

Land sale near I-210 is third for firm

Monday, September 27, 2010

By LESLIE BERKMAN, The Press-Enterprise

A 65-acre site in north Fontana was purchased for residential development last week by Forestar Land Partners, a joint venture between owners of Foremost Communities, an Irvine-based land developer, and an East coast investment fund.

The price that Forestar paid Bank of America for the land was not disclosed.

Foremost President Steve Cameron said the land's attraction is that it is slightly south of Interstate 210 and about three miles east of Interstate 15, close to employment centers, new shopping areas and within walking distance of schools.

Young Homes, the previous owner of the property that Bank of America foreclosed on, had city approval to build 721 condos and townhouses, according to Bart Beasley, the broker for Bank of America. Cameron said Foremost Communities will re-plan the site for 400 to 450 single-family homes. He said it will take about a year for Foremost to work with the city to obtain a new development plan.

Cameron said Forestar will wait for the housing market to recover before selling the land to home builders either in its current condition or in developed lots. He said he expects home building to begin on the site in two to three years and for the first homes to be available for sale in 2013 or 2014, with homes priced at about \$300,000.

This is the third large Inland land deal that Forestar Land Partners has completed this year. In April, the joint venture reported it had paid \$9.5 million at auction for 217 roughly graded lots in Riverwalk Vista, a master-planned community in Riverside, and the right to serve as master developer of the entire 100-acre project. That same month, it said it had paid an undisclosed price for 71 acres planned for 422 homes in Ontario's master planned New Model Colony.

Cameron said Starwood Capital Group Global LLC, the joint venture's financial partner based in Greenwich, Conn., has \$1 billion to invest in distressed properties worldwide.

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