

175 Mill Pond Road



Black Diamond Custom Homes- Presents

175 Mill Pond Road Lake Arrowhead, Ca, 92352



Black Diamond Custom Contracting Inc.

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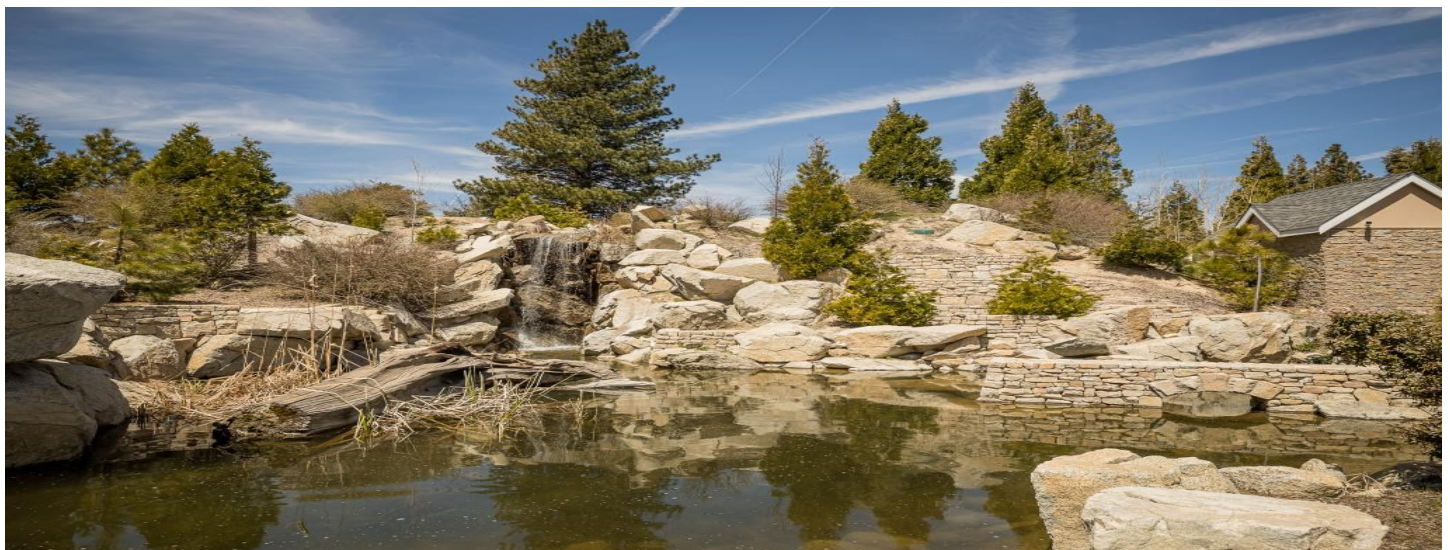
California license: B #887721

Cell Phone- 858-414-1679



Table of Contents

I.	Introduction	3
II.	Site Overview	4
III.	Objectives	5
IV.	Executive Summary	6
V.	Adjacent Properties Summary	7
VI.	Development Plan Feasibility	8
VII.	Construction and Management	9
VIII.	Financial Analysis	10
IX.	Construction Cost Summary	11
X.	Maps	12



Welcome to the gated community of Mill Pond in Lake Arrowhead.

Introduction: Luxurious Gated community



Beautifully crafted private bridge entrance to Mill Pond’s neighborhood.



Site Overview:

175 Mill Pond Road, Lake Arrowhead, Ca

Parcel: 0331571050000

Size Lot: .065



Lake Arrowhead is an unincorporated community and a census-designated place (CDP) in the San Bernardino Mountains of San Bernardino County, California, surrounded by the San Bernardino National Forest, and surrounding the eponymous Lake Arrowhead Reservoir. Lake Arrowhead is located 13 miles north east of the San Bernardino city limits. The population of the CDP was estimated at 12,424 in the 2010 census. It was formerly called "Little Bear Lake", until around 1920, when a group from Los Angeles, the Arrowhead Lake Company, bought the lake and the land surrounding it, and changed its name to Arrowhead Lake.

Tourism is the primary economic generator for the area, contributing several million dollars per year to the county and providing hundreds of full-time and part-time jobs for local residents. The area is host to over four million visitors a year. There are 400 guest rooms in hotels, motels and bed and breakfasts, vacation cabin rentals, condos, and rustic cabin lodges and resorts.

As a scenic mountain resort in the San Bernardino Mountains, Lake Arrowhead's economy is almost completely supported by tourism, both by casual vacationers and part-time residents. The primary tourism industries include real estate, lodging, dining, recreation, and retail sales.

While Lake Arrowhead has no official town center, the Lake Arrowhead Village serves as the main commercial area for both locals and tourists and includes a number of factory outlets, boutiques, restaurants, two banks, a post office and a supermarket. One author visiting in 1978 described it as a "clean, Swiss-like community with many chalets."^[4] Lake Arrowhead Village also hosts events all year long including a free Summer Concert Series, the county's largest free Oktoberfest and many other themed events such as car shows, dog shows, the Tour de Lake Arrowhead, Home Expo, and the popular Antique Wooden Boat Show.

The University of California, Los Angeles operates the nearby UCLA Conference Center, a full-service conference facility with lodging and meeting space. Other major employers include Mountains Community Hospital and Rim of the World Unified School District.^[5]



Black Diamond Custom Contracting Inc

Objectives:

Obtain project construction financing

Complete final phases of construction

Obtain a low interest mortgage or sell home at completion

Site Overview:





Black Diamond Custom Contracting Inc.

Executive Summary:

Overview:

A unique mountain resort residence, tucked away in the San Bernadino mountains of California, located in the heart of the opulent Lake Arrowhead community.

Minutes away from your private lake, Shopping, Restaurants, Snow sports, Off-roading and Hiking are some of the many attractions available.

1.5 Hours from Los Angeles

2.5 Hours from San Diego

Highlights:

New Construction Home: 4bedroom ,5 bathroom, 2 car garage, 2 Large decks with tree top views

4,800 square feet of custom home and parking

Level entry

Underground utilities

Largest Lot in Mill Pond Community

Lake Rights to Lake Arrowhead

Raised parking deck for additional parking for boat or trailer

Gated Community with beautiful waterfall entrance

Central Location

Permits all approved

Lush greenbelt behind home

Quiet and very private



Adjacent Properties Picture of Home Front:



Currently in the development of Mill Pond there is one completed home and 3 under construction making 175 Mill Pond the 4th custom home. Lots on either side of 175 Mill Pond are available for purchase.





Development Plan Feasibility:

Development Status:

This Home is expected to be completed by January 1,2024. The exterior of the home has Hardi board siding and the rock is being installed. 50 year Presidential roofing is being installed. The front door and garage door have been ordered and we are waiting for delivery. The interior framing is all complete with light soffits and custom niches. Electrical has started. The rough plumbing has been completed along with the rough HVAC. Both decks are completed with the upper deck as a waterproof deck and lower deck is a Trex transcend decking. All windows and doors have been installed. All county inspections are current.

This home bolsters a large Master bedroom with large walk in closet and massive steam shower on upper floor. Large kitchen ,walk in pantry with Island and Buffet bar. Fireplace is in living room with large doors opening out to covered deck. Downstairs is a large game room with large doors that open onto covered deck. 2 master bedrooms with their own bathrooms on this level with additional bedroom. Additionally there is another buffet bar area with general bathroom. There is another large game room/movie room. There is a two car garage with additional deck parking for vehicle or trailer. And So much more put into this house.



Construction and Management:

Black Diamond Custom Contracting Inc. has the experience of building homes for 30 years. That is 30 years of honing our skills ,expertise and attention to detail along the way. Black Diamond is owned and controlled solely by Bill Garton who carries the California B licence(#887721) and an amazing background of custom home construction. As a home builder ,we understand what building a dream home is and how important it is. That is why we only use the best materials and top quality workmanship. We are currently the top builder in Lake Arrowhead and pride ourselves on staying on top. We currently have 10 other projects that are in construction stage. We have demonstrated our ability to pay back construction loans for the last three years.



Black Diamond Custom Contracting Inc.

Db. Black Diamond Construction

Website:

www.LakeArrowheadconstruction.com

Business address:

PO Box 3084, Lake Arrowhead,Ca,92352

California B License

#887721

Completion strategy:

Our main focus is to complete 175 Mill Pond Road before January and we will be listing and selling. We will be requesting appraisal for home. The financing we are requesting will be returned at sale to borrower. We will be interested in requesting additional capital for another project that we are starting to plan on breaking ground in 2025.

Financial Analysis:

Construction Cost Summary:

Current financial obligation:

\$1,200,000.00 is for Land Purchase and current building costs.

Expected Future Construction costs:

- Roofing: \$40,000.00
- Siding: \$25,000.00
- Plumbing: \$30,000.00
- Electrical: \$30,000.00
- HVAC: \$30,000.00
- Insulation: \$20,000.00
- Drywall: \$30,000.00
- Exterior painting: \$20,000.00
- Exterior railing: \$25,000.00
- Kitchen cabinets: \$30,000.00
- Kitchen appliances: \$30,000.00
- Countertops: \$20,000.00
- Interior railing: \$10,000.00
- Master bathroom: \$20,000.00
- Mudroom: \$10,000.00
- Guest bathroom: \$5,000.00
- Exterior stone: \$20,000.00
- Fireplace: \$5,000.00
- Master closet: \$5,000.00
- Downstairs bathrooms: \$30,000.00
- Plumbing fixtures: \$10,000.00
- Lighting fixtures: \$10,000.00
- Flooring: \$25,000.00
- Interior doors: \$10,000.00
- Front door: \$5,000.00
- Finish work: \$15,000.00
- Driveway: \$15,000.00
- Garage door: \$5,000.00
- Landscape: \$10,000.00
- Firepit: \$5,000.00
- Water feature: \$5,000.00
- Fire sprinkler: \$20,000.00
- Water meter: \$30,000.00
- Sewer connection: \$10,000.00

Total \$605,000.00



Construction Cost Summary:

Pay off current Loan: (estimated)

Purchase Price of current condition is \$1,200,000.00

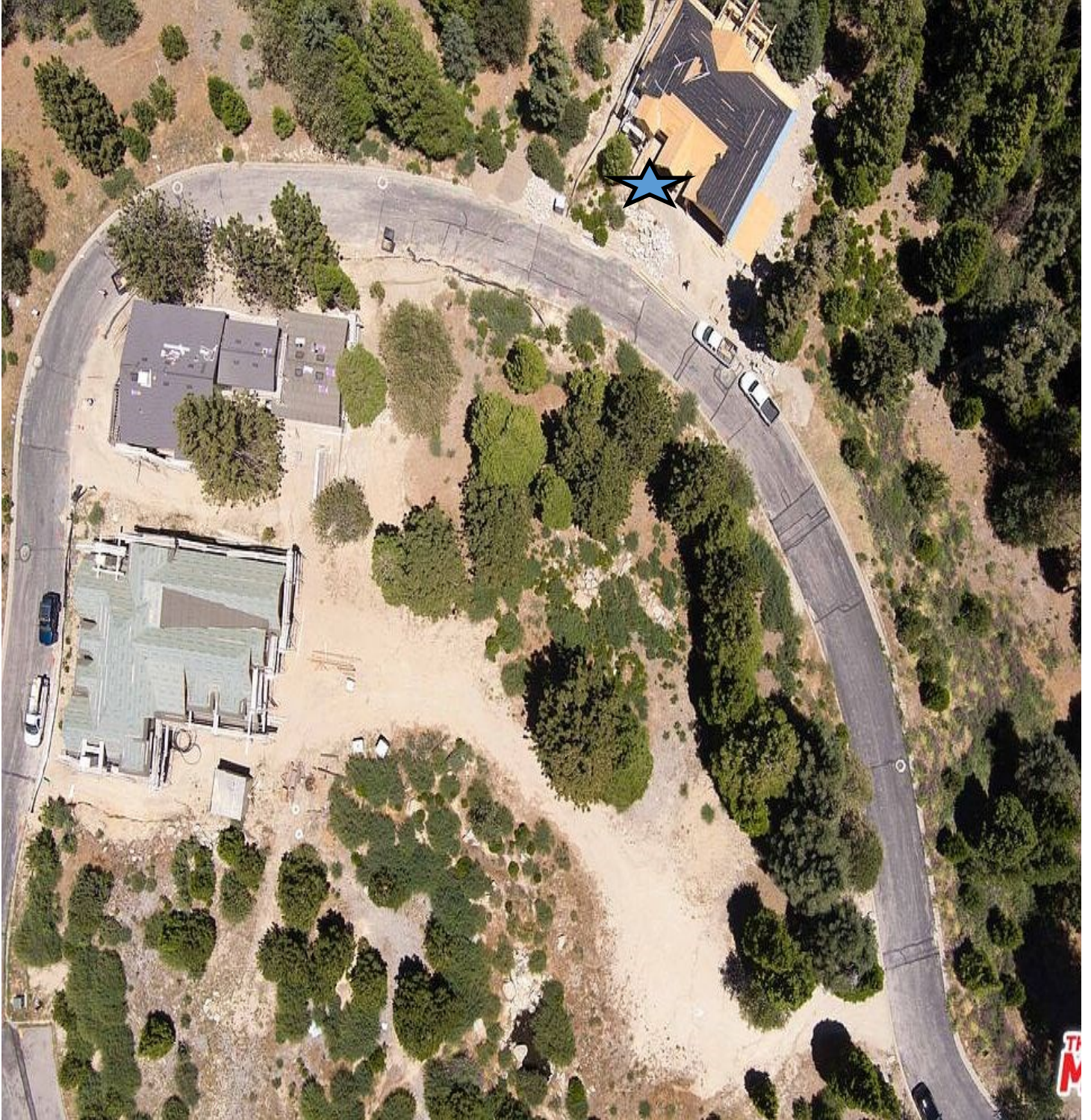
- Includes water meter and sewer connection
- Home has 50 year presidential roof ,windows doors are installed, siding completed.
- Home is currently ready for combo inspection and insulation/drywall.
- Home can be completed by March 2024.
- New home owner can select all finishes, cabinets, doors, tile, flooring, lighting, colors

Expected value of completed home:

Pricing:

The subject property can be underwritten conservatively on avg. \$450-\$500 per square foot for a new construction 4-5 bedroom ,5 bathroom home, reaching 4000+ square feet. The submarket has upheld its reputation as one of the very top, if not the top, submarkets and clearly out performed both Lake Arrowhead and national real estate markets. This offers potential buyers and investors a great opportunity for a mountain home.

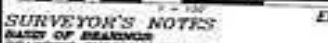
May 2024



TRACT MAP NO. 15740



SEE SHEETS 3 - 7 FOR DETAIL OF THIS SUBDIVISION.
SEE SHEET 2 AND 8 FOR THABEARD DATA INDICATED ON SHEETS 2 - 7.



BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15 AND THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, SAN BERNARDINO COUNTY, CALIFORNIA

ENGINEERING SOLUTIONS

MARCH, 2006

EUGENE A. SHAFFER, L.S. 4544

BOUNDARY AND INDEX SHEET

SURVEYOR'S NOTES

- REASONS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF CUMBERLAND DRIVE BEING $402^{\circ}07'30''$ W ALONG THE CORNER BETWEEN P.L.S. 17 AND P.L.S. 14 AS SHOWN ON TRACT NO. 7933 PER MAP RECORDED IN BOOK 120 OF MAPS PAGES 57 THROUGH 63 INCLUSIVE, AIRCRAFT OF SAN BERNARDINO COUNTY.
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
S.B.C.D.E. INDICATES SAN BERNARDINO COUNTY DRAINAGE EASEMENT
C.C.F.B. INDICATES COUNTY SURVEYOR FIELD BOOK
C.O. INDICATES RADIAL DRAINING
S.M.P. INDICATES SEARCH NOT FOUND
- () INDICATES ACCORD DATA PER TRACT NO. 7933, W/ 01/07-03
() INDICATES ACCORD DATA PER PARCEL MAP NO. 3462, P.M. 04/79
() INDICATES ACCORD DATA PER TRACT NO. 2482, W/ 05/07-08
() INDICATES ACCORD DATA PER P.S. 115/03
C.O. INDICATES NON-VEHICULAR ACCESS
- ② INDICATES MARK TIED OUT AS SHOWN ON SCHEDULE OF THIS SCHEDULE OF THIS WILL BE FILED IN THE OFFICE OF THE COUNTY SURVEYOR.
1. INDICATES FOUND ONE SPYCK NO TAG, DN 4", ACCEPTED AS REPLACEMENT FOR 3" X 4" STAKE PER TRACT NO. 2482, W/ 05/07-08, SEE 1" I.P. 18" IN LENGTH TAGGED "P.L.S. 4644."
2. INDICATES FOUND 1" I.P. WITH PLASTIC FLAG STAMPED "LS 4153", DN 2", PER CX 107/04.
3. INDICATES FOUND 1" I.P. WITH PLASTIC FLAG STAMPED "LS 4153", DN 2", PER CX 109/04.
4. INDICATES FOUND 1" I.P. WITH PLASTIC FLAG STAMPED "KCE 10900", DN 14", NO REF. ACCEPTED AS REPLACEMENT FOR 2" X 4" STAKE PER TRACT NO. 2482, W/ 05/07-08.
5. INDICATES FOUND 1" I.P. WITH PLASTIC FLAG STAMPED "LS 4621", DN 12", NO REF. ACCEPTED AS REPLACEMENT FOR 2" X 4" STAKE PER TRACT NO. 2482, W/ 05/07-08.
6. INDICATES FOUND 3" I.P. WITH TAG "LS 2782", FLAG PER TRACT NO. 7933, W/ 01/07-03.
7. INDICATES FOUND ONE SPYCK GIVEN 2" I.P. WITH TAG "LS 7113", DN 16" PER P.S. 115/03.
8. INDICATES FOUND 1" I.P. TAG, ELIMINATED DN 16" PER P.S. 115/03.
- ① INDICATES SET 1" I.P. 16" IN LENGTH TAGGED "P.L.S. 4644", ON 2" TO 6" ABOVE SURFACE CENTERLINE MOVEMENTS SET 1/4" BELOW FINISHED PAVEMENT.
- A TAG AND TAG STAMPED P.L.S. 4644 TO BE SET IN TOP OF CURB ON THE PROLONGATION OF SIDE LOT ALONG IN LINE OF FRONT CORNERS. ON THE EVENT THE ABOVE TYPE MOVEMENTS CANNOT BE SET, A TAG STAMPED P.L.S. 4644 WILL BE AFFIXED IN CONCRETE STAKE OR METAL.

EASEMENT NOTES

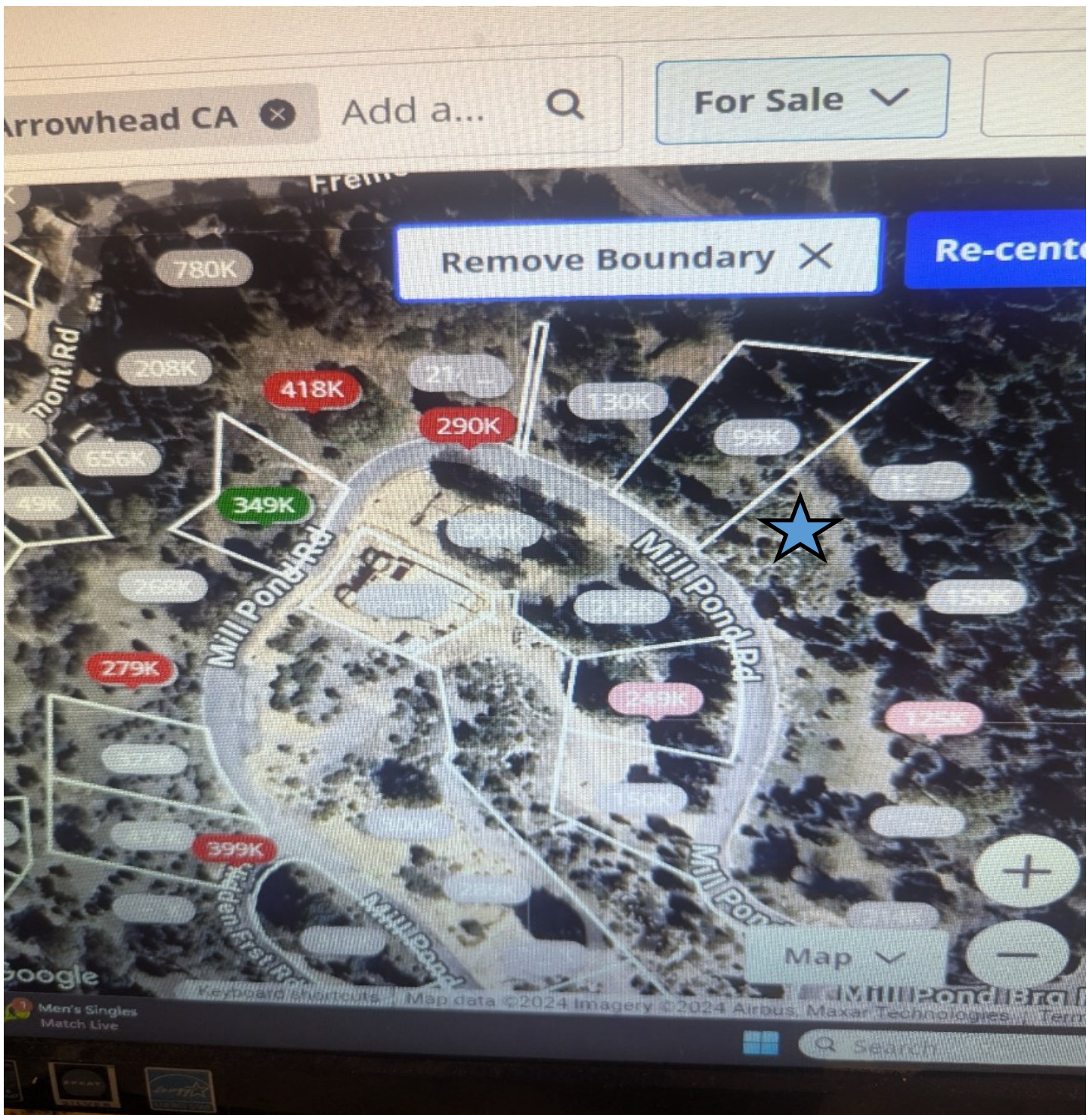
- 15' SEWER EASEMENT RESERVED FOR THE LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT, AS SHOWN HEREON.
- 15' SEWER EASEMENT RESERVED FOR THE LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT, AS SHOWN HEREON.
- 15' SEWER EASEMENT RESERVED FOR THE LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT, AS SHOWN HEREON.
- 15' WATER EASEMENT RESERVED FOR THE LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT, AS SHOWN HEREON.
- 15' WATER EASEMENT RESERVED FOR THE LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT, AS SHOWN HEREON.
- 15' DRAINAGE EASEMENT DEDICATED TO THE COUNTY OF SAN BERNARDINO, (S.B.C.D.E.) AS SHOWN HEREON.
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CRIM EASEMENT DEDICATED TO THE COUNTY OF SAN BERNARDINO, (S.B.C.D.E.) AS SHOWN HEREON.



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1.00	S 89° 00' 00" W	174.52	1.01	S 89° 00' 00" W	174.52
1.01	N 00° 00' 00" E	174.52	1.02	N 00° 00' 00" E	174.52
1.02	S 89° 00' 00" W	174.52	1.03	S 89° 00' 00" W	174.52
1.03	N 00° 00' 00" E	174.52	1.04	N 00° 00' 00" E	174.52
1.04	S 89° 00' 00" W	174.52	1.05	S 89° 00' 00" W	174.52
1.05	N 00° 00' 00" E	174.52	1.06	N 00° 00' 00" E	174.52
1.06	S 89° 00' 00" W	174.52	1.07	S 89° 00' 00" W	174.52
1.07	N 00° 00' 00" E	174.52	1.08	N 00° 00' 00" E	174.52
1.08	S 89° 00' 00" W	174.52	1.09	S 89° 00' 00" W	174.52
1.09	N 00° 00' 00" E	174.52	1.10	N 00° 00' 00" E	174.52

Current Vacant Land Prices:



We Thank you for taking the Time to review this Proposal.

Sincerely

Bill Garton