

GIANT MULTI-FAMILY DEVELOPER PORTFOLIO

600+ APPROVED APARTMENTS ON ±25 ACRES

HEMET, CALIFORNIA



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ASTER SITE

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±5 ACRE SITE

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[FRE.COM/557C1](https://fre.com/557C1)

SENNA: A 216-UNIT MULTI-FAMILY DEVELOPMENT SITE IN THE CITY OF HEMET

NWC E Stetson Ave & S Buena Vista St | Hemet, CA 92543

- Two Parcels Totaling Approximately 10.10 Acres
- Plans for 216 Units with 9 Studios, 90 1 Bed/1 Bath, and 117 2 Bed/2 Baths
- Unique Opportunity to Bring Housing to a Growing Market
- Located in an Opportunity Zone

PREVIOUS LIST PRICE: \$3,240,000 (\$15,000 PER UNIT)







Echo Hills
Golf Course

Diamond
Valley Lake

McSweeny
Elementary School



E STETSON AVE

**SUBJECT
PROPERTY**

MONTEREY PL

MONTABELLO PL

MONTECITO AVE

S BUENA VISTA ST



SENNA PROPERTY INFO

location:

The subject property is located on the NWC E Stetson Ave & S Buena Vista St in Hemet, CA. It is approximately 1.5 miles south of the 74 Freeway and approximately 14 miles east of I-215.

property profile:

The subject property consists of two parcels totaling approximately 9 acres. There are currently plans for a 216-unit multi-family development called "Senna Community." The unit mix consists of 8 studio units, 90 1 bed/ 1 bath units, and 117 2 bed/2 bath units. The property is zoned R-2. Low density Multiple Family Residential, with a maximum density of 8 du/acre. The General Plan designation is Medium Density Residential with a maximum density of 18 du/acre. The Housing Accountability Act authorizes development on the properties to utilize the higher General Plan Density as opposed to the lower Zoning density. The project proposes to provide 5% Very Low Income units, which entitles the project to a 20% density bonus. The property offers a unique opportunity for a builder to bring much-needed housing to the City of Hemet.

jurisdiction:

City of Hemet

apn's:

- 446-300-005
- 446-300-011

acreage:

Approximately 10.10 acres

zoning:

Low Density Multiple Family Residential (R-2)

general plan:

Medium-Density Residential (MDR)

proposed density:

21.6 du/acre

**See Housing Accountability Act Information Above*

density:

8.1 – 18.0 du/acre

affordable units:

10

max height:

45' or 3 Stories

estimated DIF per unit:

\$34,135.55

school district:

Hemet Unified School District

services:

Water/Sewer:	EMWD
Gas:	Southern California Gas Company
Electric:	Southern California Edison
Fire:	Hemet Fire Department
Police:	Hemet Police Department

Previous List Price:

\$3,240,000 (\$15,000 per unit)



SENNA DEVELOPMENT IMPACT FEES

BUYER TO VERIFY CURRENT FEES

Estimated Development Impact Fees Per Unit

<i>Impact Fee</i>	<i>Amount</i>
School Fee (\$5.17/SF)	\$ 4,744.00
Bridge Signals & Thoroughfares	\$ 2,030.00
Fire Suppression Facilities	\$ 480.00
General Facilities	\$ 669.00
General Plan	\$ 300.00
Law Enforcement Facilities	\$ 404.00
Library Expansion Facilities	\$ 631.00
L&LMD	\$ 26.00
Parks & Rec Facilities	\$ 1,490.00
Retention Basin Capacity Fee (\$1,900/acre)	\$ 84.16
EMWD Water Meter 4"	\$ 1,601.00
Water Supply	\$ 372.00
4" Meter	\$ 26.31
Sewer Connection	\$ 145.00
EMWD Sewer Financial Participation Charges	\$ 3,514.00
Sewer Treatment Charge	\$ 6,662.00
Sewer Front Footage Charge TUMF Fee (County of Riverside)	\$ 7,816.00
TUMF Admin Fee	\$ 78.16
MSHCP Fee (County of Riverside)	\$ 827.00
MSHCP Admin Fee	\$ 82.70
Krat Fee	\$ 22.08
Storm Drainage Facilities	\$ 474.00
Valley Wide Park & Rec	\$ 243.00
Water Holding & Distribution	\$ 225.00
MSHCP	\$ 1,094.00
TOTAL	\$ 34,040.41

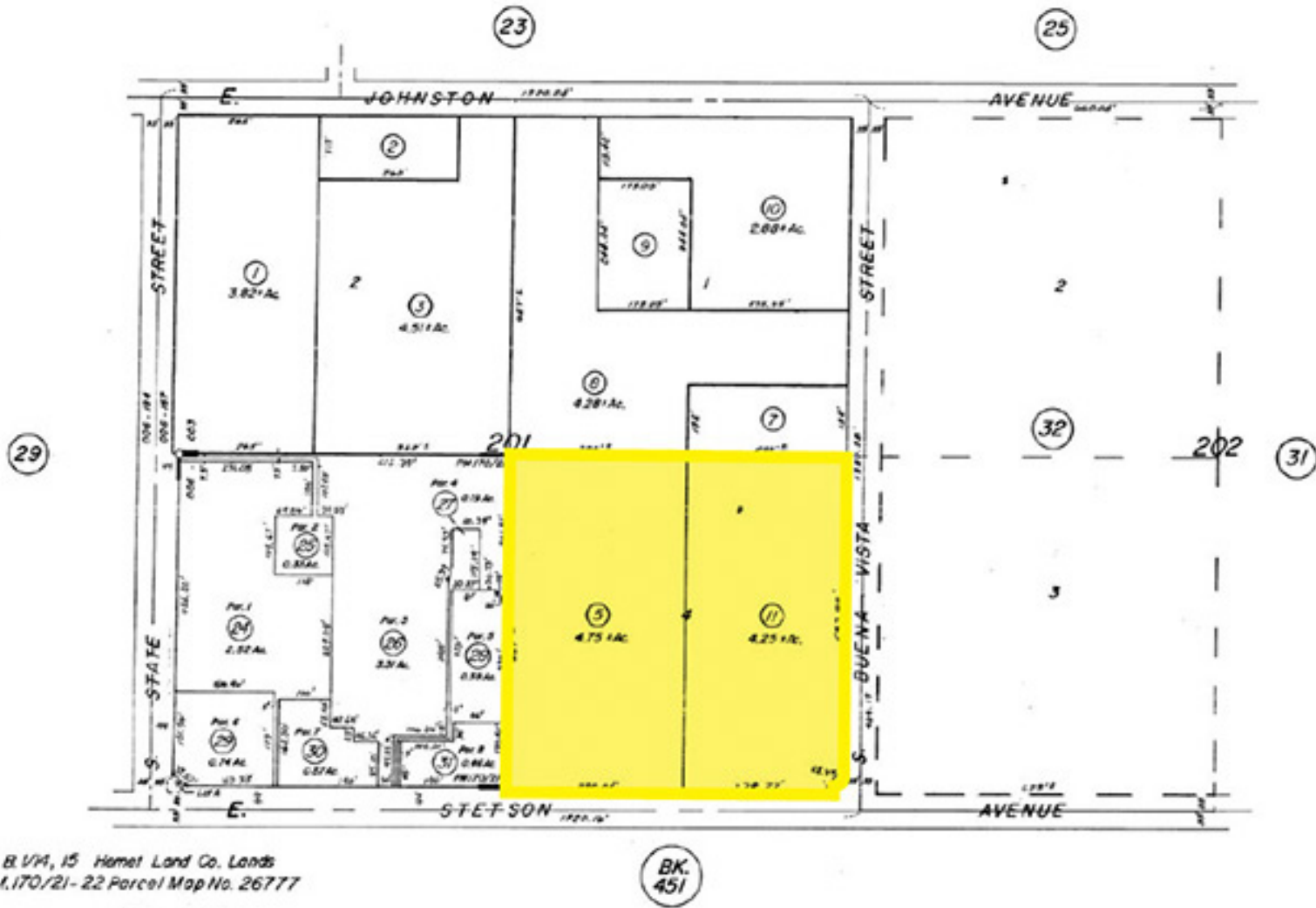


SENNA TAX MAP

13-8-3

POR. SE 1/4 SEC. 15, T. 5S., R. 1W.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

[illegible]

M.B. 1/4, 15 Hemet Land Co. Lands
P.M. 170/21-22 Parcel Map No. 26777

DATA: M R 44/64
M R 45/61
M R 49/100
M R 50/90
M R 51/23
PM 158/51

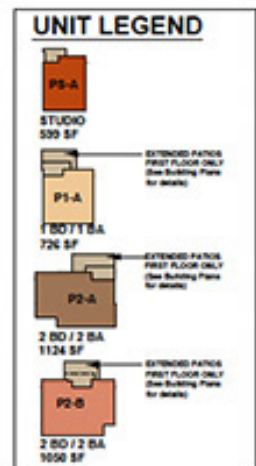
DEC 1970

ASSESSOR'S MAP BK. 446 PG. 30
RIVERSIDE COUNTY, CALIF.

SENNA COMMUNITY SITE MAP



SENNA SUMMARY					
TOTAL GROSS AREA		10.01 ACRES			
TOTAL UNITS		216 UNITS			
GROSS DENSITY		21.6 DU/AC			
RESIDENTIAL SUMMARY (TOTAL UNIT LIVING AREAS)					
UNIT TYPE	SQ. FT.	NO.	% OF TOTAL	TOTAL SQ. FT.	
P2 - A	599	9	4%	5,391	
P1 - A	726	90	42%	65,340	
P2 - A	1,124	63	29%	70,812	
P2 - B	1,050	54	25%	56,700	
TOTAL		216	100%	198,243	
TOTAL PARKING					
REQUIRED (Per Density Bonus Law)		PROVIDED			
1 SP / STUDIO UNIT	9	OPEN SPACES	87		
1 SP / 1 BDRM UNIT	90	REMOTE GARAGES	37		
1.5 SP / 2 BDRM +	176	TRUCK GARAGES	16		
		CARPITS	164		
		LEASING OFFICE	6		
TOTAL	275		310		
SITE COVERAGE					
COVERAGE TYPE	SQ. FT.	ACRES	% OF NET SITE AREA		
BUILDINGS (INCL. GARAGES & PORCHES)	110,030	2.53	20%		
COMMON OPEN SPACE (LANDSCAPE & UNIMPAVED)	54,300	1.25	12%		
RESIDUAL LANDSCAPING (PARKING SCULPTURE & BUILT FEATURES)	103,117	2.37	24%		
DETENTION AREA	3,153	0.07	1%		
PARKING AND ROADS	165,460	3.80	30%		
TOTAL	436,060	10.01	100%		
COMMON OPEN SPACE					
REQUIRED (Using Code Sec. 92.08)		REQUIRED BY PL		PROVIDED BY PL	
250 SF PER UNIT		54,000		54,300	

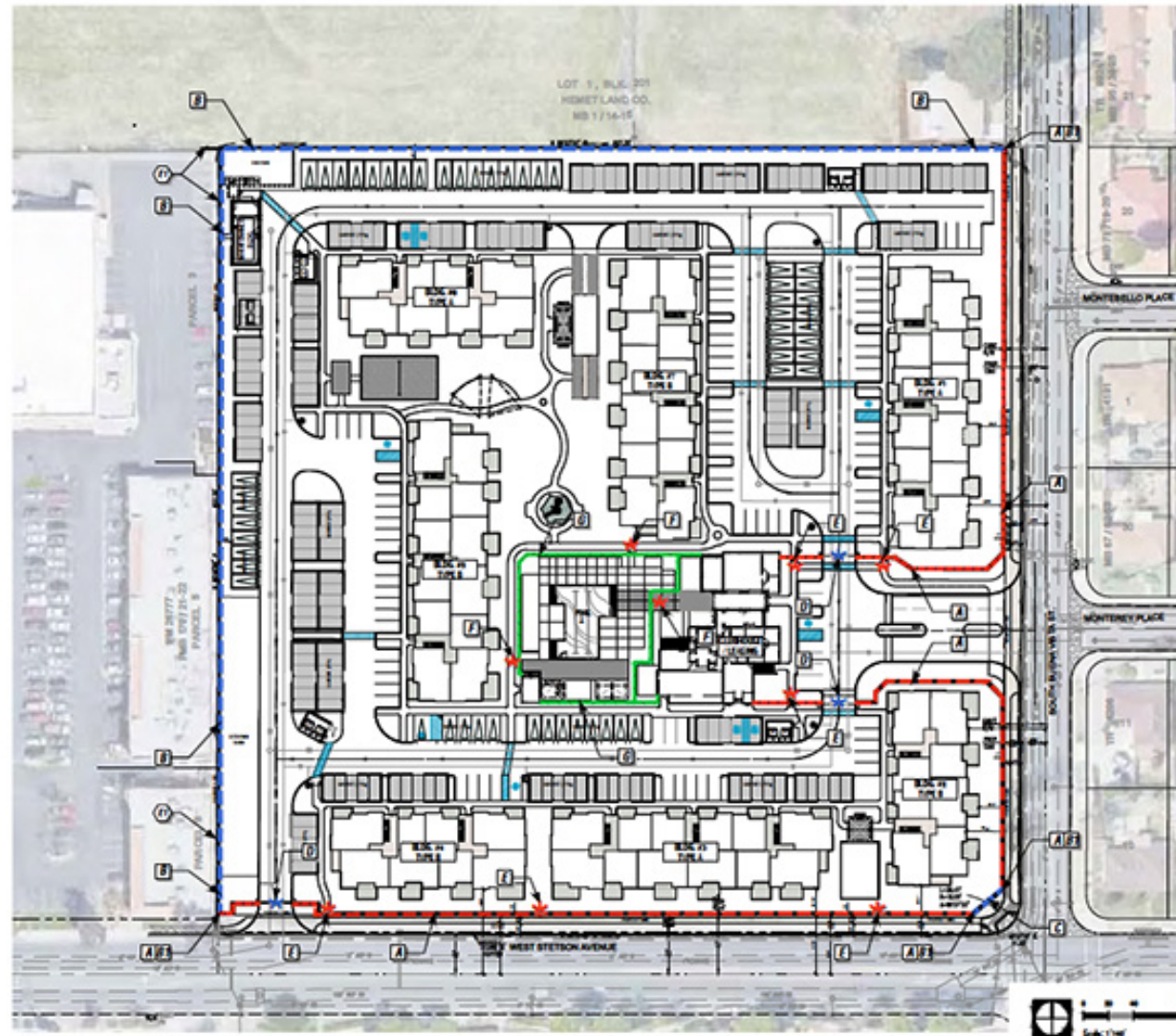


SENNA
HIGHPOINTE COMMUNITIES
HEMET, CALIFORNIA

CONCEPTUAL SITE PLAN

9/13/20 2024-01-17
A-1.0
DANIELIAN
ASSOCIATES
ARCHITECTS PLANNERS

SENNA LANDSCAPE PLAN



NO.	SYM.	DESCRIPTION
1	[Red dashed line]	PROPERTY FENCE - 4' HIGH TUBULAR STEEL FENCE WITH 4' X 1/2" HIGH X 1/2" SL. GALV. PLECTER
2	[Blue dashed line]	PROPERTY WALL - 4' HIGH CMU BLOCK WALL
3	[Blue dashed line]	4' X 1/2" HIGH X 1/2" SL. GALV. PLECTER
4	[Green dashed line]	PERIMETER FENCE - 4' HIGH TUBULAR STEEL FENCE WITH 4' X 1/2" HIGH X 1/2" SL. GALV. PLECTER
5	[Blue star]	VEHICLE GATE - 4' HIGH SPRING-RETURN STEEL SLIDING GATE FOR EMERGENCY VEHICLE ACCESS ONLY - WITH KNOCK BOX INSTALLED PER LOCAL FIRE CODE
6	[Red star]	PERIMETER GATE - 4' HIGH SPRING-RETURN STEEL SLIDING GATE FOR VEHICULAR ACCESS ONLY - WITH KNOCK BOX INSTALLED PER LOCAL FIRE CODE
7	[Red star]	PERIMETER POOL GATE - 4' HIGH TUBULAR STEEL GATE - KEY IN - FREE SWING GATE WITH KNOCK BOX AND KNOCK BOX PER LOCAL FIRE CODE
8	[Green dashed line]	POOL PERIMETER FENCE - 4' HIGH TUBULAR STEEL FENCE
9	[Blue dashed line]	EXISTING ADJACENT PROPERTY WALL - 4' HIGH CMU BLOCK



DATE: 04.10.2018
 DRAWN: [Name]
 CHECKED: [Name]
 REVIEWED: [Name]

DANIELIAN
 ASSOCIATES

MISSION LANDSCAPE ARCHITECTURE

PRELIMINARY FENCE AND WALL PLAN

SENNA APARTMENTS

SOUTH BUENA VISTA ST. & WEST STETSON AVE. HEMET, CALIFORNIA, 92343

HIGH POINT
 COMMUNITIES

LW1-0

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SENNA ARCHITECTURAL PLANS

22121.00 2020-01-02 **A-0.0**
DANIELIAN
ASSOCIATES
architects + planners

ASTER: A 228-UNIT MULTI-FAMILY DEVELOPMENT SITE IN THE CITY OF HEMET

SEC W Stetson Ave & Elk St | Hemet, CA 92543

- Two Parcels Totaling Approximately 10.07 Acres
- Approved Plans for 228 Units with 15 Studios, 84 1 Bed/1 Bath, and 129 2 Bed/2 Bath
- Excellent Location in a Growing Market Surrounded by Residential and Retail Developments
- Located in an Opportunity Zone

****PREVIOUS LIST PRICE: \$3,420,000 (\$15,000 PER UNIT)****



S ELK ST

W STETSON AVE

SUBJECT
PROPERTY

MEMORIAL AVE





Whittier
Elementary School

W STETSON AVE

SUBJECT
PROPERTY

MEMORIAL AVE

SELK ST

JUSTICE PL

TRIBAL AVE

UNIVERSAL WY



Hemet
Elementary School

Acacia
Middle School



W STEISON AVE

SUBJECT
PROPERTY

S ELK ST

MEMORIAL AVE

JUSTICE PL

TRADITION AVE



Ramona Bowl
Amphitheatre

Echo Hills
Golf Course

City of Hemet
Fire Station 2

McSweeney
Elementary School

**SUBJECT
PROPERTY**

W STETSON AVE

CAMINO DEL RANCHO

VIA DEL MESA

SAN GORGONIO WAY

SELK ST



ASTER PROPERTY INFO

location:

The subject property is located on the SEC of W Stetson Ave & Elk St in Hemet, CA. It is approximately 1.5 miles south of the 74 Freeway and approximately 14 miles east of I-215.

property profile:

The subject property consists of two parcels totaling approximately 10.07 acres. There are currently approved plans for a 228-unit multi-family development called "Aster Community." The unit mix consists of 15 studio units, 84 1 bed/ 1 bath units, and 129 2 bed/2 bath units. The property offers a unique opportunity for a builder to bring much-needed housing to the City of Hemet.

[Link to Resolution of Adoption](#)

jurisdiction:

City of Hemet

density:

18.1 – 30.0 du/acre

school district:

Hemet Unified School District

apn's & acreage:

- 464-270-005 → 5.09 Acres
- 464-270-006 → 4.98 Acres
- TOTAL → 10.07 Acres

proposed density:

22.6 du/acre

services:

Water/Sewer:	EMWD
Gas:	Southern California Gas Company
Electric:	Southern California Edison
Fire:	Hemet Fire Department
Police:	Hemet Police Department

zoning:

Multiple Family Residential (R-3)

affordable units:

None

max height:

45' or 3 Stories

general plan:

High-Density Residential (HDR)

Previous List Price:

\$3,420,000 (\$15,000 per unit)

estimated DIF per unit:

\$34,040.41



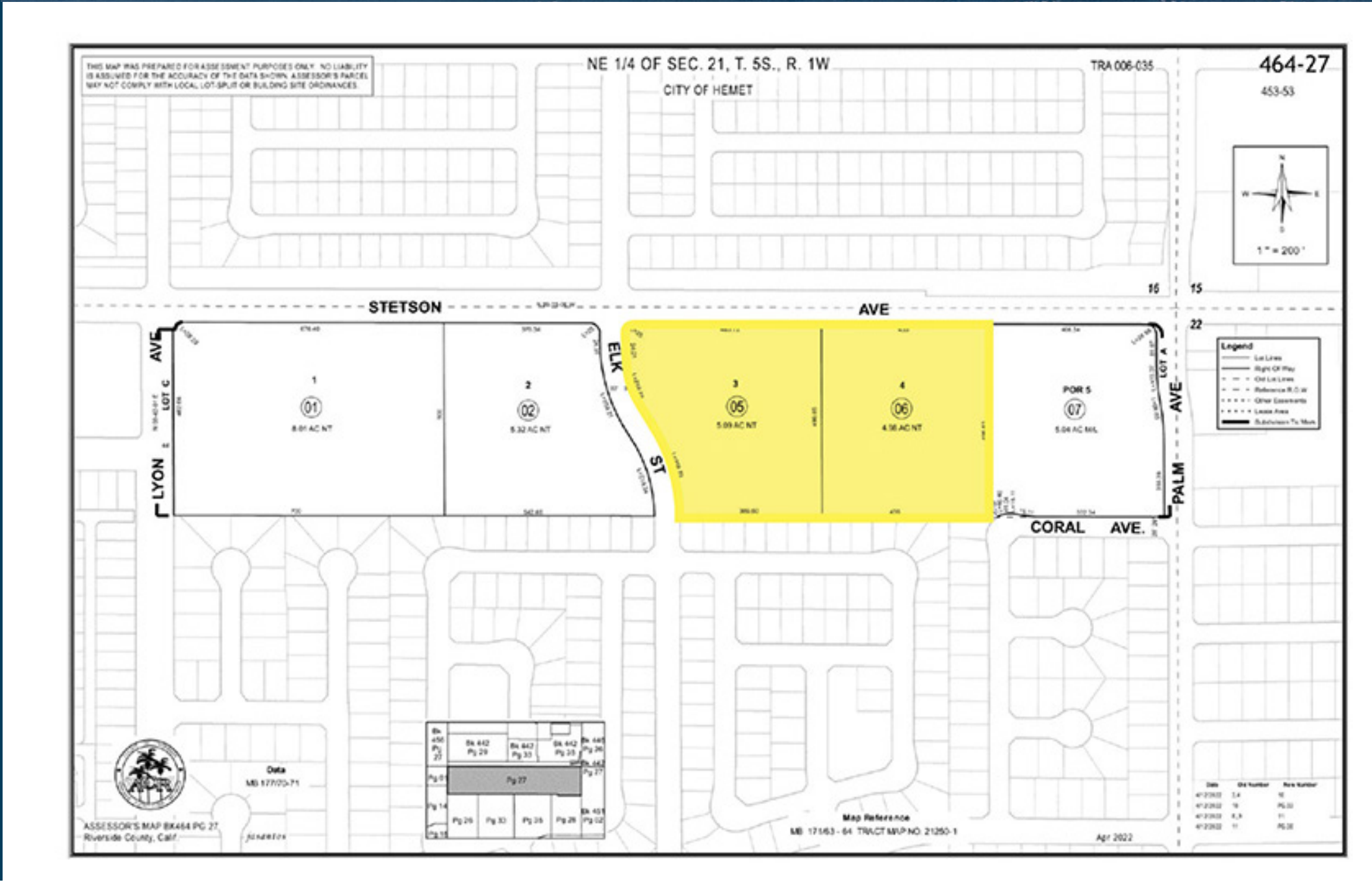
ASTER DEVELOPMENT IMPACT FEES

BUYER TO VERIFY CURRENT FEES

Estimated Development Impact Fees Per Unit

<i>Impact Fee</i>	<i>Amount</i>
School Fee (\$5.17/SF)	\$ 4,744.00
Bridge Signals & Thoroughfares	\$ 2,030.00
Fire Suppression Facilities	\$ 480.00
General Facilities	\$ 669.00
General Plan	\$ 300.00
Law Enforcement Facilities	\$ 404.00
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L&LMD	\$ 26.00
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MSHCP Admin Fee	\$ 82.70
Krat Fee	\$ 22.08
Storm Drainage Facilities	\$ 474.00
Valley Wide Park & Rec	\$ 243.00
Water Holding & Distribution	\$ 225.00
MSHCP	\$ 1,094.00
TOTAL	\$ 34,040.41

ASTER TAX MAP



ASTER COMMUNITY SITE MAP



UNIT LEGEND	
	PS-A STUDIO 599 SF
	P1-A 1 BD / 1 BA 726 SF
	P2-A 2 BD / 2 BA 1119 SF
	P2-B 2 BD / 2 BA 1050 SF



ASTER- RIVER OAKS
HIGHPOINTE COMMUNITIES
HEMET, CA

CONCEPTUAL SITE PLAN

22018.00 2025-01-24 A-1.0
DANIELIAN
ASSOCIATES
ARCHITECTS & PLANNERS

ASTER UNIT MIX

ASTER SUMMARY

TOTAL GROSS AREA	10.07 ACRES
TOTAL UNITS	228 UNITS
GROSS DENSITY	22.6 DU/AC

RESIDENTIAL SUMMARY (TOTAL UNIT LIVING AREAS)

UNIT PLAN	BD / BA	SQ. FT. (PER UNIT)	PATIO / DECK SQ. FT. (PER UNIT)	# UNITS	% MIX	TOTAL RENTABLE S.F. (W/OUT PATIOS)
PS - A	STUDIO	599	63	15	7%	8,985
P1 - A	1BD / 1BA	726	85	73	32%	52,998
P1 - A (1st floor w/extended patio)	1BD / 1BA	726	206	11	5%	7,986
P2 - A	2BD / 2BA	1,119	88	80	35%	89,520
P2 - A (1st floor w/extended patio)	2BD / 2BA	1,119	243	16	7%	17,904
P2 - B	2BD / 2BA	1,050	83	22	10%	23,100
P2 - B (1st floor w/extended patio)	2BD / 2BA	1,050	200	11	5%	11,550
TOTAL			106 (AVG.)	228	100%	212,043

TOTAL PARKING

REQUIRED (CITY STANDARDS)	PROVIDED
1.5 sp / Studio greater than 500 sf	CARPORTS
1.5 sp / 1 bdrm. unit greater than 700 sf	REMOTE GARAGES
2.0 sp / 2 bdrm. Unit	UNCOVERED STALLS / GUEST
GUEST = 0.2 sp / unit (Uncovered)	LEASING OFFICE / GUEST
TOTAL	

SITE COVERAGE

COVERAGE TYPE	SQ. FT.	ACRES	% OF NET SITE AREA
BUILDINGS (INCL. CLUBHOUSE & GARAGES)	112,761	2.59	26%
COMMON OPEN SPACE* (LANDSCAPE & HARDSCAPE)	61,291	1.41	14%
RESIDUAL LANDSCAPING (PARKING & BLDG. ADJACENT)	89,957	2.07	20%
DETENTION AREA	11,300	0.26	3%
PARKING AND ROADS	163,520	3.75	37%
TOTAL	438,829	10.07	100%

COMMON OPEN SPACE

REQUIRED (PER CITY CODE SEC. 90-385)	REQUIRED SQ. FT.	PROVIDED SQ. FT.
250 sf PER UNIT	57,000	61,291

BUILDING AREA SUMMARY

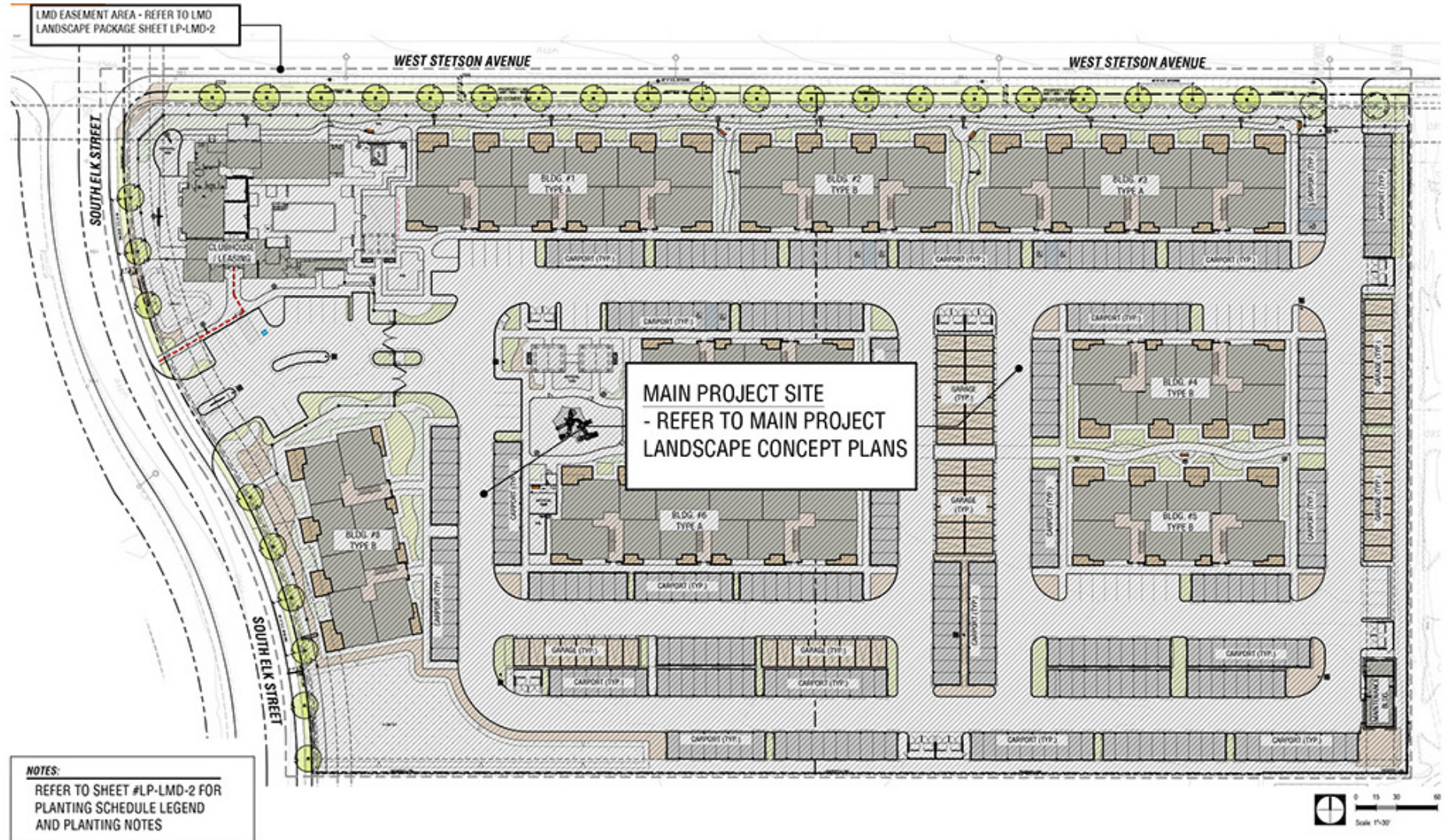
BUILDING TYPE	GROSS SQ. FT. PER BLDG (incl balcony & stair)	NUMBER OF BUILDINGS	GROSS SQ. FT. TOTAL (incl balcony & stair)	NET SQ. FT. PER BLDG (without balcony & stair)	NUMBER OF BUILDINGS	NET SQ. FT. TOTAL (without balcony & stair)
BLDG - A	40,182	3	120,546	32,961	3	98,883
BLDG - B	27,847	5	139,235	22,843	5	114,215
RESIDENTIAL TOTAL			259,781			213,098
6 CAR GARAGE	1,453	2	2,906	-		-
7 CAR GARAGE	1,694	1	1,694	-		-
8 CAR GARAGE	1,944	4	7,776	-		-
12 CAR GARAGE	2,907	1	2,907	-		-
14 CAR GARAGE	3,388	1	3,388	-		-
CLUBHOUSE	6,724		6,724	6,404		6,404
MAINTENANCE	1,035		1,035	-		-
NON-RESIDENTIAL TOTAL			26,430			26,110
GRAND TOTAL			286,211			239,208

ASTER- RIVER OAKS
HIGHPOINTE COMMUNITIES
HEMET, CA

CONCEPTUAL SITE PLAN PROJECT DATA



ASTER LANDSCAPE PLAN



MISSION LANDSCAPE ARCHITECTURE

Date: Job No: 22-00106
2023.03.08 AGENCY SUBMITTAL
2023.03.08 AGENCY SUBMITTAL (A-C)
2023.07.27 AGENCY SUBMITTAL (A-C)
2023.07.27 AGENCY SUBMITTAL (A-C)

DANIELIAN
ASSOCIATES
ARCHITECTS P.L.L.C.

LANDSCAPE PLANTING CONCEPT - LMD AREA

ASTER APARTMENTS - PHASE 1

SOUTH ELK ST. & WEST STETSON AVE. HEMET, CALIFORNIA, 92543

HIGH POINT
COMMUNITIES

LP-LMD-1

ASTER ARCHITECTURE PLAN



	CONSULTANTS	PROJECT SUMMARY	VICINITY MAP	SHEET INDEX
	PROPERTY OWNER : HIGHPOINTE HOMEY LLC ADDRESS: 16051 SCIENTIFIC WAY IRVINE, CA 92618 TEL: (949) 242-9209 EMAIL: CORY.BABINSKI@HIGHPONTEINC.COM CONTACT: CORY BABINSKI ARCHITECTURAL : DANIELIAN ASSOCIATES ARCHITECTS + PLANNERS CONTACT: MIKE BOYO TEL: (949) 474-6030 EMAIL: MBOYO@DANIELIAN.COM ADDRESS: 60 CORPORATE PARK IRVINE, CA 92606 CIVIL : BARCE ADDRESS: 41555 State Highway 74 Irvine, CA 92644 TEL: (951) 658-1727 EMAIL: BLANE@BARCE.COM CONTACT: BLANE WOODER LANDSCAPE : MASSON LANDSCAPE ARCHITECTURE ADDRESS: 16672 MILLIKAN AVE. IRVINE, CA 92606 TEL: (949) 241-8237 TEAM: RCAMPANAZZO@MASSONLANDSCAPE.COM CONTACT: ROBERT M. Campanozzi, RLA, ASLA	SCOPE OF WORK: RENTAL APARTMENT COMPLEX WITH 8 THREE STORY RESIDENTIAL BUILDINGS, 228 UNITS AND AMENITY SPACES INCLUDING CLUBHOUSE, LEASING OFFICE, POOL, AND SPA, DOG PARK, MAINTENANCE BUILDING AND COVERED PARKING AND CARPORTS - PRIVATELY FUNDED CODE INFORMATION: BUILDING CODE: 2019 CALIFORNIA BUILDING CODE MECHANICAL CODE: 2019 CALIFORNIA MECHANICAL CODE PLUMBING CODE: 2019 CALIFORNIA PLUMBING CODE ELECTRICAL CODE: 2019 CALIFORNIA ELECTRICAL CODE FIRE CODE: 2019 CALIFORNIA FIRE CODE ENERGY CODE: 2019 CALIFORNIA ENERGY CODE NOTE: PROJECT IS HELD UNDER 2019 BUILDING CODE BY EXISTING APPLICATION SUBMITTED TO THE CITY ON 12/21/2023 PROJECT INFORMATION: ASSESSOR'S PARCEL: 464-270-005, 464-270-006 LOT SIZE: 10.07 AC ZONING: R-3 OCCUPANCY GROUP: R-2 DEVELOPMENT STANDARDS: DENSITY: 30.0 DU/AC MAX. LOT COVERAGE: 60% MAX. HEIGHT: 45' MAX. STORIES: 3		ARCHITECTURAL - A-0.0 COVER SHEET - A-1.0 CONCEPTUAL SITE PLAN - A-1.1 PROJECT DATA - A-1.2 FIRE ACCESS PLAN - A-1.3 SITE KEY PLAN - A-2.1 BLDG. 1 - FLOOR PLANS - A-2.2 BLDG. 1 - FLOOR & ROOF PLANS - A-2.3 BLDG. 1 - ELEVATIONS - A-3.1 BLDG. 2 - FLOOR PLANS - A-3.2 BLDG. 2 - FLOOR & ROOF PLANS - A-3.3 BLDG. 2 - ELEVATIONS - A-4.1 BLDG. 3 - FLOOR PLANS - A-4.2 BLDG. 3 - FLOOR & ROOF PLANS - A-4.3 BLDG. 3 - ELEVATIONS - A-5.1 BLDG. 4 - FLOOR PLANS - A-5.2 BLDG. 4 - FLOOR & ROOF PLANS - A-5.3 BLDG. 4 - ELEVATIONS - A-6.1 BLDG. 5 - FLOOR PLANS - A-6.2 BLDG. 5 - FLOOR & ROOF PLANS - A-6.3 BLDG. 5 - ELEVATIONS - A-7.1 BLDG. 6 - FLOOR PLANS - A-7.2 BLDG. 6 - FLOOR & ROOF PLANS - A-7.3 BLDG. 6 - ELEVATIONS - A-8.1 BLDG. 7 - FLOOR PLANS - A-8.2 BLDG. 7 - FLOOR & ROOF PLANS - A-8.3 BLDG. 7 - ELEVATIONS - A-9.1 BLDG. 8 - FLOOR PLANS - A-9.2 BLDG. 8 - FLOOR & ROOF PLANS - A-9.3 BLDG. 8 - ELEVATIONS - A-10.1 UNIT PLANS - A-10.2 UNIT PLANS - A-11.1 CLUBHOUSE FLOOR PLANS - A-11.2 CLUBHOUSE ROOF PLAN - A-11.3 CLUBHOUSE ELEVATIONS - A-12.1 TRASH ENCLOSURE PLANS - A-12.2 TRASH ENCLOSURE ELEVATIONS - A-13.1 MAINTENANCE BUILDING FLOOR & ROOF PLANS - A-13.2 MAINTENANCE BUILDING ELEVATIONS - A-14.1 FLOOR & ROOF PLANS - 8 CAR GARAGE - A-14.2 ELEVATIONS - COLOR SCHEME 1 - 8 CAR GARAGE - A-14.3 ELEVATIONS - COLOR SCHEME 2 - 8 CAR GARAGE - A-14.4 FLOOR PLAN - 12 CAR GARAGE - A-14.5 ROOF PLAN - 12 CAR GARAGE - A-14.6 ELEVATIONS - COLOR SCHEME 1 - 12 CAR GARAGE - A-14.7 ELEVATIONS - COLOR SCHEME 2 - 12 CAR GARAGE - A-15.1 FLOOR & ROOF PLAN, ELEVATIONS - CARPORT - A-16.0 COLORS & MATERIALS - G-1.0 SIGHT LINE STUDY

ASTER- RIVER OAKS
HIGHPOINTE COMMUNITIES
HEMET, CA

ASTER- RIVER OAKS
HUNTSIDE COMMUNITIES
ENTITLEMENT SET
DANIELIAN

[\(LINK TO FULL ARCHITECTURE PLANS\)](#)

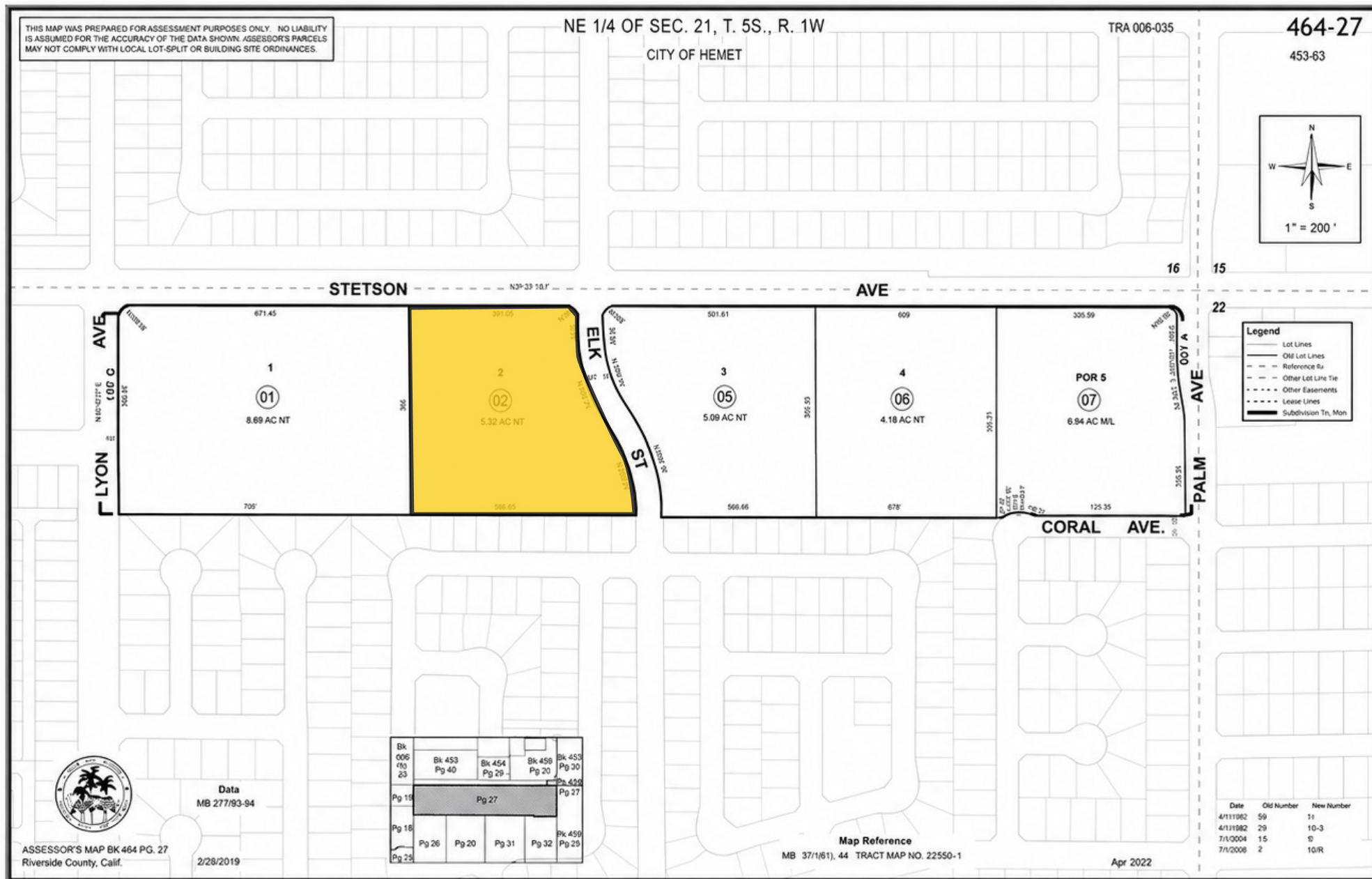


±10.07 Acres
Aster Property

±5 Acres

±5.32 AC Zoned Multi-Family
(5.32 X 30 DU/AC = 160 Units)

5 ACRE TAX MAP



DEMOGRAPHICS

1 mile



population

20,155



estimated households

6,816



average household income

\$78,821



median household income

\$64,205



total employees

2,359

3 miles



population

96,162



estimated households

33,617



average household income

\$78,314



median household income

\$66,812



total employees

19,953

5 miles



population

171,096



estimated households

53,399



average household income

\$86,705



median household income

\$71,525



total employees

28,493



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