

THE HOFFMAN COMPANY

- ✔ OPPORTUNITY TO ACQUIRE NEW SINGLE FAMILY LOT PROJECT IN DESIRABLE ENTRY-LEVEL COACHELLA
- 💰 FOR-SALE HOMES OR “BUILD FOR-RENT” | PROVEN SALES & SUB-MARKET | LOW HOA COST PROPOSED



ENCANTO | AT VAN BUREN

119 SINGLE FAMILY LOTS IN PROCESS | 4,500 SF MIN. LOTS
2-STORY | PROPOSED 2,400, 2,650, & 2,900 SF HOMES | FOR-SALE HOMES OR BUILD-FOR-RENT
CITY OF COACHELLA, CA | COACHELLA VALLEY | RIVERSIDE COUNTY



CONCEPTUAL STREET SCENE RENDERING



CONCEPTUAL NEIGHBORHOOD RENDERING

ENCANTO AT VAN BUREN - COACHELLA directly adjacent to Coral Mountain Academy which is the #1 rated Elementary School with CVUSD, provides a “for-sale” homebuilder or “build-for-rent” developer with an opportunity to acquire 119 single family lots (currently in-process), within in a desirable entry-level quality community with a proposed low homeowners association (HOA) cost. With the adjacent City of Indio now severely supply-constrained, and with similar home values blending into the City of Coachella, Encanto provides an attractive diversified and defensive acquisition opportunity to employ over the coming years. The family-oriented city of Coachella is not only one of the fastest growing cities in Southern California, it also continues to offer one the best value proposition for residents and homebuilders in the Coachella Valley with home prices generally starting in the high-\$400k's and into the \$500k's which is the floor for new-home pricing in the Coachella Valley, and is still within the FHA limits. These perfectly sized single family lots will also maintain overall affordability. Encanto is one of the few remaining opportunities in the Coachella Valley for a homebuilder or BFR developer to capitalize on the severe lack of new entry-level home supply, and is currently the only notable upcoming Tentative Tract Map within the city. The property also offers easy site development with limited off-sites and 12” sewer and water lines both located on the adjacent Van Buren Street.

INDIO QUICK FACTS

Home Price Last 12 Months (Resale+ New) **38.5%** ↑

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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