

HOFFMAN COMPANY EXCLUSIVE OFFERING

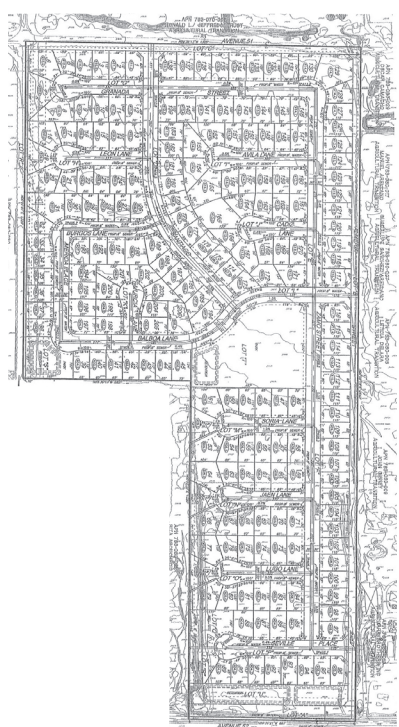
- PREVIOUSLY APPROVED TENTATIVE TRACT MAP FOR 206 RESIDENTIAL LOTS ON 60 ACRES (UP TO 212 TOTAL POTENTIAL UNITS)
- WITHIN APPROVED SPECIFIC PLAN | OTHER USES INCLUDE STR, AGRICULTURE OR CANNABIS* | OPPORTUNITY ZONE



60 ACRES | PREVIOUSLY APPROVED 206 SINGLE FAMILY LOTS (TTM)
WITHIN APPROVED BRANDENBURG BUTTERS SPECIFIC PLAN | UP TO 212 UNITS ALLOWED

OTHER POTENTIAL USES INCLUDE AGRICULTURE OR CANNABIS*
 CITY OF COACHELLA, CA | COACHELLA VALLEY | RIVERSIDE COUNTY

QUALIFIED OPPORTUNITY ZONE - SIGNIFICANT TAX BENEFITS AVAILABLE



Previously Approved Site Plan
 (206 Residential Lots)



Property Aerial View

COACHELLA 60 ACRES AT AVENUE 52 is located near I-10, and just east of the Hwy. 86 / Avenue 52 exit within the path of development, with uses that include single family residential, short-term rental (per City approval) or long-term rentals (BTR), agriculture, or potentially cannabis cultivation (per City approval). The City of Coachella has some of the best-selling residential projects in the entire Coachella Valley. This property was previously entitled for 206 Residential Tentative Tract Map Lots (7,000 sq. ft. min in size), and can yield up to 212± total lots. This property is also located near Jacqueline Cochran Airport, Thermal Club Race Track, and Coachella Music Festivals.

The latest conceptual/proposed plans for this future project include 188 single family lots with 7,000 to 10,000+ sq. ft. lots and amenities that include an Administration Office, Golf Course & Restaurant, Parking, Tennis Club, Dog Park, Garden & Stargazing, Art School, Ateliers, Yoga & Meditation Garden, Common Pool + Gym + Open Air Basketball Court, Open Air Cinema, Kid Playground, Fireplace & Barbeque Area, Hobby Garden, Open Air Beach Volleyball and CV Link Connection Area (all subject to change).

Coachella is called the “City of Eternal Sunshine” not just for the climate but also for the strong family values that helped it grow the best fertile agriculture land in the valley. Long before its name became synonymous with the largest outdoor music festival on the planet, agriculture was the vital thread of the town to an active community covering 29 square miles. Agriculture, residential, and light industry coexist within the city’s sphere with brand name companies like Coca-Cola, Peter Rabbit Farms and Ernie Ball Music Man, the venerable maker of guitars, basses, and strings.



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POTENTIAL
 RESIDENTIAL
 ARCHITECTURAL
 ELEVATIONS

