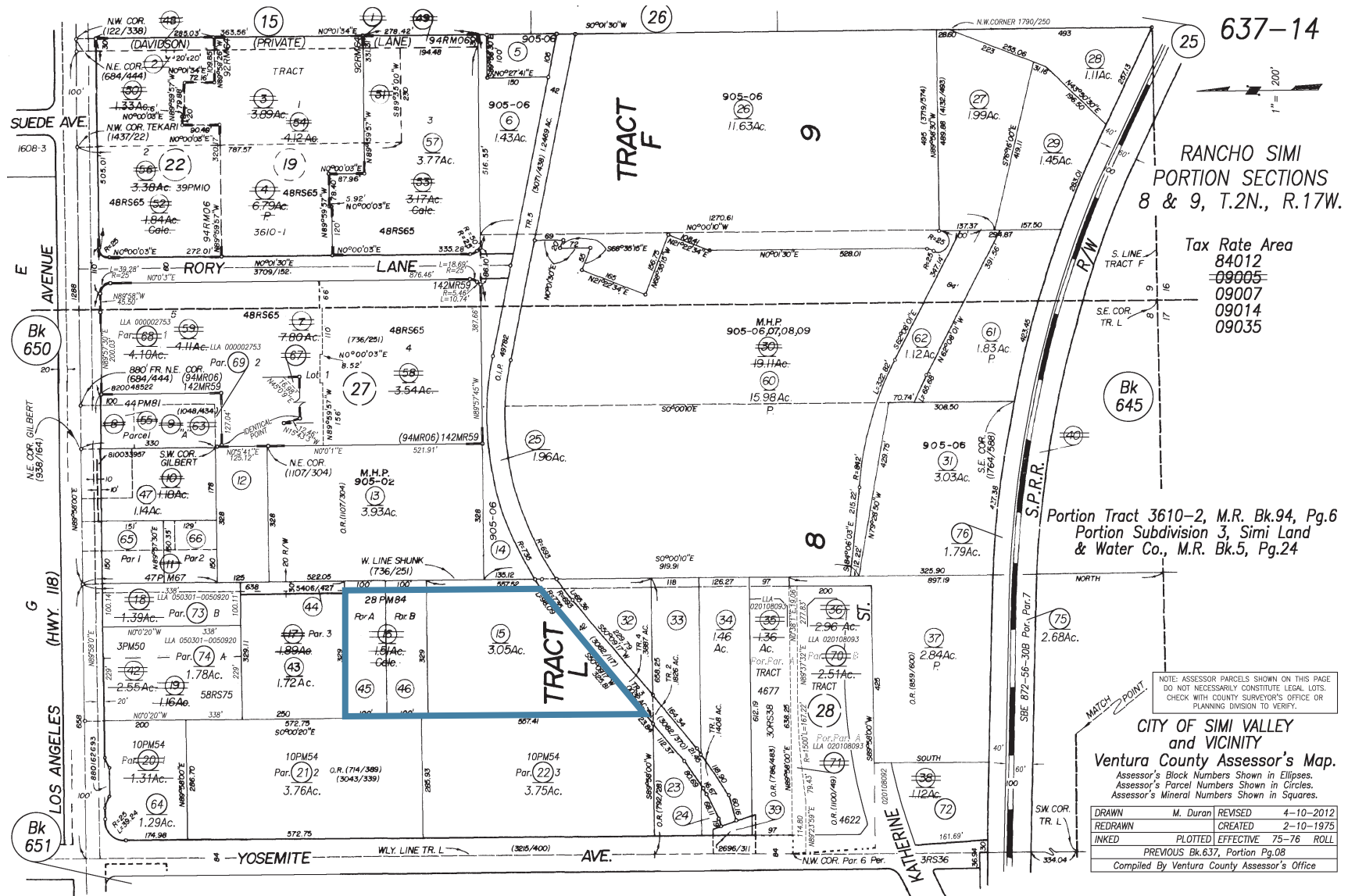


PLAN A - FLOOR PLAN



PLAN A (1 BED / 1 BATH)		
	NET AREA	GROSS AREA
FIRST FLOOR	193 SQ. FT.	210 SQ. FT.
SECOND FLOOR	474 SQ. FT.	510 SQ. FT.
TOTAL	667 SQ. FT.	720 SQ. FT.
PORCH		-
GARAGE		330 SQ. FT.

PARCEL MAP



Roll-Year	DATE	REFERENCE DOC.	Code	EXPLANATION	DESCRIPTION	VOID A.P.N.(s)	RESIDUAL A.P.N.(s)	NEW A.P.N.(s)
12-13	12/11/13							



DISCLOSURES

QUALIFICATIONS + DISCLAIMER

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OAK ROAD SOUTH - 60 HOMES - SIMI VALLEY, CA

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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.



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