

BEAUMONT PROPERTIES FOR SALE

1. 110 Oak Valley Parkway, Beaumont, CA \$2.3 Million	8.44 Acres	APN: 404-190-002	Residential Multifamily
		<p>This is zoned for higher density housing (12-30 CU/AC) that includes condominiums, townhomes, duplexes, patio apartments, senior housing and supporting ancillary facilities. Max height 35' and min lot size 6,000 sq. ft. On paper you could get between 100 and 250 units depending on the type of product you select and other factors.</p>	<p>Purchase Price: \$2.3 Million</p> <p>8.4 acres</p>
2. 693 American Avenue, Beaumont, CA	2.29 Acres	APN: 419-222-020, 021	Residential Multifamily
		<p>The downtown Residential Multifamily Zone (DMF Zone) is intended to encourage walkable, transit ready residential development in the proximity to Downtown, and to facilitate further development of this land use type. This includes higher density housing (up to 22 DU/AC) that includes condominiums, townhomes, duplexes, patio apartments, senior housing and supporting ancillary facilities. On paper you could get up to 50 units depending on the type of product you select and other factors.</p>	<p>Purchase Price: \$2 Million</p> <p>2.29 acres</p>

For Additional Information please contact:

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3. Cougar & Beaumont SW Corner, Beaumont, CA	9.32 Acres	APN: 404-140-002, 003	Single Family Residential
	<p>Noble Creek Vistas Specific Plan 2014 and General Plan SFR (City of Beaumont). This property is limited to Single Family Residential for up to 68 units within the Specific Plan. To get more units would require a Specific Plan Amendment which we could prepare if you were interested in pursuing.</p> <p>Purchase Price: \$2,390,000 Million</p> <p>9.3 acres</p>		
4. Xeani & Forth, Beaumont, CA???	4.14 Acres	APN: 419-170-031	Commercial & Multifamily
	<p>Sixth Street Mixed Use (City of Beaumont) Allows commercial and multifamily residential uses up to 22 DU/AC & 4 stories or 60 feet. On paper you could get up to 91 units depending on the type of product you select and other factors.</p> <p>Purchase Price: \$1,750,000 Million</p> <p>4.14 acres</p>		

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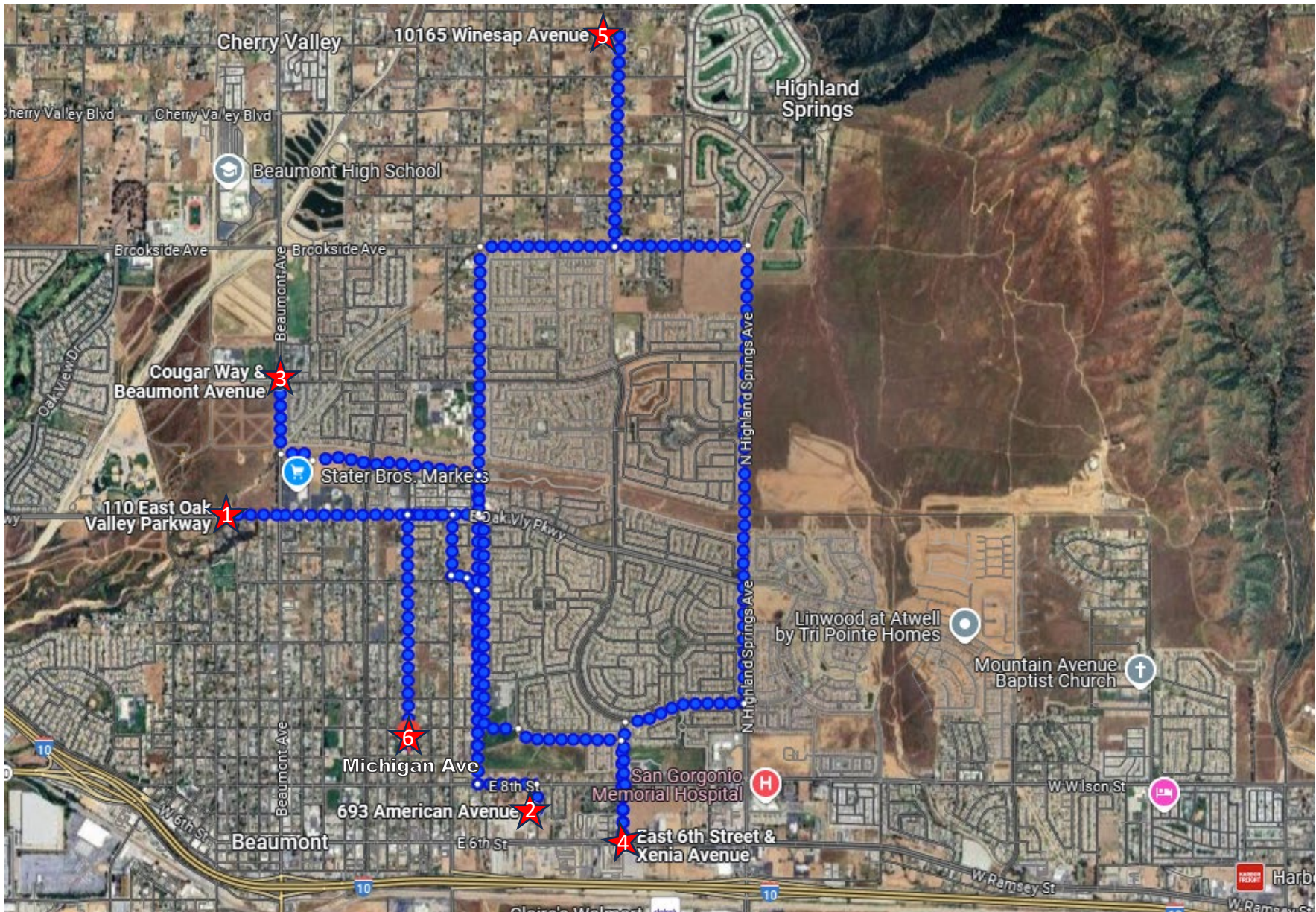
5. 10165 Winesap Ave & Cherry Valley, Beaumont, CA	4.87 Acres	APN: 402-050-016	Land
	<p>R-A 20000 (Riverside County) Zoning allows 20,000 sq. ft. min lots. With the current zoning you would be limited to about 10 single Family Units. It would require a Change of Zone to get more lots which is consistent with the General Plan Land Use; Medium Density Residential (2-5 DU/AC). If you were to change to an R-1 zone would be highly consistent and could seek entitlement for detached single family (5,500 to 7,200 sf lots) which on paper is about 29 to 38 lots.</p> <p>Purchase Price: \$1,650,000 Million 4.87 acres</p>		
6. Between Michigan Ave & Pennsylvania St, Beaumont, CA	10.05 Acres	APN: 418-351-002	Land
	<p>10.05 Acres (Zoned Community Commercial)</p> <p>Purchase Price: \$1,650,000 Million 10.05 acres</p>		

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