

JP INVESTMENTS LLC
9235 ACTIVITY ROAD
UNIT 105 & 106 SAN DIEGO



Property:
Vacant Land
APN 146-140-22-00
Mission Avenue
Oceanside, CA 92054

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An Oceanside Resort Style Community



The proposed Ocean Palms Villas residential development looks to be a part of Oceanside's revitalization and enhancement of the Coast Highway corridor. Every aspect of the proposed Ocean Palms Villas development will give thought to the city's historic and coastal location, and looks to enhance the current parcel of land for both the people of Oceanside and its guest, and be representative of the city's energy and persona.

Ocean Palms looks to be a forward thinking single or multi use, or mixed use development to include 57 lots at 6000sf for a total of 342,000sf on 16.14 acres. This will allow an additional 372,000sf for Roads, Green Belts Etc. , that act to compliment, and enhance surrounding and future developments. Ocean Palms Villas will be a private gated community that features modern design and a unique urban style. State of the art building and design elements will lend to a modern cosmopolitan flair, that captures the iconic beach side lifestyle of Oceanside, California.

All houses will offer eco conscious materials and choices like solar, reclaimed wood, total fill insulation and other green home design elements. A focus on making each house energy efficient, water conscious, using these green building materials along with focusing on renewable energy will offer an exciting sustainable community just four blocks from the beach.

Ocean Palms Villas will be an upscale development that satisfies growing housing needs and the shifting demographic in Oceanside, while respecting the environment through all phases on development. It looks to capture a sense of cohesiveness between its urban design and Oceanside's 128, year history as a beachfront community and its spirit.

We are open to dialog and guidance from the City as to choosing single or multi family or mixed use development, fits within the framework of the general plan and the vision of the development of the Coast Highway corridor, as we would like this project to be a synergy between existing and future development.

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Ocean Villas
Hilltop Concept Homes



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GREEN SMART HOMES



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State of The Art Construction



*Ocean Villas
Hilltop Concept Homes*





Two new beach resorts will open in Oceanside, Calif., as part of a project that is expected to be the largest beachfront development on the San Diego coastline in more than 20 years. Slated to open in 2020, the projects are being developed by S.D. Malkin Properties. Involved in the design of the properties is architecture firm Delawie of San Diego.

One property will be a Joie de Vivre hotel with 161 guestrooms and suites, most with private, ocean-facing balconies. The second property will be a Destination Hotels' resort that will have an upscale beach house design with 226 guestrooms and suites, most with full or partial views of the ocean.

Operated by Hyatt, both properties will have street-level retail and dining, as well as indoor-outdoor meeting space.



Oceanside is growing at all levels according to key economic metrics, and housing appreciation was at 18.6%. The city has proposed a growth plan to include a major investment in the Coast Highway Corridor enhancement which includes an Arts and Technology area, housing to attract urbanites, and retail and restaurants. With Ocean Palms Villas being within 2 miles of this development, there will be a positive synergistic effect. Oceanside being the third largest city in San Diego County is fast becoming one of the fastest growing areas in Southern California so OPV will be a part of accommodating housing needs for this growing demographic, so we expect a very fast return on investment. Ocean Palms Villas will be one of the only new construction builds that is located within close- proximity to the beach and Coast Highway, while offering a safe gated community.