HEMET DEVELOPMENT PORTFOLIO

Strategic Multi-Parcel Assembly & Phase Deployment Analysis

Total Standalone Value:	$4,275,000	**Total Combined Size:**	50.09 Gross Acres
Portfolio Track:	High-Density Modular / SFD	**Active Cases Filed:**	4 Completed PAR / Engineering Tracks

Executive Pricing & Asset Summary

PROPERTY ADDRESS	LISTING ID	APN / PARCEL	GROSS ACRES	RETAIL LIST PRICE
43669 Mayberry Ave, Hemet 92544	IG26230794	552-120-019	10.39 AC	$750,000
33520 Clinton Ave, Hemet 92545	IG26230757	455-170-004	17.71 AC	$525,000
0 Fairview Ave & Palm Ave, Hemet 92544	IG26219676	549-130-010*	13.09 AC	$1,700,000
44010 Olive Ave, Hemet 92544	IG26219633	549-050-007	8.90 AC	$1,300,000

Individual Property Profiles

📍 Asset 1: 43669 Mayberry Ave, Hemet, CA 92544 (Listing ID: IG26230794)

List Price:	$750,000	**Zoning Matrix:**	A-1-10 & RC-LDR
Total Sizing:	10.39 Acres (452,588 sq ft)	**Active Planning:**	Case file PAR250079
Price / Acre:	$72,185	**Listing Terms:**	Cash, Conventional, 1031 Exchange

Development Strategy: By-right, fast-tracked layout for a low-density 34-lot single-family detached residential subdivision, completely bypassing multi-year discretionary General Plan Amendment windows. Structured under objective county staff standards of 2 to 5 units per acre, delivering a predictable 60-to-90-day administrative track. Engineered specifically for single-level Clayton Ojai 4-Bed, 2-Bath CrossMod footprints (1,580 sq ft per home), underwriting beautifully to regional housing authority 4-Bedroom Project-Based Voucher (PBV) program standards. Plans feature permanent engineered block stem-wall footings, Spanish facades, and internal sprinkler loops. Flat terrain minimizing grading constraints.

📍 Asset 2: 33520 Clinton Ave, Hemet, CA 92545 (Listing ID: IG26230757)

List Price:	$525,000	**Zoning Matrix:**	R-R (Rural Residential) baseline
Total Sizing:	17.71 Gross Acres (771,448 sq ft)	**Active Planning:**	Harvest Valley Initiative / Plan ABS26004
Price / Acre:	$29,644	**Compliance Info:**	Historical CVZO cases verified closed

Development Strategy: Low/Medium Density Residential General Plan baseline positioned for an high-yield multi-family block distribution or factory duplex configurations. Active Summary Street Vacation case (Plan ABS26004) is currently in "Pend Correction" with the county survey division to formally vacate public right-of-ways strictly on Lot B, successfully reclaiming 2.37 acres of raw land to expand the net usable blueprint to a highly optimized 16.59 net acres while safely protecting EMWD lines. Sold with finalized building plans for a substantial 3,527-square-foot modular dwelling, guaranteeing an immediate permitting baseline. Utilities are highly accessible with active EMWD water infrastructure nearby.

📍 Asset 3: 0 Fairview Ave & Palm Ave, Hemet, CA 92544 (Listing ID: IG26219676)

List Price:	$1,700,000	**Zoning Matrix:**	MDR General Plan Line (Transition to R-T / R-6)
Total Sizing:	13.09 Gross Acres (5 Contiguous Parcels)	**Active Planning:**	Project CC014705 / Review PAR250032
Price / Acre:	$955,056 (Anchor Block Context)	**Infrastructure:**	Active 100 AMP service pedestals on-site

Development Strategy: Institutional-grade high-density neighborhood tract consisting of 5 flat, contiguous parcels: APN 549-130-012 (5.61 AC Anchor Block), -011 (2.98 AC), -010 (1.78 AC), -008 (2.60 AC Buffer), and -013 (0.12 AC Utility Strip). All complex pre-planning legwork is completed; legacy conditional use permits have been cleanly withdrawn to deliver an unencumbered track path. Features 100% complete finalized architectural drawings (via OAPL2600428) incorporating county advisory feedback for a vertical Two-Story Clayton CrossMod design framework, maximizing door counts and rental yield while meeting standard setbacks. The 2.60-acre buffer block contains active case CVZO261060 to satisfy Title 25 open space and retention basin layouts. Dual-frontage along Fairview and Palm Ave, +/- 700 feet north of Highway 74.

📍 Asset 4: 44010 Olive Ave, Hemet, CA 92544 (Listing ID: IG26219633)

List Price:	$1,300,000	**Zoning Matrix:**	R-T (Mobilehome Subdivision - Rare & Flexible)
Total Sizing:	8.90 Gross Acres (387,684 sq ft)	**Active Planning:**	Completed Pre-Application Review PAR250030
Price / Acre:	$146,067	**Infrastructure:**	Historical permits for gas line & water hookups

Development Strategy: Premier flat parcel located in the unincorporated Valle Vista sphere of influence, carrying rare and highly flexible R-T zoning. Represents the ultimate blank canvas for high-density manufactured, modular, or affordable housing communities with a completed Pre-Application Review (PAR250030) mapping out a high-yield community layout of up to 51 units/duplexes. Features an absolute 100% flawless municipal track record with decades of routine code enforcement, survey reviews, and fire clearances fully closed or verified non-billable, ensuring a pristine title with zero hidden liens or active violations. Positioned seamlessly within the Hemet Unified School District with direct public sewer connections on Olive Ave.

Bulk-Sale Packaging & Financing Mechanics

Strategic Negotiation Guidelines for Buyer Randy's LOI:

- **Clustered Portfolio Leverage:** Assets 3 (Fairview) and 4 (Olive) represent an immediate submarket cluster in Valle Vista. The agent notes indicate the seller can combine the Fairview 13.1-acre assembly and the Olive 8.9-acre lot cleanly as a 22+ acre master portfolio package for a bundled base of **$3,000,000 total**.
- **Pricing Discount & Down Payment:** By combining all 4 properties (retail value of $4,275,000), the buyer's LOI can structure a bulk-purchase discount. The seller is highly motivated, escrow-ready, and will offer significant price flexibility in exchange for a substantial cash down payment that secures the portfolio transaction.
- **Seller Carry-Back Note Structure:** Due to the phased deployment potential across the 4 tracts (from by-right 34-lot layouts to 51-unit mobile home communities), the buyer should request a seller carry-back note for the remaining balance. This will preserve capital for infrastructure rollout and factory production logistics while mitigating multi-year high-interest discretionary financing.
- **Escrow Contingencies & 1031 Exchange:** Note that the seller's documentation reflects a potential 1031 Exchange requirement on Mayberry and Clinton. Escrow timelines should be structured dynamically to allow for standard due diligence tracks while accommodates potential replacement property matching.