

# Land for Villa Crest Apartments

## Sale Price: Upon Request



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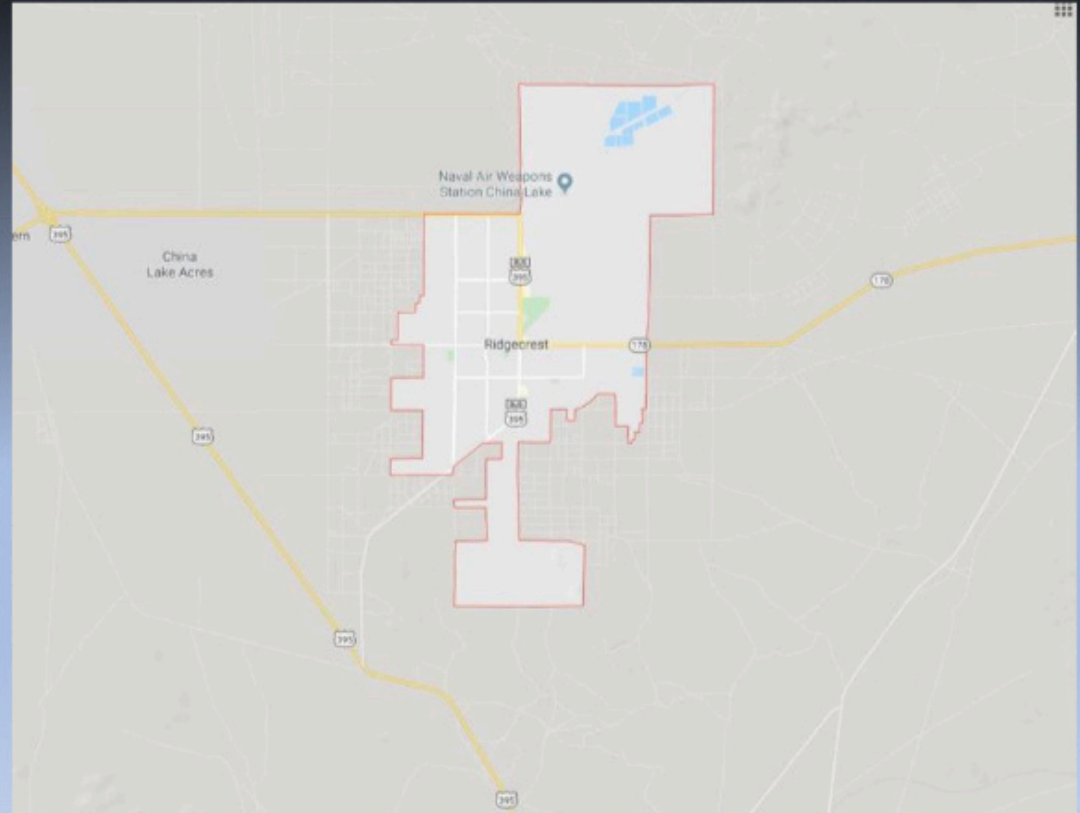
# INVESTMENT OVERVIEW

- **This is a unique opportunity for investors to acquire this one of a kind 20.13 acre land for a Master Planned Apartment Complex located in Ridgecrest, California**
- **The project consists of 361 units of residential apartment living offering 2 Bed/ 2 Bath units @ 901 SQFT, 3 Bed/ 2 Bath units @ 1078 SQFT, and 2 Bed/ 2 Bath units @ 950 SQFT.**
- **The apartment complex will have a total of 700 parking spaces 2.**
- **The property is within the radius of the nearest commercial, educational, and recreational areas in the city of Ridgecrest.**
- **The master planned community is ready for development and all the utilities necessary for the project are available at the street.**

# Ridgecrest, California

## Ridgecrest:

- Although the cost of living in Ridgecrest is 9% higher than the standard in the US, it is also much lower than the nearest big Cities like Bakersfield and Los Angeles by 30%.
- Median home value is at \$166k and Median Rent @ \$850 while home ownership is at 61%

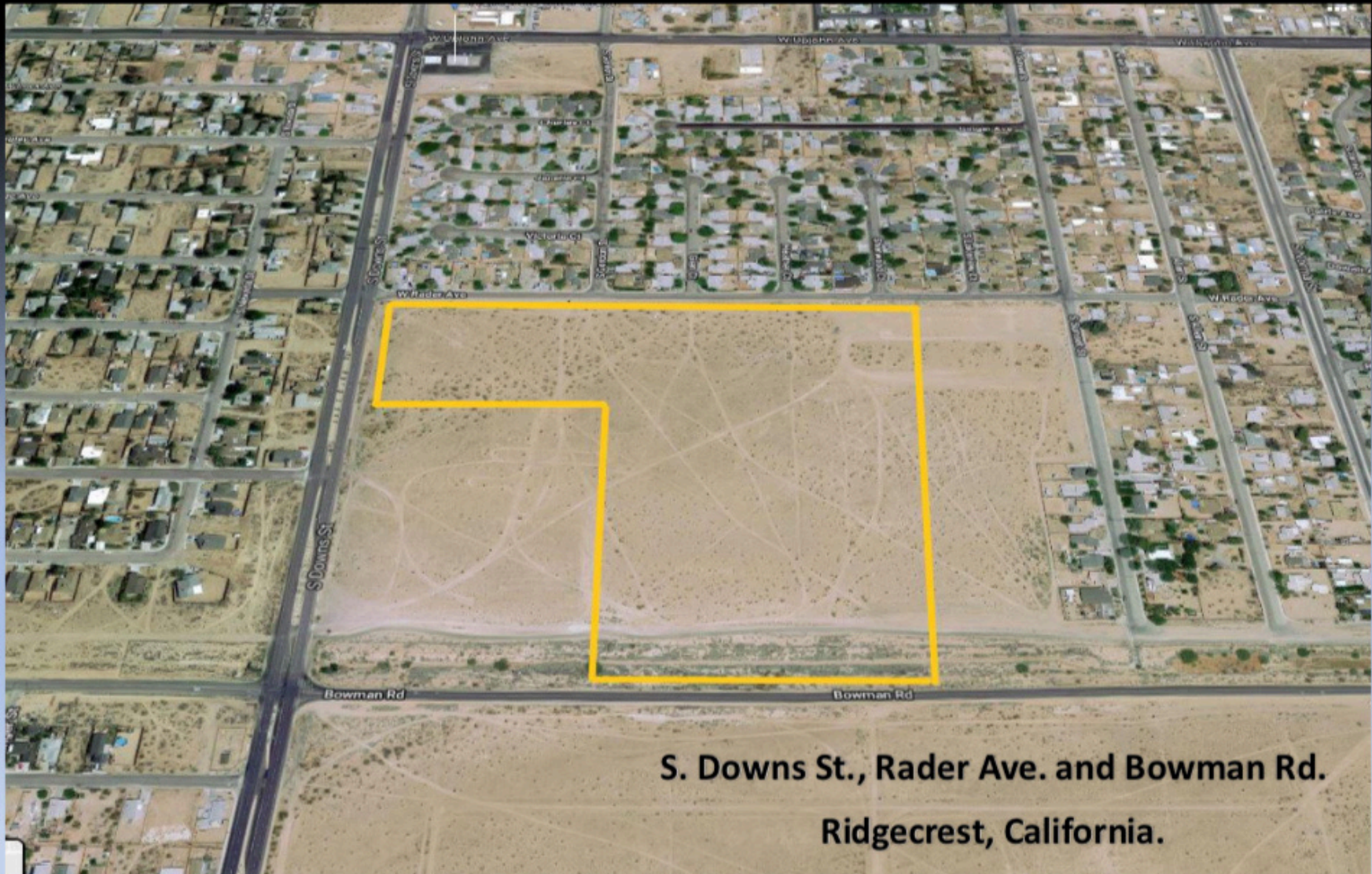




# Demographics of Ridgecrest, California

COST OF LIVING		
RIDGECREST	CALIFORNIA	USA
109	140	100
9% MORE EXPENSIVE THAN US AVE.	40% MORE EXPENSIVE THAN US AVE.	NATIONAL US AVE.
EMPLOYMENT		
MEDIAN HOUSEHOLD INCOME	INCOME PER CAPITA	UNEMPLOYMENT RATE
\$59,780.00	\$28,095.00	6%
8% HIGHER THAN US AVE.	6% LOWER THAN US AVE.	30% HIGHER THAN US AVE.
HOUSING		
MEDIAN HOME VALUE	MEDIAN RENT	HOME OWNERSHIP
\$166,500.00	\$859.00	61%
10% LOWER THAN US AVE.	9% LOWER THAN US AVE.	4% LOWER THAN US AVE.
EDUCATION		
HS GRADUATES	SCHOOL SCORES	STUDENT TO TEACHER RATIO
86%	42%	21:01
4% HIGHER THAN US AVE.	15% LOWER THAN US AVE.	29% HIGHER THAN US AVE.

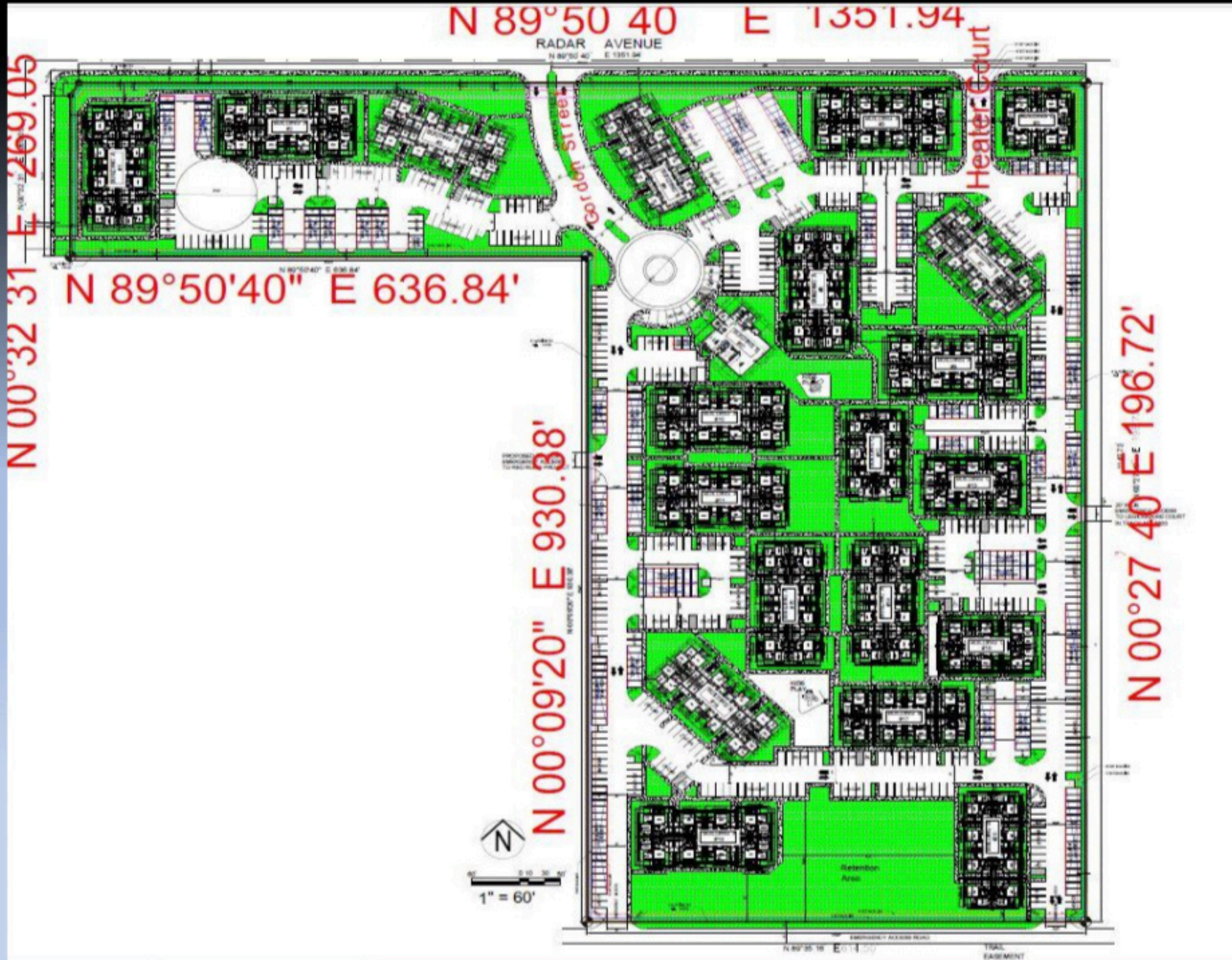
# Project Location



S. Downs St., Rader Ave. and Bowman Rd.  
Ridgecrest, California.



# Project Site Plan



# Project Description

**Lot Area 20.13 acres, 361 APARTMENT UNITS**

## **- Construction Type**

**Plan 1      2 bedroom/2 bath-910 sq. ft.**

**Plan 2      3 bedroom/2 bath-1078 sq. ft.**

**Plan 3      2 bedroom/2 bath-950 sq. ft**

**1 unit (manager's unit)**

## **- Parking Area 712 slots**

**280- 2 BR units @ 2/du      = 400**

**80- 3 BR units @ 2.5/du      = 250**

**1- 2 unit BR @ 2/du      = 2**

**Guest 1 per 5 units      = 60**

## **- Structures**

**20 apartment buildings**

**39 carports**

**1 Clubhouse (with patio cover)**

**Rental office with managers unit above.**

## **- Clubhouse / Rental Office**

**With Manager's unit above**



# Elevation

## VILLA CREST APARTMENTS



BUILDING A - FRONT / REAR ELEVATION  
SCALE: 1/8" = 1'-0"



BUILDING A - LEFT / RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

### BUILDING A



BUILDING B - FRONT / REAR ELEVATION  
SCALE: 1/8" = 1'-0"



BUILDING B - LEFT / RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

### BUILDING B

# Elevation

## VILLA CREST APARTMENTS



BUILDING C - FRONT / REAR ELEVATION

SCALE :

1/8" = 1'-0"



BUILDING C - LEFT ELEVATION

SCALE :

1/8" = 1'-0"



BUILDING C - RIGHT ELEVATION

SCALE :

1/8" = 1'-0"

BUILDING C



# Elevation

## VILLA CREST APARTMENTS



 BUILDING D - FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



 BUILDING D - RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



 BUILDING D - REAR ELEVATION  
SCALE: 1/8" = 1'-0"



 BUILDING D - LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

BUILDING D

# Elevation

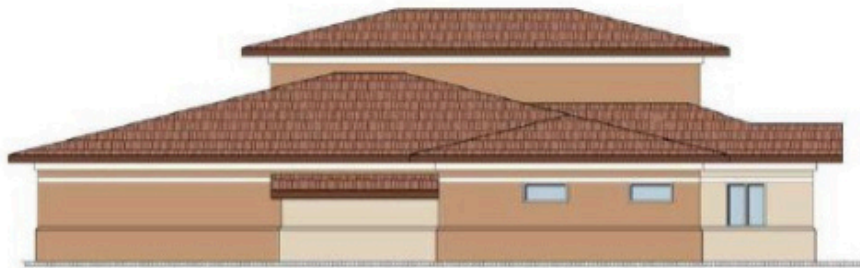
## VILLA CREST APARTMENTS



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

BUILDING E