

Entitled 130 Units Senior Project



Contact: HRR II Limited Partnership
2015 Newport Blvd. Costa Mesa, CA 92627 Telephone: 949-650-6300
Email: information@hrrii.org

The information contained herein is obtained from resources that we believe are reliable sources, but we make no representation or warranties, expressed or implied as to the accuracy of the information. Buyer is responsible to verify the information independently.

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PROJECT INFORMATION

SITE AREA: 189,050 SF (4.34 AC NET AFTER ROW DEDICATION)

ZONING: O

NUMBER OF UNITS: 130 (64 UNITS PACKAGE 1, 66 UNITS PACKAGE 2)

LOT DENSITY: 29.9 DU/ACRE

TOTAL LOT COVERAGE (BUILT UP AREA) 43,016 SF (23%)

TOTAL OPEN SPACE / LANDSCAPING 87,946 SF (46%)

TOTAL PARKING AREA 58,088 SF (31%)

DEVELOPMENT SUMMARY

# OF UNITS	UNIT	BED/BA	UNIT SIZE	PRIVATE OPEN SPACE	PARKING REQUIRED
32	1A	1BD/1BA	668	109	32 x 1.25 = 40
60	1C	1BD/1BA	570	100	60 x 1.25 = 75
3	2C	2BD/1BA	891	100	3 x 1.5 = 5
3	0C	STUDIO	544	100	3 x 1.25 = 4
16	2A	2BD/2BA	896	105	16 x 1.5 = 24
16	2B	2BD/2BA	946	107	16 x 1.5 = 24
130					172

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Asking Price:	Deal terms are not currently defined. Request your own specific terms when submitting a non-binding offer.
Location:	11636 Heacock Street Moreno Valley CA 92557
APN#	475-190-022
Approvals:	Approve for 130 Senior Housing Apt.
Acreage:	4.72 Net Per new ALTA Survey
Product:	Two and Three Stories Buildings
Unit Mix:	92 one bedroom, 35 two bed room, and 3 studios

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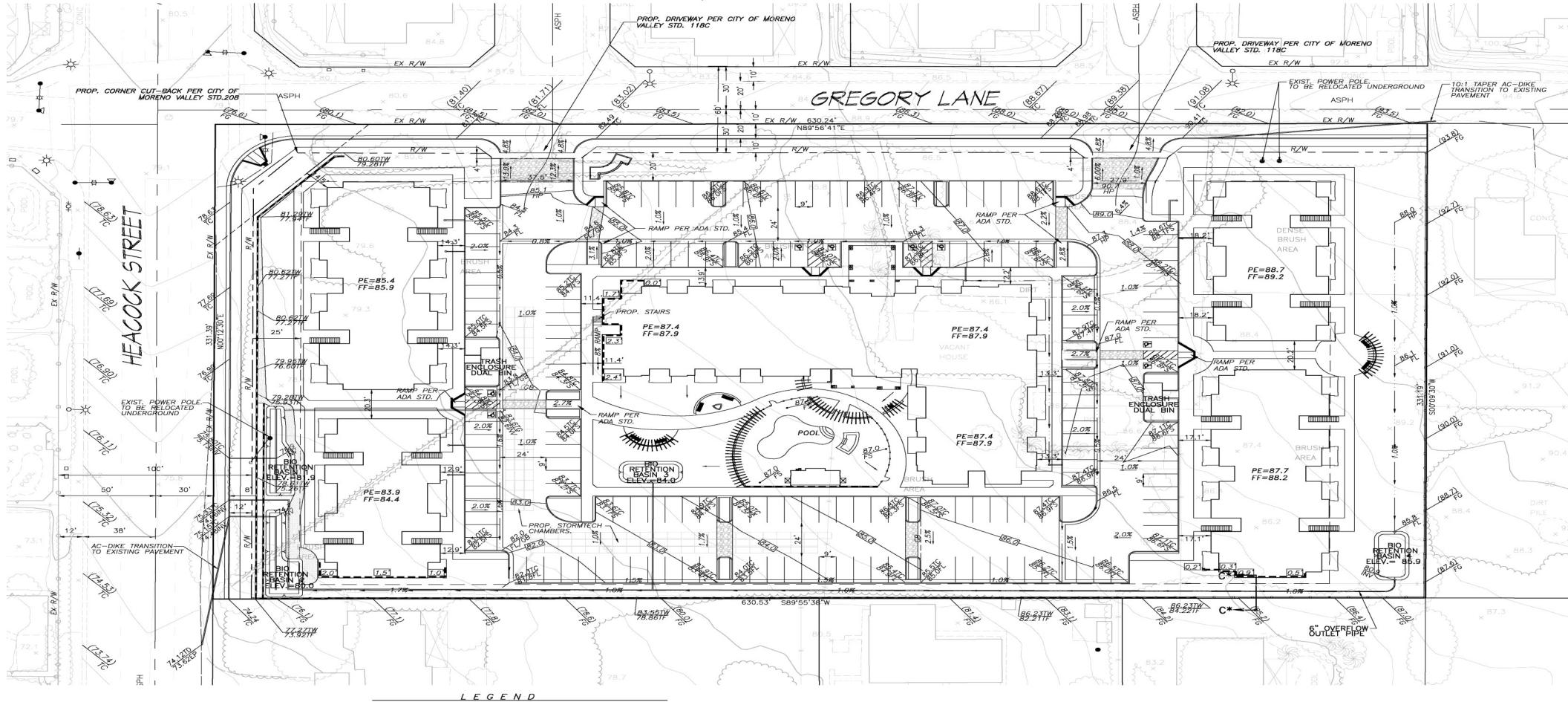
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IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
CONCEPTUAL GRADING PLAN
THE NORTH HALF OF LOT 48 OF MORENO ACRES, AS SHOWN BY MAP ON FILE IN BOOK
11 PAGE(S) 53 OF MAPS, IN THE OFFICE OF THE RIVERSIDE OF THE COUNTY OF
RIVERSIDE, STATE OF CALIFORNIA



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1 SOUTH ELEVATION - BUILDING TYPE C
SCALE: 1/8" = 1'-0"



2 PERSPECTIVE VIEW - BUILDING TYPE C
SCALE: 1/8" = 1'-0"

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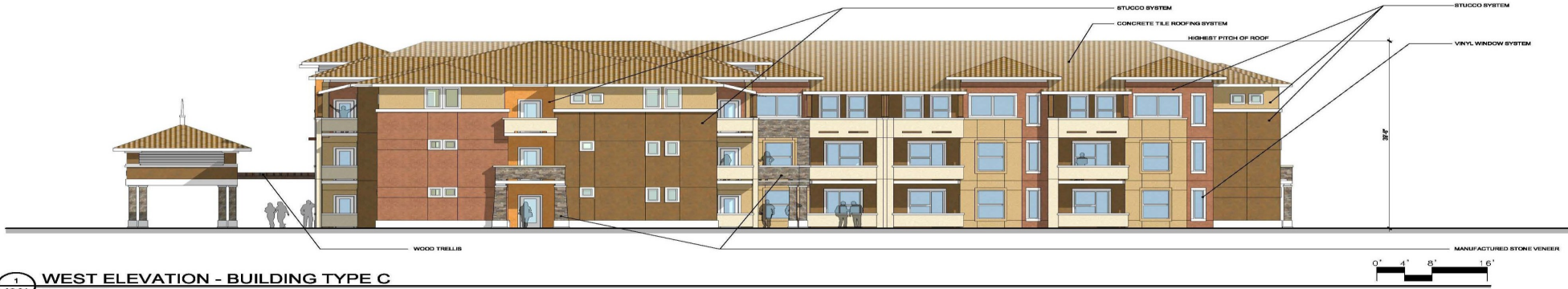
1 NORTH ELEVATION - BUILDING TYPE C
SCALE: 1/8" = 1'-0"



2 PERSPECTIVE VIEW - BUILDING TYPE C
SCALE: 1/8" = 1'-0"

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1 WEST ELEVATION - BUILDING TYPE C
SCALE: 1/8" = 1'-0"



2 PERSPECTIVE VIEW - BUILDING TYPE C
SCALE: 1/8" = 1'-0"

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