

THE HOFFMAN COMPANY

- ☑ RARE BULK PURCHASE OPPORTUNITY OF 16 BUILT & RENTED HOMES PLUS 44 NEAR-FINISHED LOTS | AMENITIES COMPLETED
- 💰 IDEAL "FOR-RENT" DEVELOPMENT: "BUILD FOR-RENT" AND/OR SHORT-TERM RENTAL*
- 📍 CITY OF INDIO – 3RD FASTEST GROWING CITY IN SOUTHERN CALIFORNIA | NEAR COACHELLA MUSIC FESTIVALS



RE-SALES \$600K'S

MONTANA DE ORO | AT MADISON

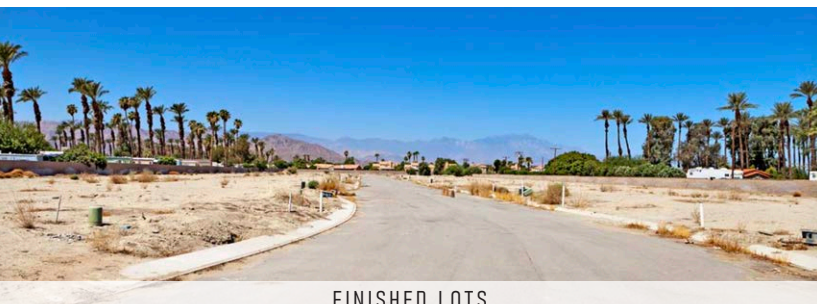
16 BUILT & RENTED HOMES & 44 NEAR-FINISHED LOTS BULK PURCHASE
 PAIRED HOME SIZES: 2,000 to 2,191 SQ. FT. | 5,700 SQ. FT. AVERAGE LOT SIZE
 CITY OF INDIO, CA | COACHELLA VALLEY | RIVERSIDE COUNTY



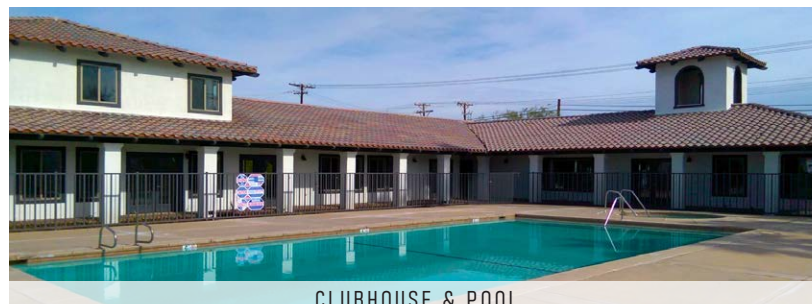
GATED ENTRY



STREET SCENE



FINISHED LOTS



CLUBHOUSE & POOL

MONTANA DE ORO AT MADISON offers an attractive opportunity to acquire 16 paired homes (already rented for 12+ month leases or short-term rentals), and 44 finished lots on 11.54 Acres within a gate-guarded community in the rapidly growing City of Indio, complete with a 5,000 square foot clubhouse, pool and spa (also a part of the bulk purchase). This acquisition opportunity enables a build-for-rent or short-term-rental investment company to see instant revenue on the existing rentals, and a quicker to market build time on the already finished lots. The subject property enjoys convenient access from Highway 111 via Madison Street. This strategic location in the mostly developed area of southern Indio is just minutes from numerous major employment centers as well as many outstanding civic, cultural, entertainment and recreational resources. The world-famous Coachella Valley amenities including the Coachella Valley Music Festivals and the Indian Wells Tennis Garden are a short drive away, as are many of the Coachella Valley's 120 golf courses. In summary, "Montana De Oro" is an attractive locale for families, retirees, and vacation renters or buyers seeking affordable but well-located living. *Buyer to Verify.

INDIO is the 3rd fastest growing city in Southern California, and is endowed as the most populous city in the desert with 91,000 residents. Indio has become known both locally and across the nation as the "City of Festivals" with annual concerts and fairs breaking new attendance records every year. To keep up with the growing population, in the last six years alone, the city of Indio has invested more than \$100 million in infrastructure including paved roadways, landscaping, and upgraded water & sewer treatment plants.

INDIO QUICK FACTS

Home Price Last 12 Months (Resale+ New)	36.0% ↑
Months of Inventory	only 1.0 months
CV Multi-Family Vacancy	only 2.2%

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Contact Agent for additional information and offering process

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