

ABELIA ST

WASHINGTON ST

DENALI WAY | 11 LOTS

FINAL RECORDED MAP
French Valley/Winchester, Riverside County, CA

LENNAR

100 LOTS SOLD OUT 2016



YOSEMITE ST

DENALI WAY

BANDELLER RD

YATES RD

KJ Iovnanian

41 LOTS SOLD OUT 2016

OFFERING MEMORANDUM

THE
HOFFMAN
COMPANY

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An aerial photograph of a suburban neighborhood. In the foreground and middle ground, there are several residential streets with houses featuring red-tiled roofs. A large, irregularly shaped plot of land in the center of the neighborhood is currently undeveloped, showing dry, scrubby vegetation. To the right of this plot, there is a larger commercial or industrial area with several large buildings and a parking lot. The background shows more residential streets and some open fields.

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PROPERTY OVERVIEW

Property Summary

Denali Way is an excellent builder opportunity to purchase a final recorded map for 11 Single Family Residential lots located in the heart of French Valley/Winchester. Situated on a quiet cul-de-sac, these 11 lots boast expansive views of the Valley, and are within one of the highest rated school districts in all of Riverside County. The property is surrounded by all the amenities one needs, and is just minutes from Temecula Wine Country, Lake Skinner, local golf courses and downtown Temecula.

Assessors Parcel Number

476-250-(017-028)

Jurisdiction

Riverside County

Topography

Flat to gentle slope/rolling- Site is a balanced site (Seller)

Entitlements

- Approved TTM #32542
- Final Recorded Map #32542

Lot Sizes

Minimum- 8,490 sq ft

Average- 9,736 sq ft

Maximum- 10,650 sq ft

Price

\$798,000

Engineer

ACD Engineering, INC

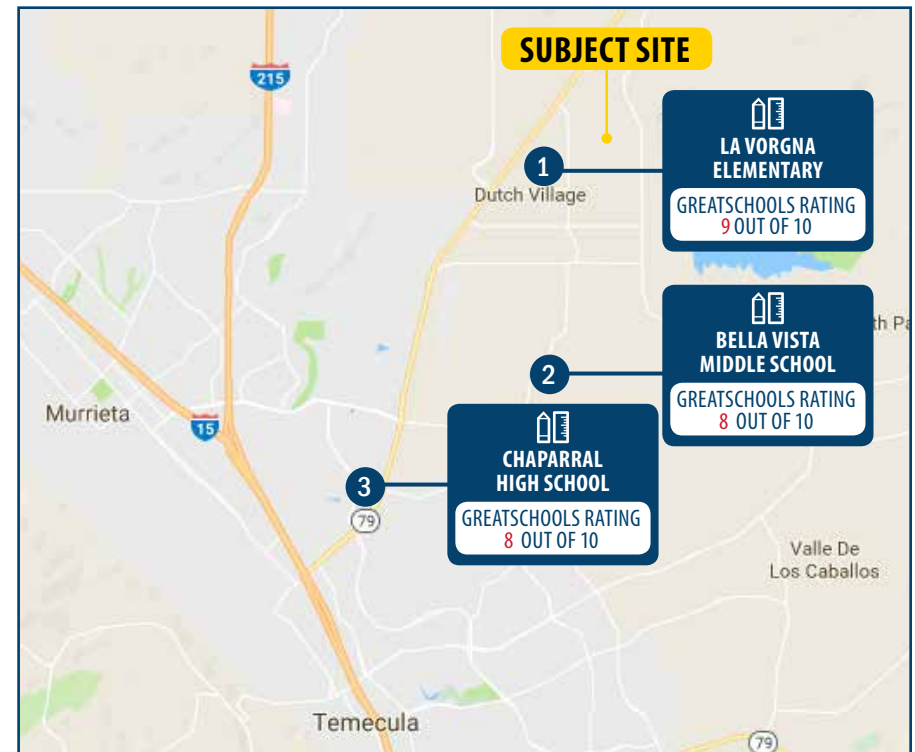
Utilities / Services *(All Utilities are available in street)*

Electric:	Socal Edison
Gas:	SoCal Gas Co.
Telephone:	Verizon
Sewer:	Eastern Municipal Water District
Water:	Eastern Municipal Water District

Schools

Temecula Unified School District

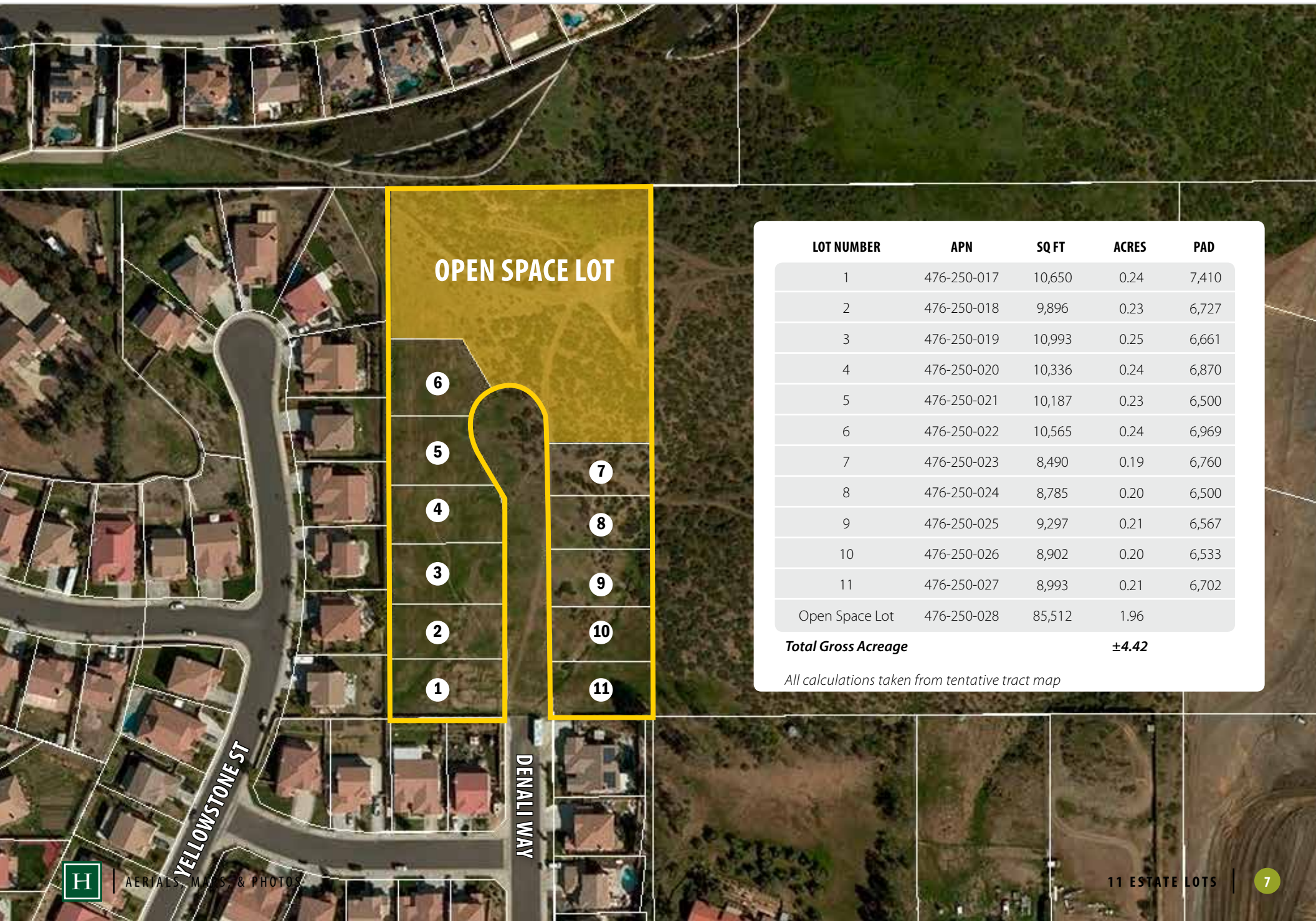
Susan La Vorgna Elementary	Bella Vista Middle School	Chaparral High School
31777 Algarve Avenue	31650 Browning Street	27215 Nicolas Road
Winchester, CA 92596	Murrieta, CA 92563	Temecula, CA 92591



An aerial photograph of a suburban neighborhood. In the foreground, there is a green field with yellow wildflowers. A wooden fence runs across the middle ground, separating the field from a row of houses. The houses have light-colored walls and red-tiled roofs. In the background, there are rolling hills under a cloudy sky.

2

AERIALS, MAPS, & PHOTOS



LOT NUMBER	APN	SQ FT	ACRES	PAD
1	476-250-017	10,650	0.24	7,410
2	476-250-018	9,896	0.23	6,727
3	476-250-019	10,993	0.25	6,661
4	476-250-020	10,336	0.24	6,870
5	476-250-021	10,187	0.23	6,500
6	476-250-022	10,565	0.24	6,969
7	476-250-023	8,490	0.19	6,760
8	476-250-024	8,785	0.20	6,500
9	476-250-025	9,297	0.21	6,567
10	476-250-026	8,902	0.20	6,533
11	476-250-027	8,993	0.21	6,702
Open Space Lot	476-250-028	85,512	1.96	
Total Gross Acreage			±4.42	
All calculations taken from tentative tract map				



MAR 05 2014
Feb 2014





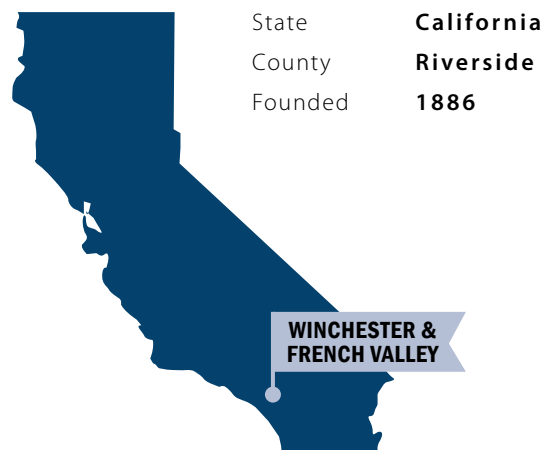




An aerial photograph showing a landscape with a green field in the foreground, a dense residential area with many houses in the middle ground, and hills in the background under a cloudy sky.

3

AREA OVERVIEW



Source: wikipedia.org



POPULATION (2017)

Total Population	2,530
No. of Households	757
Median Household Income	\$69,662
Homeownership Rate	73.1%
Median Age	33.2

Source: Zonda



WEATHER

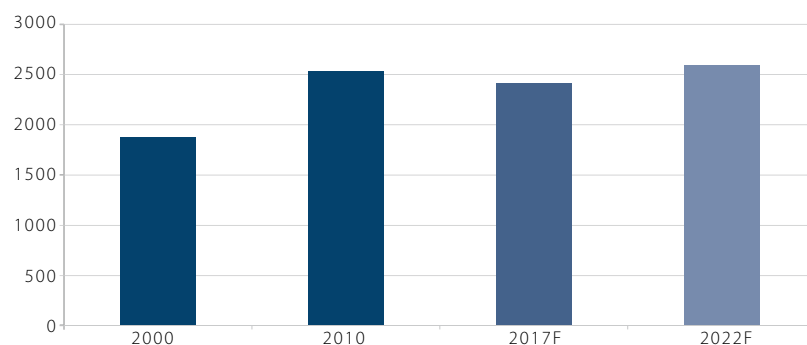
January Average	High 24°, Low 6°
July Average	High 80°, Low 60°
Precipitation	September 3.84"

Source: intellicast.com

TOTAL POPULATION

2,530

Historical Annual Growth	-0.7%
Forecasted Annual Growth	1.5%



Source: Zonda; US Census; Nielsen; Meyers Research LLC

MAJOR EMPLOYERS

U.S. Marine Corps. Air Ground Combat Center	16,266
Stater Brothers Markets	13,804
Loma Linda University	12,851
Wal-Mart Stores, Inc.	12,263
Kaiser Permanente	9,592

EMPLOYMENT BY SECTOR

20.9%	Trade, Transport & Utilities	6.6%	Manufacturing
19.0%	Government	3.5%	Other
14.2%	Education & Health	3.4%	Finance
13.3%	Hospitality	1.0%	Information
10.3%	Professional & Business Services	0.2%	Natural Resource Mining
7.8%	Construction		

Source: Zonda; US Census; Nielsen; Meyers Research LLC



1 **SUSAN LA VORNA
ELEMENTARY SCHOOL (K-5)**
31777 Algarve Avenue
Winchester, CA 92596
T (951) 294-6385
2013 API Score: 872

Great
Schools
Rating

9
out of 10

2 **BELLA VISTA
MIDDLE SCHOOL (6-8)**
31650 Browning Street
Murrieta, CA 92563
T (951) 294-6600
2013 API Score: 871

Great
Schools
Rating

8
out of 10

3 **CHAPARRAL
HIGH SCHOOL (9-12)**
27215 Nicolas Road
Temecula, CA 92591
T (951) 695-4200
2013 API Score: 823

Great
Schools
Rating

8
out of 10





Area Attraction Map



POINTS OF INTEREST

- 1 Lake Perris State Recreation Area
- 2 Diamond Valley Lake
- 3 Lake Elsinore
- 4 Lake Skinner County Park
- 5 Perris Auto Speedway
- 6 Temecula Valley Wine Country
- 7 Orange Empire Railway Museum
- 8 Dos Lagos Shops/Golf Course
- 9 Corona Crossing
- 10 Glen Ivy Hot Springs Spa
- 11 Tom's Farms
- 12 Lake Elsinore Outlets
- 13 Old Town Temecula
- 14 Pechanga Resort & Casino
- 15 Menifee Lakes Country Club
- 16 The Golf Club at Rancho California
- 17 Bear Creek Golf Club
- 18 Temeku Hills Golf Club & Country Club
- 19 Canyon Lake Golf Course & Country Club
- 20 Hot Air Balloon Temecula
- 21 Corona Lake
- 22 Loma Linda University Med Center



French Valley is a valley in southwestern Riverside County, near the cities and communities of Hemet, Winchester, and Temecula in the state of California, United States. It is part of the Plains of Leon, contiguous with the Perris Plain, that drains into the Temecula Basin by means of tributaries of the Santa Margarita River. Other places nearby include the Skinner Reservoir in the Lake Skinner Park, and Diamond Valley Lake.

French Valley is conveniently located within 10 minutes of nearby cities Temecula and Murrieta as well as the 215 and 15 freeway. French Valley is also less than 15 minutes from the Temecula Valley Wine Country and Old Town Temecula. French Valley is considered to be in the greater Inland Empire region of Southern California. It boasts mild winters with highs in the 60's and overnight lows in the 40's. The summers are very warm with temperatures averaging 102 but sometimes soaring up to 107. French Valley's schools are in the Temecula Valley Unified School District.

Source: https://en.wikipedia.org/wiki/French_Valley



LAKE SKINNER

Lake Skinner is a popular recreation area, featuring sailing, fishing, swimming, horseback riding and hiking. The Lake Skinner recreational area includes 1,400 acres of surface water and 300 acres of lakeside parkland, features 158 RV sites and 300 developed campsites, and is the site of the annual Temecula Valley Balloon & Wine Festival, and the Solar Cup competition.

www.rivcoparks.org/lake-skinner-recreation-area/



TEMECULA VALLEY WINE COUNTRY

A leisure drive, 20 miles south of Winchester is Southern California's wine country. Rural in nature, sustainable in farming practices and including an agricultural preserve known as the Citrus/Vineyard zone, the Temecula Valley is widely recognized as the 'jewel' of Riverside County.

www.temeculawines.org



BALLOON & WINE FESTIVAL

Just 14 miles south of the site is the well known annual Temecula Valley Balloon & Wine Festival. The Festival Association returns proceeds to multiple community organizations. The festival has become a celebration of life with flavor and appeal for everyone and has become the premier event in the beautiful Temecula Valley.

www.tvbwf.com



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MARKET OVERVIEW

Active New Home Projects | Minimum 8,000 Sq. Ft. Lots

May 2018 | Source: Zonda Meyers Research

MAP KEY	PROJECT NAME	BUILDER	LOT SIZE	UNIT SIZE	PRICE	TOTAL LOTS	LOTS SOLD	AVG. SALES RATE	SCHOOL DISTRICT	TAX RATE	HOA
1	Horizon at Morningstar Ranch/Phase 2	CalAtlantic	8,000	2,909-3,369	\$458,740-\$503,600	179	154	3.34	Temecula	1.90%	\$52.00
2	Sunrise at Morningstar Ranch/Phase 2	CalAtlantic	8,750	2,560-2,998	\$438,360-\$481,920	95	53	4.18	Temecula	1.90%	\$52.00
3	Alure	KB Home	9,000	2,329-2,913	\$433,990-\$465,990	51	13	3.26	Temecula	1.90%	\$0.00
4	Meadowlark	Pulte	10,000	3,253-4,403	\$599,990-\$707,990	113	110	2.58	Murrieta	1.20%	\$0.00
AVERAGE			8,938	2,762-3,421	\$482,770 - \$539,875			3.22			\$26.00



Active New Home Projects | Price Graph

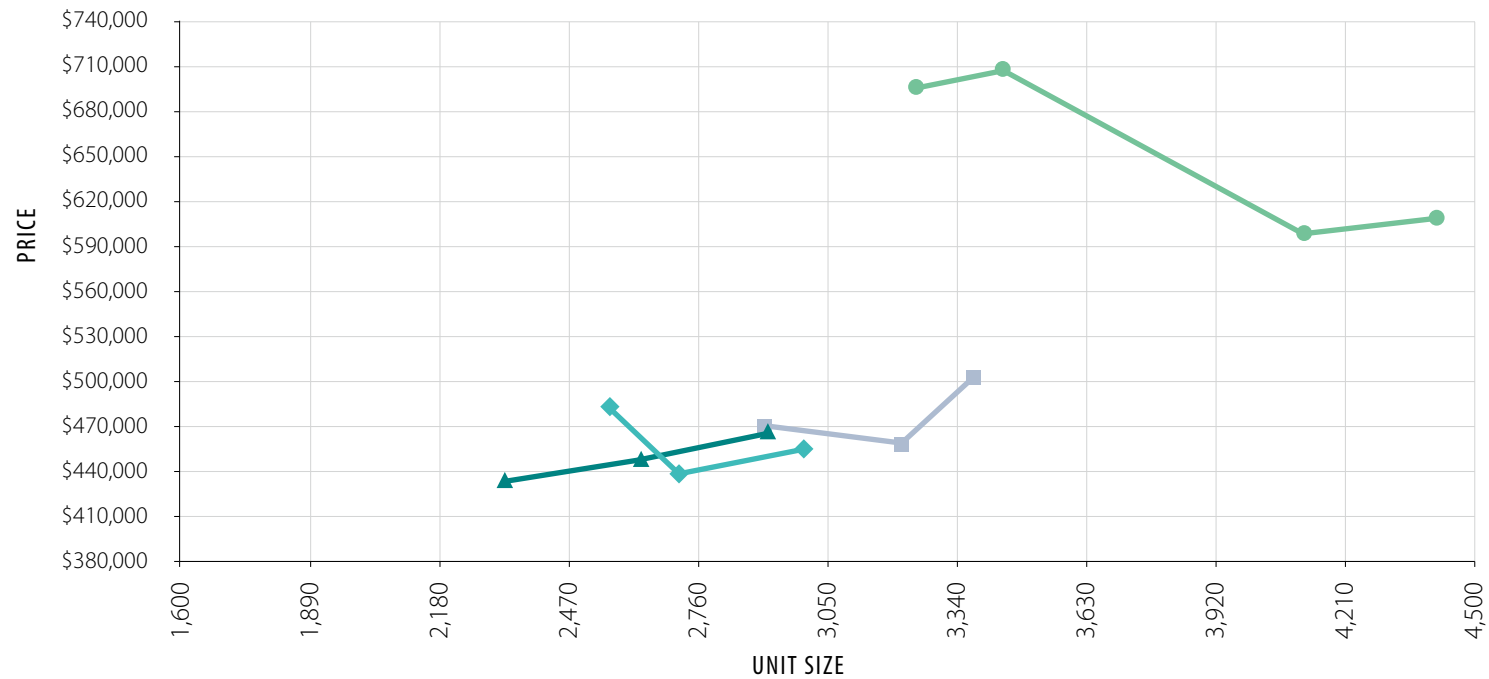


CHART KEY	PROJECT NAME
	Horizon at Morningstar Ranch/Phase 2
	Sunrise at Morningstar Ranch/Phase 2
	Alure
	Meadowlark

Sold Out New Home Projects | Minimum 8,000 sq ft lots

May 2018 | Source: Zonda Meyers Research

MAP KEY	PROJECT NAME	BUILDER	LOT SIZE	UNIT SIZE	PRICE	TOTAL LOTS	LOTS SOLD	AVG. SALES RATE	SCHOOL DISTRICT	TAX RATE	HOA	SOLD DATE
1	Willow Ridge	Lennar	8,636	2,651-4,121	\$417,490-\$539,143	101	101	4.39	Temecula	1.90%	\$56.00	12/15/2017
2	Liberty at Morningstar Ranch	Brookfield	9,000	3,120-4,157	\$489,900-\$537,500	103	103	3.17	Temecula	1.90%	\$36 & \$48	1/19/2017
3	Sunrise at Morningstar Ranch/Phase 1	CalAtlantic	8,750	2,560-2,998	\$430,105-\$442,340	93	93	2.97	Temecula	1.90%	\$52.00	10/20/2016
4	Vineyard Heights	K Hovnanian	10,000	3,184-4,171	\$438,990-\$463,990	41	41	2.14	Temecula	1.48%	\$100.00	9/27/2016
AVERAGE			9,097	2,878 - 3,862	\$444,121-\$495,743			3.17			\$69.33	



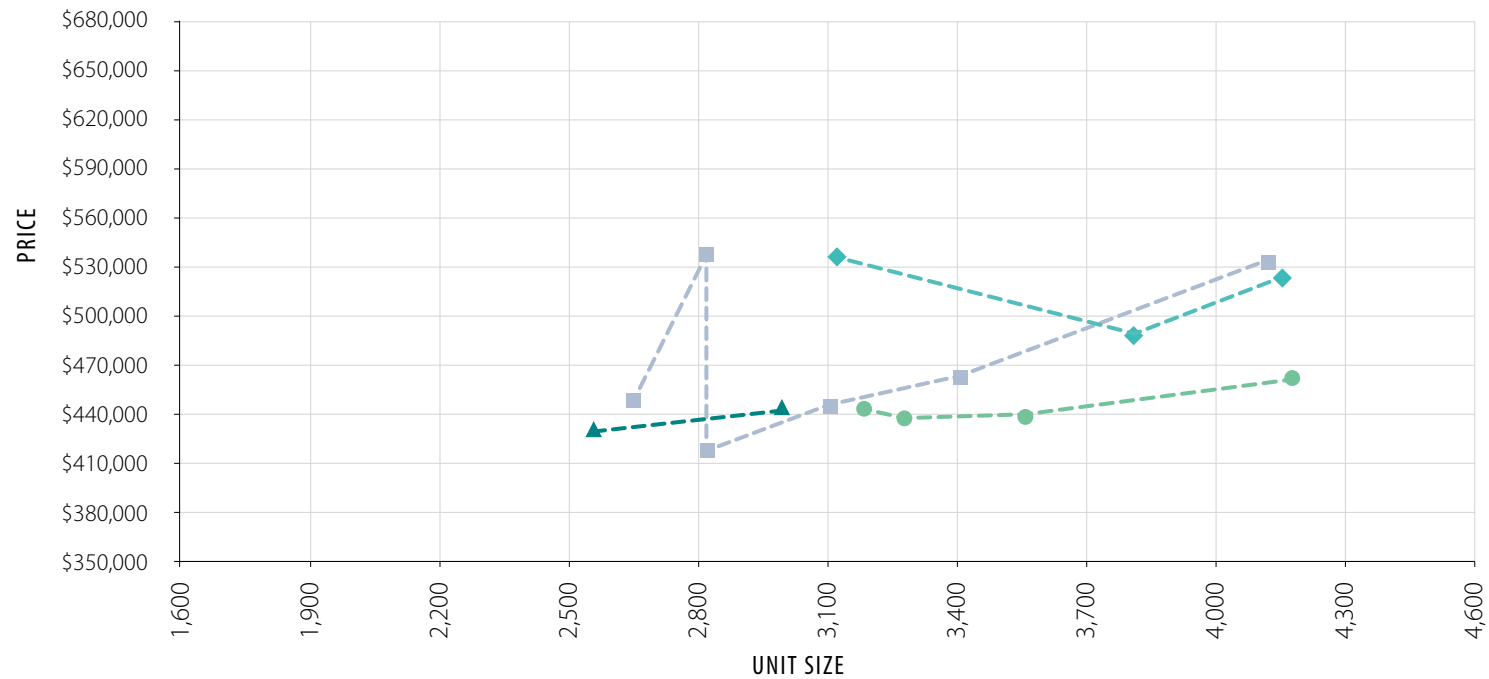
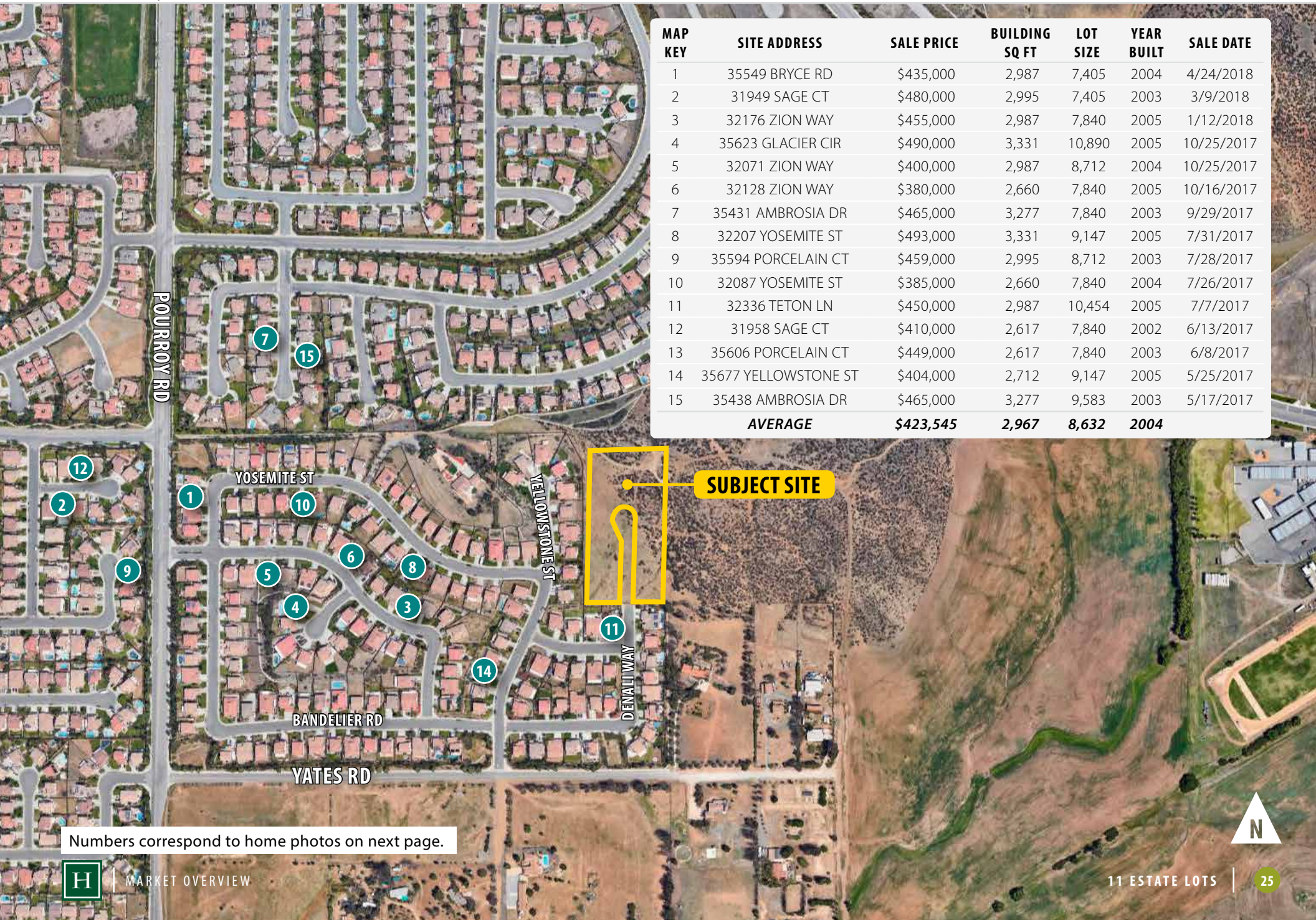


CHART KEY	PROJECT NAME
	Willow Ridge
	Liberty at Morningstar Ranch
	Sunrise at Morningstar Ranch/Phase 1
	Vineyard Heights

Nearby Resale Closing | Minimum 8,000 Sq. Ft. Lots

May 2018 | Source: Redfin.com

MAP KEY	SITE ADDRESS	SALE PRICE	BUILDING SQ FT	LOT SIZE	YEAR BUILT	SALE DATE
1	35549 BRYCE RD	\$435,000	2,987	7,405	2004	4/24/2018
2	31949 SAGE CT	\$480,000	2,995	7,405	2003	3/9/2018
3	32176 ZION WAY	\$455,000	2,987	7,840	2005	1/12/2018
4	35623 GLACIER CIR	\$490,000	3,331	10,890	2005	10/25/2017
5	32071 ZION WAY	\$400,000	2,987	8,712	2004	10/25/2017
6	32128 ZION WAY	\$380,000	2,660	7,840	2005	10/16/2017
7	35431 AMBROSIA DR	\$465,000	3,277	7,840	2003	9/29/2017
8	32207 YOSEMITE ST	\$493,000	3,331	9,147	2005	7/31/2017
9	35594 PORCELAIN CT	\$459,000	2,995	8,712	2003	7/28/2017
10	32087 YOSEMITE ST	\$385,000	2,660	7,840	2004	7/26/2017
11	32336 TETON LN	\$450,000	2,987	10,454	2005	7/7/2017
12	31958 SAGE CT	\$410,000	2,617	7,840	2002	6/13/2017
13	35606 PORCELAIN CT	\$449,000	2,617	7,840	2003	6/8/2017
14	35677 YELLOWSTONE ST	\$404,000	2,712	9,147	2005	5/25/2017
15	35438 AMBROSIA DR	\$465,000	3,277	9,583	2003	5/17/2017
AVERAGE		\$423,545	2,967	8,632	2004	



Numbers correspond to home photos on next page.



1
35549 BRYCE RD
\$435,000 2,987 SQ. FT.



2
31949 SAGE CT
\$480,000 2,995 SQ. FT.



3
32176 ZION WAY
\$455,000 2,987 SQ. FT.



4
35623 GLACIER CIR
\$490,000 3,331 SQ. FT.



5
32071 ZION WAY
\$400,000 2,987 SQ. FT.



6
32128 ZION WAY
\$380,000 2,660 SQ. FT.



7
35431 AMBROSIA DR
\$465,000 3,277 SQ. FT.



8
32207 YOSEMITE ST
\$493,000 3,331 SQ. FT.



9
35594 PORCELAIN CT
\$495,000 2,995 SQ. FT.



10
32087 YOSEMITE ST
\$385,000 2,660 SQ. FT.



11
32336 TETON LN
\$450,000 2,987 SQ. FT.



12
31958 SAGE CT
\$410,000 2,617 SQ. FT.



13
35606 PORCELAIN CT
\$449,000 2,617 SQ. FT.



14
35677 YELLOWSTONE ST
\$404,000 2,712 SQ. FT.



15
35438 AMBROSIA DR
\$465,000 3,277 SQ. FT.



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