

THE SAN JACINTO VALLEY HOUSING PORTFOLIO

INSTITUTIONAL INVESTMENT & DEVELOPMENT OPPORTUNITY | 22+ TOTAL ACRES

COMBINED PORTFOLIO PRICE: \$3,000,000

CASH BUYER SPECIAL: High seller motivation with significant price flexibility for strong, all-cash offers. Titles are fully unencumbered, permissions are cleanly aligned, and the seller is **READY TO ENTER ESCROW IMMEDIATELY**.

EXECUTIVE SUMMARY

An unprecedented residential land portfolio structured specifically for high-density modular, manufactured, or affordable rental housing arrays within the unincorporated **Valle Vista / Hemet sphere of influence**. Both major land tracts are heavily de-risked by completed local county planning reviews, providing engineering concepts and structural layouts for a combined pipeline of **125 high-yielding residential units**.

PORTFOLIO ASSET BREAKDOWN

SITE 1: 44010 Olive Ave, Hemet, CA 92544

- **Acreage:** 8.90 Acres | **Zoning:** R-T (Mobilehome Subdivision)
- **Standalone Price:** \$1,300,000
- **Pre-Reviewed Density:** 51 Total Units (PAR250030 Completed)
- **Layout Mix:** 38 standalone 3BD/2BA footprints, 18 single 2BD/2BA+den footprints, and 8 duplex structural bases.
- **Infrastructure Precedent:** Verified historical permits finalized for onsite grading, gas conversions, water main hookups, and coach placements.

SITE 2: Fairview Ave & Palm Ave Master Assembly, Hemet, CA 92544

- **Acreage:** +/- 13.1 Acres (5 Contiguous Parcels) | **Zoning:** Rural Residential (MDR 2-5 DU/AC General Plan)
- **Standalone Price:** \$1,700,000
- **Pre-Reviewed Density:** 74 Total Units (PAR250032 Completed)
- **Layout Mix:** 52 standalone single-family modular units and 11 high-yielding duplex structures (2-3 bedrooms).
- **Site Highlights:** Flat L-shaped assembly, dual road frontage, and public sewer/water access directly in the Fairview Ave right-of-way.

THE INVESTMENT PILLARS

- **SB 35 & SB 423 Fast-Track Streamlining:** Pre-reviewed design profiles are engineered to capitalize on Senate Bill 35 and 423 guidelines for low-income housing, giving developers a ministerial pathway that bypasses traditional CEQA timelines and lengthy public hearings.
 - **Perfect Multi-Decade Compliance Record:** Across all parcels, nearly 40 years of meticulous Riverside County logs prove that all historical neighborhood code cases, surveys, and annual fire hazard reductions are 100% closed, compliant, and verified non-billable with zero liens.
 - **Pristine, Unencumbered Titles:** Prior active tract maps and Conditional Use Permits have been cleanly withdrawn from the records. This leaves the completed pre-application density frameworks intact while passing an unencumbered fresh canvas to the incoming builder.
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LISTING AGENT: Pablo Cornejo (DRE# 01327009)

BROKERAGE: KW The Lakes

DIRECT CELL: (949) 750-5050 | **GO DIRECT — DRIVE OR WALK THE TRACTS ANYTIME**