



CORONADO

Menifee, CA

Approved TM for 73
Detached Lots

Colliers



DAVID SANTISTEVAN
Senior Executive Vice President
Dir +1 619 994 8896
Lic No. 00913491
david.santistevan@colliers.com

CIARA TRUJILLO
Senior Vice President
Dir +1 949 279 0685
Lic No. 01800279
ciara.trujillo@colliers.com

ERIN MCKINLEY
Vice President
Dir +1 858-945-8227
Lic No. 01939372
erin.mckinley@colliers.com



03
THE
PROPERTY

06
SITE PLAN

08
AERIALS

11
COMPARABLES

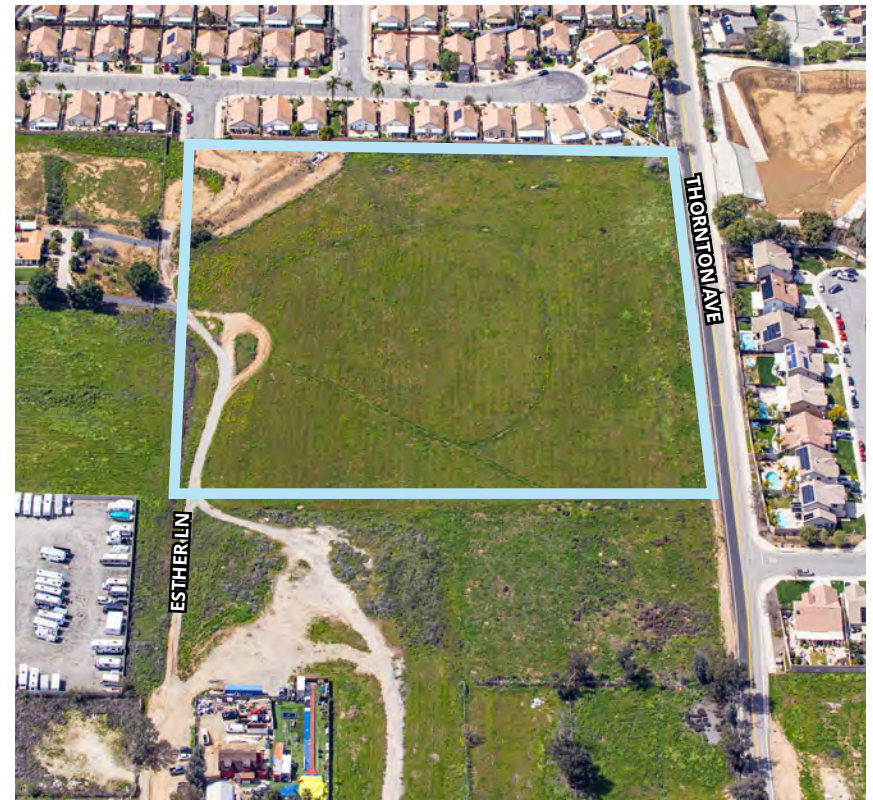


THE PROPERTY

9.66 Gross Acres (9.1 Net)
73 Detached Condo Lots
Homes sizes between
1,292 - 1,840 sq. ft.

PROJECT OVERVIEW

LOCATION	Esther Lane & Thornton, Sun City, CA 92586
APN'S	335-440-002 & -001
ACREAGE	9.66 Gross Acres 9.1 Net Acres
MUNICIPALITY	City of Menifee
ZONING	Low Medium Density Residential (5-8 du/acre)
ENTITLEMENTS	TM 38577 - Project was approved by planning commission on 2/28/24. Appeal period has expired and City Council approval not necessary.
PROJECT DESCRIPTION	73 Market Rate Lots w/ conceptual architecture
OFFSITE REQUIREMENTS	Frontage Improvements
PROJECT MIX	(15) 1,292 sf (single story) (19) 1,692 sf (two-story) (23) 1,785 sf (two-story) (16) 1,840 sf (two-story)
ESTIMATED FINISHING COSTS (BUYER TO CONFIRM)	\$16,136.11 development impact fees (see page 5) \$100K/lot in improvements \$5K/lot for final engineering
WATER / SEWER	Eastern Municipal Water District
FIRE	Riverside County Fire



CLICK FOR
DEVELOPMENT
IMPACT FEES



CLICK FOR
CONDITIONS OF
APPROVAL



ESTIMATED FEES

DIF MULTIFAMILY	\$6,032.00 Outside MDP - "no fee zone"
MSHCP FEE	\$3,635.00 Project fee based on City Letter: \$3,635 per acre current fee: \$3,947 less than 8 du/acre
STEPHEN'S KANGAROO RAT FEE	\$4,875.00 \$500 per gross acres
SCHOOL FEES	\$7,937.03 Perris Union High School \$1.34 Menifee Union \$3.45 SF
QUIMBY/PARK FEES	\$545.11 Based on 78 du, Quadrant 1 = \$39,793 for the project
TUMF MULTIFAMILY	\$6,580.00
ROAD BRIDGE BENEFIT DIST	\$501.00 Zone F - Menifee Valley
WATER FINANCIAL PARTICIPATION CHARGE	\$5,117.04 EMWD Equivalent Dwelling Unit Factor 0.69
RECYCLED WATER SUPPLY DEVELOPMENT FEE	\$278.07 EMWD Equivalent Dwelling Unit Factor 0.69
SEWER FINANCIAL PARTICIPATION CHARGE	\$2,398.44 EMWD Equivalent Dwelling Unit Factor 0.69
SEWER TREATMENT PLANT CAPACITY CHARGE	\$4,546.41 EMWD Equivalent Dwelling Unit Factor 0.69
CFD CREDIT SCHOOL FEES	(\$7,937.03)
CFD CREDIT DIF MULTIFAMILY	(\$6,032.00)
CFD CREDIT SEWER TREATMENT & FINANCIAL PARTICIPATION	(\$6,944.85)
CFD CREDIT WATER FINANCIAL PARTICIPATION & RECYCLED WATER SUPPLY	(\$5,395.11)

PER UNIT TOTAL COST ESTIMATE

\$16,136.11

City of Menifee

Location

73

No. of Units

9.66

Acres

Single-Family

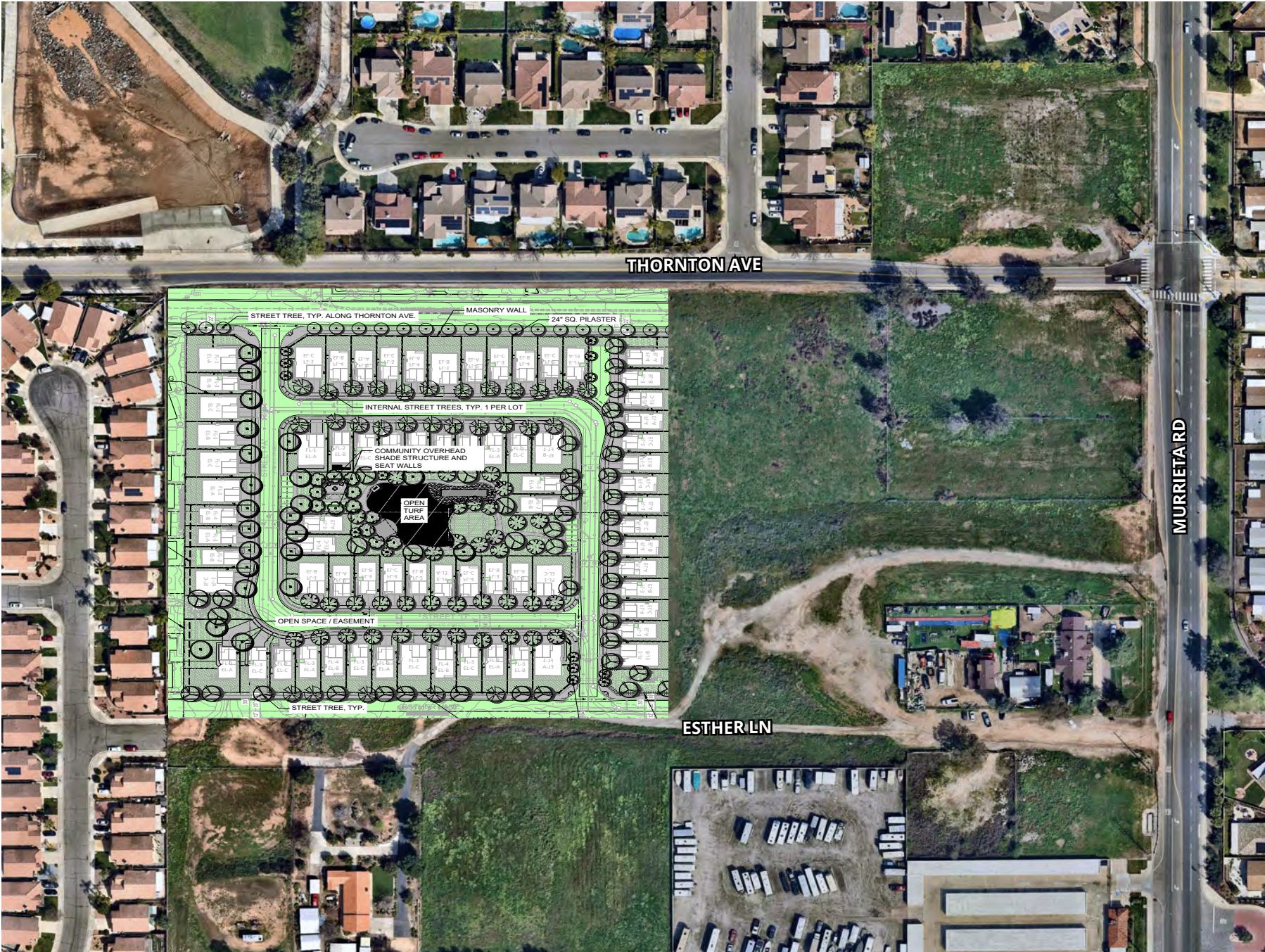
Product Type

1,700

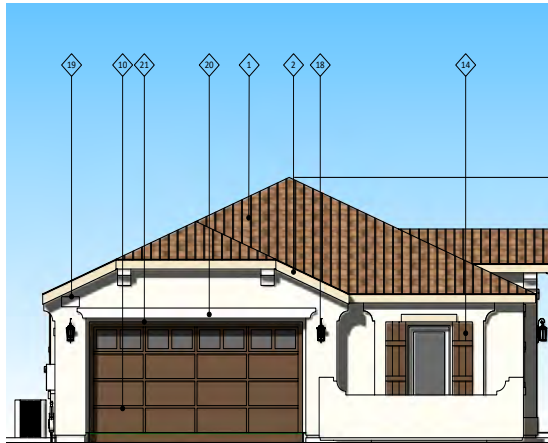
Product SF

CLICK FOR
PREAPPLICATION
LETTER





CLICK TO VIEW FULL
ARCHITECTURE PACKAGE



Front Elevation 1A - Color Scheme V



Front Elevation 2B - Color Scheme III



Front Elevation 3C - Color Scheme I



Front Elevation 4A - Color Scheme VI





RESALE COMPARABLES



30195 Honor Ct.

SQ FT	1,989
LOT SQ FT	4/3
BED/BATH	2019
YEAR BLT	\$635,000
SOLD PRICE	\$319.26
PP SF	\$130
HOA FEE MO.	\$3,500
SOLD DATE	10/30/2023



30375 Cherry Opal Lane

SQ FT	1,988
LOT SQ FT	2/2
BED/BATH	2018
YEAR BLT	\$610,000
SOLD PRICE	\$306.84
PP SF	\$99
HOA FEE MO.	\$1,744
SOLD DATE	10/2/2023



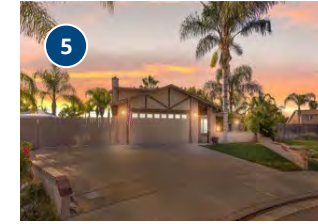
24223 Palomino Dr.

SQ FT	2,200
LOT SQ FT	3/2
BED/BATH	2022
YEAR BLT	\$715,000
SOLD PRICE	\$325.00
PP SF	\$137
HOA FEE MO.	\$3,947
SOLD DATE	11/20/2023



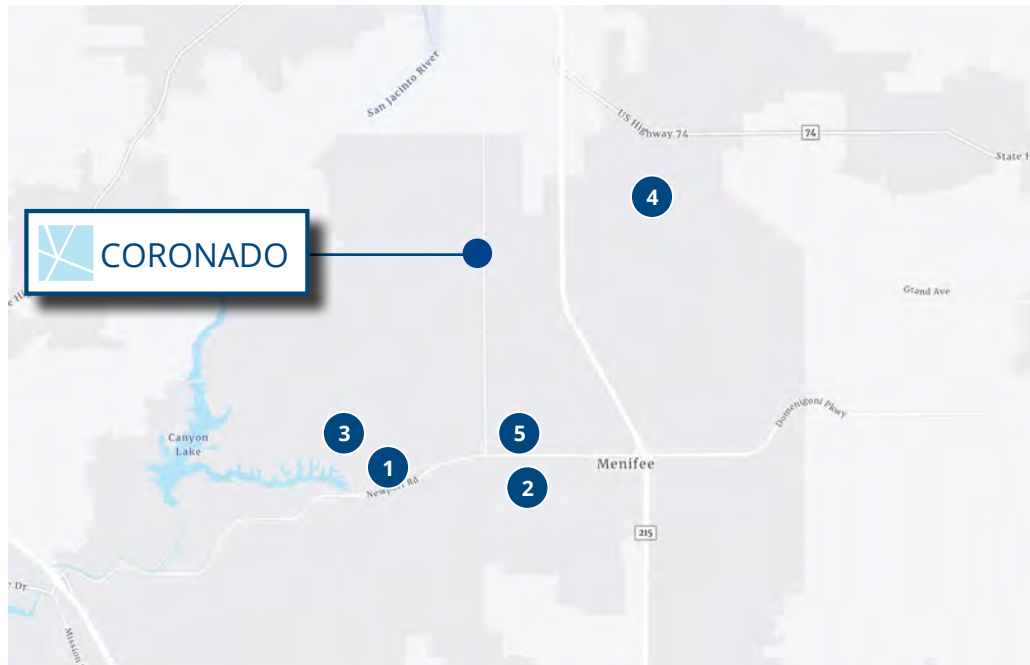
28324 Abbey Ln.

SQ FT	2,035
LOT SQ FT	4/2
BED/BATH	2023
YEAR BLT	\$620,448
SOLD PRICE	\$304.89
PP SF	\$89
HOA FEE MO.	\$2,486
SOLD DATE	11/24/2023



29736 Singing Wood Lane

SQ FT	1,934
LOT SQ FT	4/4
BED/BATH	1989
YEAR BLT	\$612,000
SOLD PRICE	\$316.44
PP SF	\$0
HOA FEE MO.	\$152
SOLD DATE	10/20/2023



2,029

Avg SF

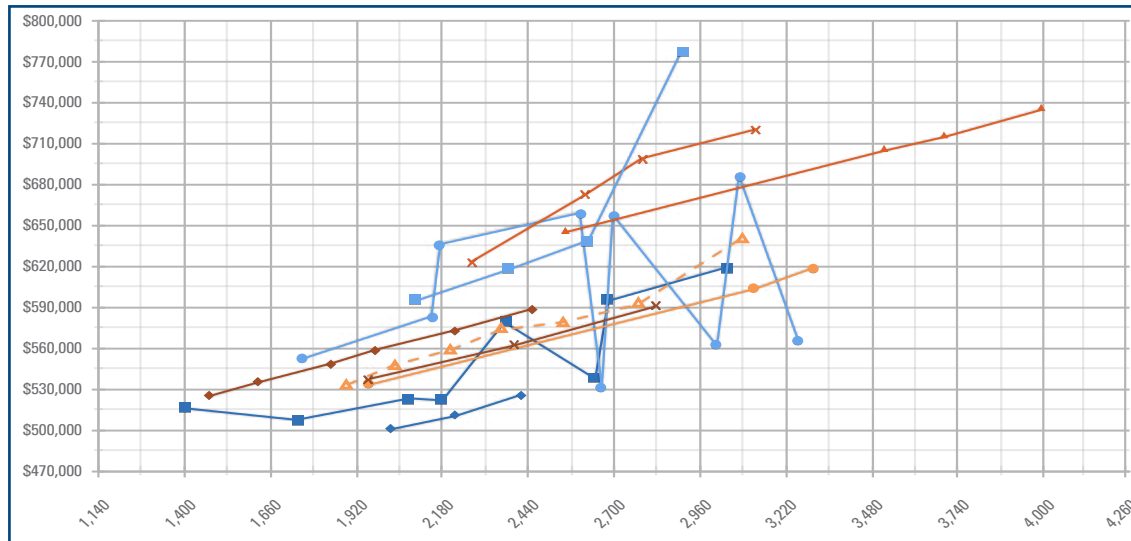
\$638,490

Avg Sold Price

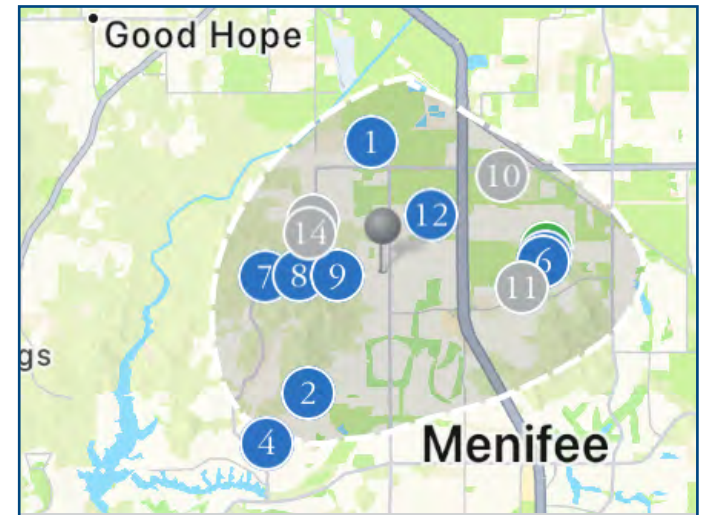
\$314.49

Avg PP SF

NEW HOME COMPARABLES



■	1	Seasons at Green Val...	Richmond A...	Perris	1,400 - 3,040	\$508K - \$620K	3.93	6,500
●	2	Sky View	Woodside Ho...	Menifee	1,755 - 3,256	\$532K - \$687K	3.66	9,000
▲	3	Persano at Shadow...	KB Home	Menifee	1,891 - 3,086	\$534K - \$641K	4.52	8,000
✕	4	Noble at Audie Mur...	Richmond A...	Menifee	2,270 - 3,130	\$624K - \$721K	3.29	7,200
◆	5	Oak Shade at Shado...	KB Home	Menifee	1,472 - 2,454	\$526K - \$590K	4.66	5,250
■	6	Durango at Shadow...	KB Home	Menifee	2,099 - 2,906	\$596K - \$779K	3.85	7,929
●	7	Greenway at Cimarr...	Pulte Homes	Perris	1,959 - 3,303	\$535K - \$620K	2.38	6,000
▲	8	Meadows at Cimarro...	Pulte Homes	Perris	2,550 - 3,994	\$646K - \$736K	2.98	7,000
✕	9	Pathway at Cimarro...	Pulte Homes	Menifee	1,959 - 2,824	\$538K - \$592K	2.67	7,000
	10	Pacific Parkview	Pacific Com...	Menifee	-	-	-	Detached
	11	Legado	Newport Paci...	Menifee	-	-	-	Detached
◆	12	The Village	Century Com...	Menifee	2,021 - 2,420	\$502K - \$527K	5.05	2,600
	13	Arbor at Cimarron...	Del Webb	Menifee	-	-	-	Detached
	14	Trellis at Cimarron...	Del Webb	Menifee	-	-	-	Detached
Averages:					1,938 - 3,041	\$554K - \$651K	3.70	6,648





DISCLAIMER: The CORONADO marketing package is provided for informational purposes only. Nothing contained herein is deemed to constitute an offer of sale or to impose upon Seller any obligation to sell and/or negotiate the sale of any parcel or property. Seller and Colliers International do not make any representation or warranty regarding the materials and information set forth in this marketing package, the factual accuracy of any such materials and information or the applicability of the materials and information to the CORONADO property. Seller reserves the right to make changes from time to time in any of the materials contained in or referred to in this marketing package. Any Buyer who enters into a written agreement to purchase the CORONADO project must make its own investigation regarding the accuracy of the materials and information contained herein, the status and/or availability of governmental approvals, including sewer, and costs to complete for the CORONADO project. Nothing contained herein is intended to limit, in any way, the scope of any due diligence investigation to be made by a Buyer with respect to the CORONADO property. By submitting an offer to purchase, Buyer affirms it will perform its own due diligence as allowed herein and will not rely on the materials and information contained herein.



CORONADO

Menifee, CA

DAVID SANTISTEVAN
 Senior Executive Vice President
 Dir +1 619 994 8896
 Lic No. 00913491
david.santistevan@colliers.com

CIARA TRUJILLO
 Senior Vice President
 Dir +1 949 279 0685
 Lic No. 01800279
ciara.trujillo@colliers.com

ERIN MCKINLEY
 Vice President
 Dir +1 858 945 8227
 Lic No. 01939372
erin.mckinley@colliers.com

