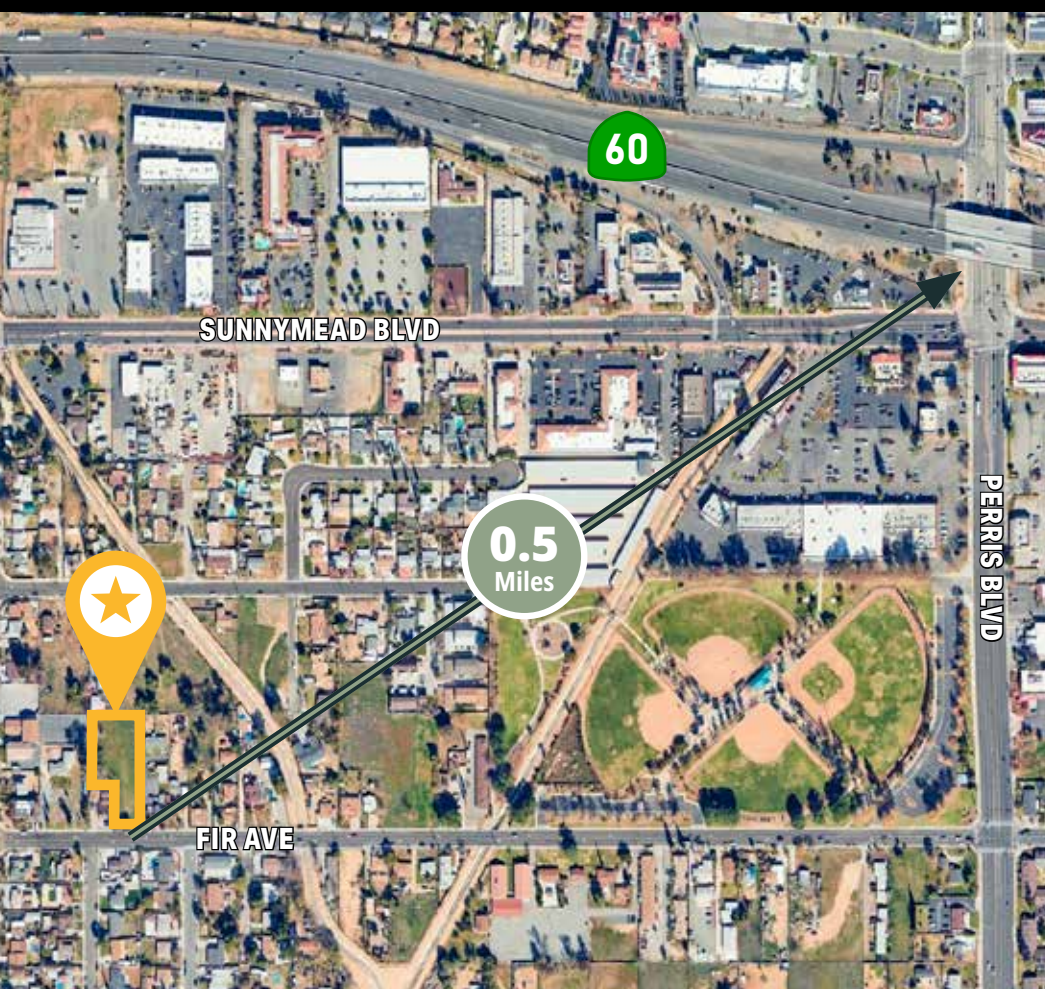


OFFERING MEMORANDUM



APPROVED ELEVEN (11) UNIT MULTIFAMILY TOWNHOME PROJECT

Unit Sizes: 1,222 sf Each | Parcel Size: ±.78 Ac (33,976 sf)

Adjacent to 24554 Fir Ave, Moreno Valley, CA 92553



18881 Von Karman Ave., Ste 150
Irvine, CA 92612
T 949.553.2020 | CA Lic #01473762
www.hoffmanland.com

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This Brochure is the Property of The Hoffman Company and may be used only by parties approved by The Hoffman Company. The Property is privately offered and, by accepting this Brochure, the party in possession hereof agrees (i) to return it to The Hoffman Company immediately upon request of The Hoffman Company or Seller and (ii) that this Brochure and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Brochure may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of The Hoffman Company and Seller.

Please be advised, Buyer acknowledges that The Hoffman Company Organization, may (1) act as an agent for more than one prospective Buyer on the subject property and/or (2) act as the agent for both the Buyer and Seller on the subject property. Any prospective Buyer requesting The Hoffman Company to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers.

POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT (C.A.R. Form PRBS, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

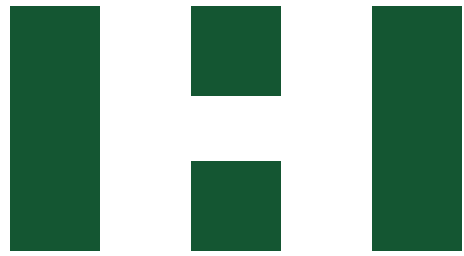
In the event of dual agency, seller and buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

The terms and conditions set forth above apply to this Brochure in its entirety.





HOFFMAN
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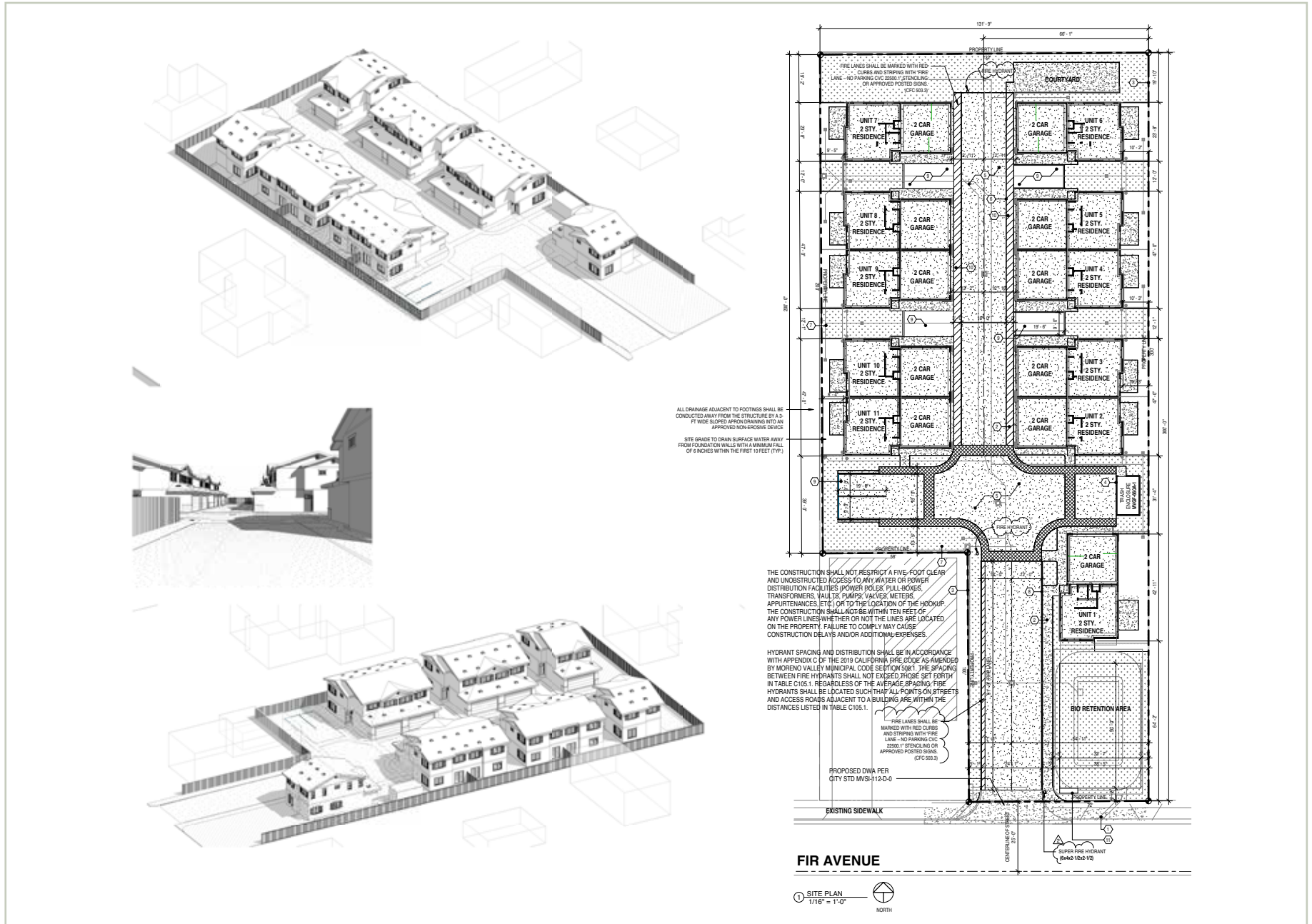
Site Detail

ADDRESS	[No Situs] Fir Avenue
CITY	Moreno Valley
ZIP	92553
APN	481-171-039
LOCATION	Adjacent to 24554 Fir Ave
LAND SF	±33,976 sf
ACREAGE	±.78 Ac
ZONING	R15
ZONING DESC	Max 15 Units Per Acre
APPROVED PROJECT	Approved 11 Unit Multifamily Project
	8 Units: Attached 3 Units: Detached
	All Units: 4 Bed, 2.5 Bath, 1,222 sf
LISTING PRICE	\$895,000 \$695,000

This site has an approved site plan for an eleven (11) unit rental townhome project. Each unit is comprised of ±1,222 sf with 4 Beds, 2.5 Baths. With rental market inventory being so tight and very little new apartment projects being built, this property represents an exciting opportunity for an investor to produce for long-term cash flow and/or to sell when market cap rates are very low. Located only one block from the freeway which is ideal for tenants who commute either to the Coachella Valley (east) or Riverside/Orange County/Los Angeles (west). The immediate area has all the retail essentials, and within a short drive are the various Towngate shopping centers with Costco, Target, ALDI, 24 Hour Fitness & much more.



Site Plan



Street View Photo



Property street view from Fir Avenue

Aerial Photos - 1 of 2



Facing North



Facing Northwest



Facing Northwest



Facing West



Facing Southwest



Facing South



Aerial Photos - 2 of 2



Facing Straight Down, Tilted West



Facing Down, Tilted Southwest

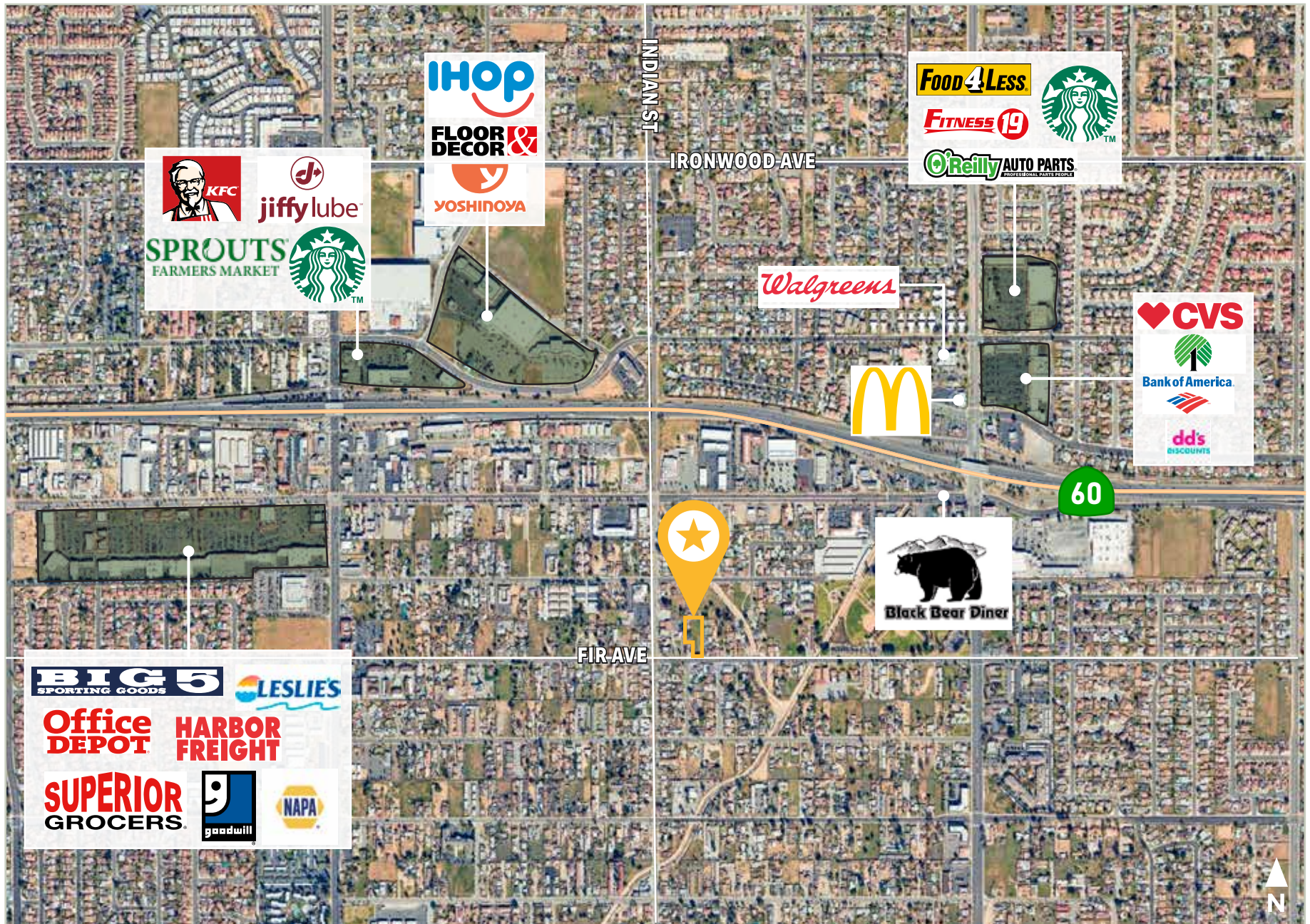


Close-Up Birdseye, Facing South

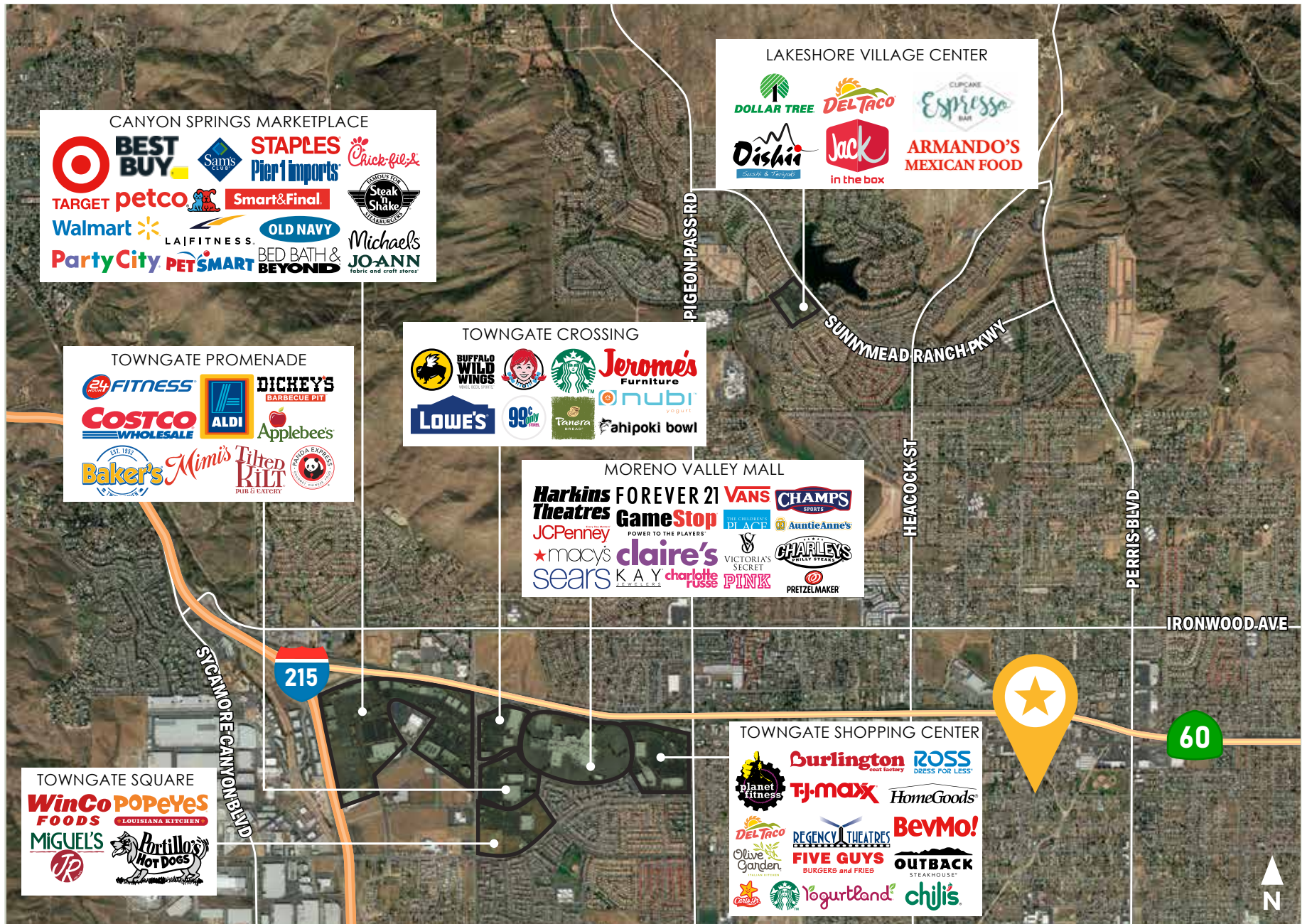


Facing Straight Down

Retail - Immediate Area



Retail - Macro



Area Designated Schools

Source: GreatSchools.org

Hidden Springs Elementary School (K-6)

24801 Bay Avenue
Moreno Valley, CA
Tel (951) 571-4720

Moreno Valley Unified School District
Great Schools Score: **3/10**

Sunnymead Middle School (6-8)

23996 Eucalyptus Avenue
Moreno Valley, CA, 92553
Tel (951) 571-4280

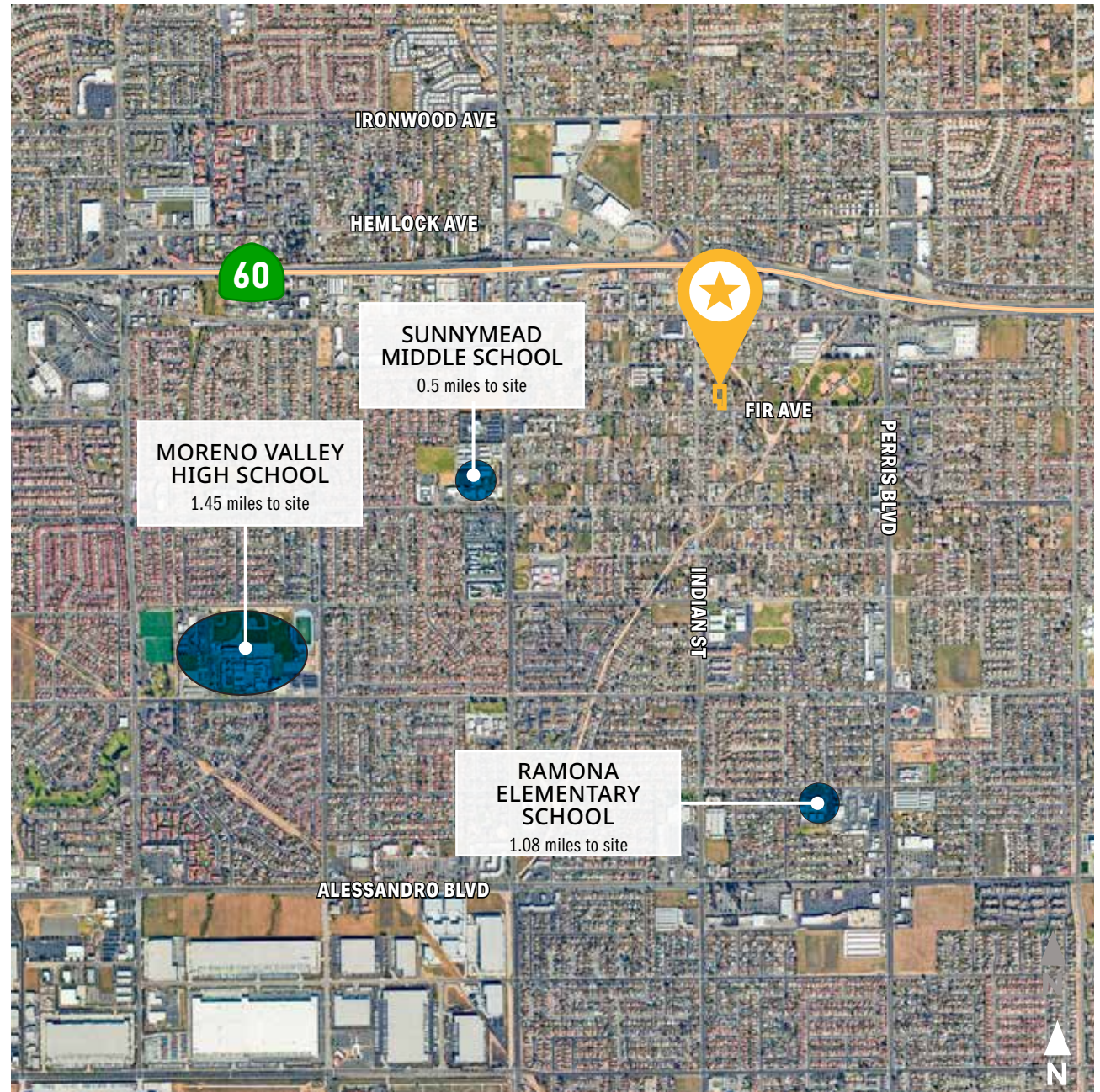
Moreno Valley Unified School District
Great Schools Score: **3/10**

Moreno Valley High School (9-12)

23300 Cottonwood Avenue
Moreno Valley, CA, 92553
Tel (951) 571-4820

Moreno Valley Unified School District
Great Schools Score: **5/10**

*School boundaries subject to change.





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