

MATTHEWS™



LOCATED IN THE GROWING INLAND EMPIRE CITY OF HEMET, CA

WINSTON COURT APARTMENT HOMES

OFFERING MEMORANDUM

Fully Entitled*, ±6.22-Acre Development Opportunity |
With Tentative Tract Map for 80 Apartment Homes



EXCLUSIVELY LISTED BY

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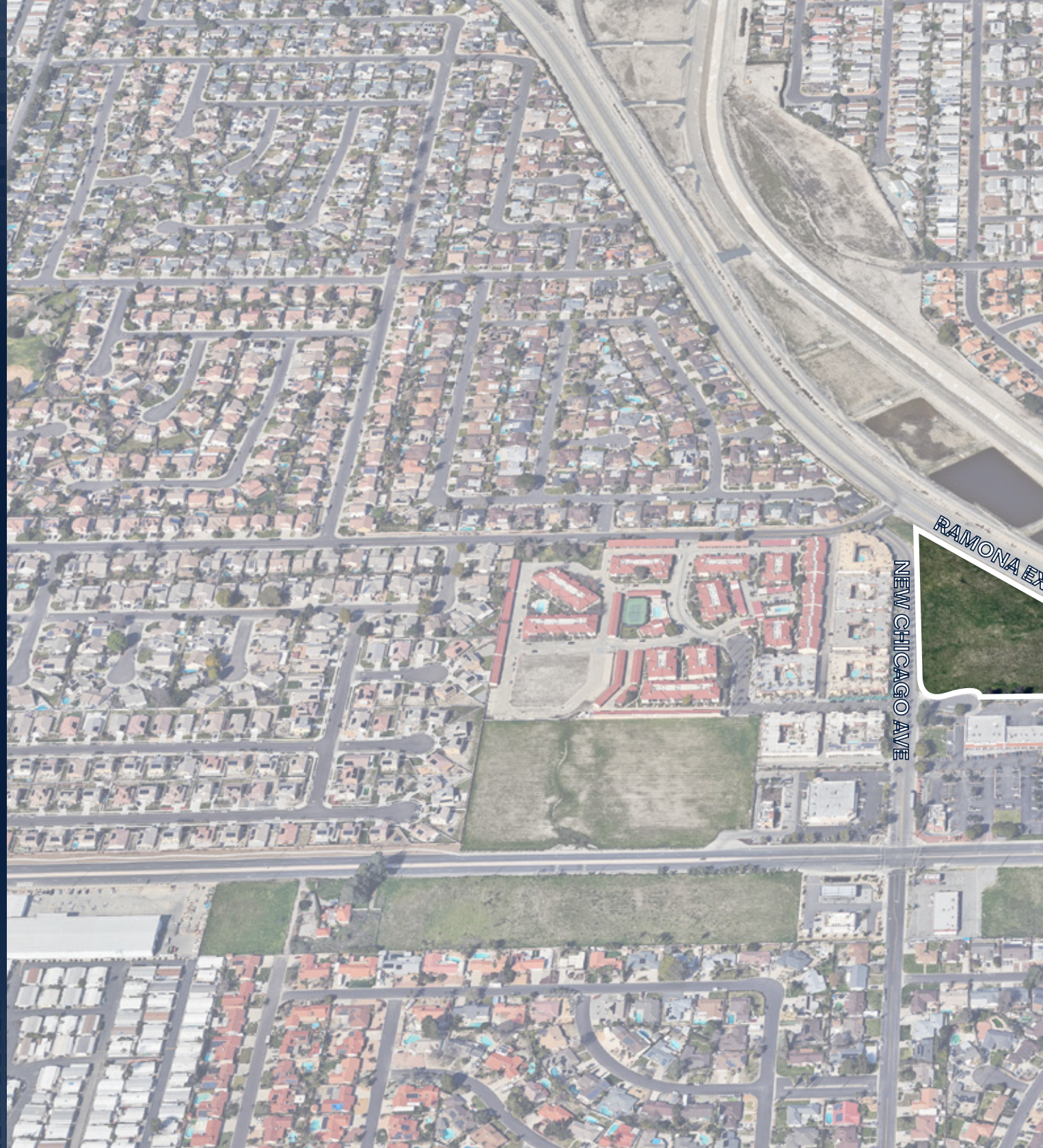




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APY ±19,570 VPD





01

EXECUTIVE SUMMARY

THE OFFERING



Matthews Real Estate Investment Services™ and C4 Commercial, as the exclusive listing agents, are pleased to present the opportunity to acquire Winston Court Apartment Homes, a fully entitled* ±6.22-acre multifamily development site in the growing Inland Empire city of Hemet, California.

This project is entitled for 80 apartment units within a gated, garden-style community, providing a rare opportunity for development in a market with strong rental demand and limited new supply.

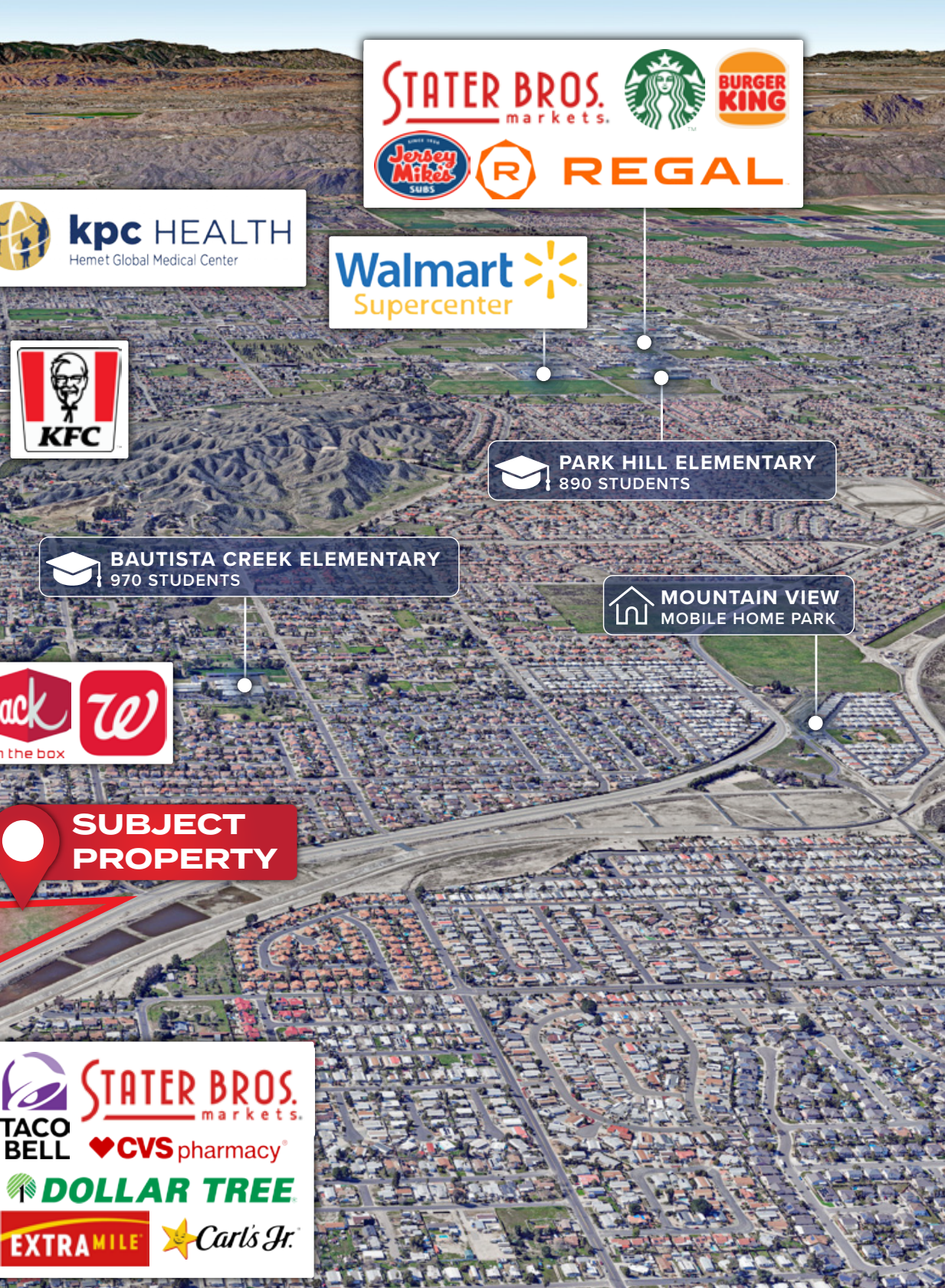
All entitlements have been secured, significantly reducing development risks and timelines. This offering includes the opportunity to secure the entitlements for site development, including an adopted comprehensive landscape plan, fencing plan, architectural plans, and elevation drawings.

Winston Court's community plan includes a mix of **thoughtfully designed 1-, 2-, and 3-bedroom floor plans** distributed across multiple two-story buildings. The site also features a **central recreational facility, landscaped open spaces, and private garages**—offering residents comfort, convenience, and a strong sense of place.

Strategically located **near retail corridors and major employers in the Hemet-San Jacinto Valley**, the property benefits from direct access to Florida Avenue (State Route 74), connecting residents to nearby cities, regional employment hubs, and lifestyle amenities. Hemet is home to a growing population and a stable renter demographic, making Winston Court well-positioned to meet ongoing demand for quality rental housing.

With full entitlements ready to be transferred and site planning approvals, **Winston Court represents a unique opportunity for multifamily developers to deliver much-needed housing in a market poised for long-term growth.** The offering provides immediate entry into Riverside County's underserved rental market with minimal upfront entitlement work.





OFFERING SUMMARY

Address	0 New Chicago Ave
City, ST, Zip Code	Hemet, CA 92544
Lot Size	±6.22 AC
APN	549-090-036
Zoning	R-3 (Multiple Family Residential)
Entitlement Status	Fully Entitled (Approved Site Plan, Landscape Plan, Architecture, etc.)*



INVESTMENT HIGHLIGHTS

Fully Entitled Apartment Development Opportunity | Winston Court is a ±6.22-acre infill development site being delivered fully entitled for an 80-unit gated apartment community. All planning approvals have been secured, including site plan, landscape design, building elevations, and recreational amenities—providing developers with a clear path to construction.*

Underserved Rental Market with Strong Demand Drivers | Hemet's growing population, aging housing stock, and limited new apartment deliveries have created strong pent-up demand for high-quality rental housing. Winston Court meets this need with a modern, amenity-rich community offering a mix of 1-, 2-, and 3-bedroom units in a secure, gated setting.

Strategic Location in a High-Growth Inland Empire Submarket | The site is located along Florida Avenue (State Route 74), a major arterial road with access to regional job centers in Riverside, Moreno Valley, and Temecula. Proximity to healthcare, education, and public transit makes the location ideal for a diverse tenant base, including professionals, students, and families.

Comprehensive Community Design with Modern Amenities | The approved plans include a leasing/recreational building, landscaped open space, and private garages—all contributing to long-term renter appeal and operational efficiency. The thoughtful site design reflects a commitment to quality, community, and livability.

Attractive Opportunity in a Supply-Constrained Market | There are few active multifamily development opportunities in Hemet with full entitlements in place. Winston Court represents a rare chance to deliver much-needed housing in one of Southern California's most competitively priced and fastest-growing submarkets.



DRIVING DISTANCE FROM SUBJECT PROPERTY

Temecula Wine Country.... ±32 Miles
Historic Downtown..... ±34 Miles



SUBJECT PROPERTY



INLAND EMPIRE LOCATION

Hemet is strategically located in the heart of the Inland Empire, one of the fastest-growing regions in Southern California. Known for its affordability, expanding population, and proximity to key employment corridors, Hemet serves as a residential anchor in Riverside County. The city offers strong appeal to working families, healthcare professionals, and retirees seeking modern housing options within reach of major job centers.

Winston Court is ideally situated along Florida Avenue (State Route 74), providing direct access to nearby communities such as San Jacinto, Menifee, and Perris, and connecting residents to Interstate 215 and State Route 79. These corridors link Hemet to the broader Riverside-San Bernardino-Ontario metropolitan area—home to major employers in logistics, warehousing, education, and healthcare.

The Inland Empire has experienced significant migration from coastal counties due to rising housing costs, making well-located, high-quality rental communities like Winston Court increasingly valuable. The region's affordability, coupled with new infrastructure investments and job growth, continues to attract both residents and developers.

The site is also in close proximity to a wide array of regional amenities and institutions, including:

- **Hemet Valley Medical Center** | ±1.5 miles east
- **Mt. San Jacinto College** | ±3 miles north
- **Western Science Center & Diamond Valley Lake** | ±4 miles southwest
- **Soboba Casino Resort** | ±6 miles northeast
- **Retail at Page Plaza, Hemet Valley Mall, and Walmart Supercenter** | All within ±2 miles
- **Major Employers in Perris, Menifee & Moreno Valley** | Within a ±20-30 minute drive
- **Proximity to Temecula Wine Country & Historic Downtown** | ±30 minutes southwest

Winston Court offers a rare opportunity to develop in a maturing residential market with regional connectivity, growing demand, and ample supporting infrastructure.

DEMAND FOR MULTIFAMILY DEVELOPMENT

The Inland Empire continues to experience some of the strongest population growth and housing demand in Southern California. Driven by significant in-migration from coastal counties, rising homeownership costs, and expanding employment bases, cities like Hemet have become increasingly attractive to renters seeking affordability without sacrificing quality of life.

Hemet, specifically, is experiencing a shortage of professionally managed, amenitized apartment communities. The local rental stock is dominated by older, dated properties with minimal new development delivered in recent years. Winston Court directly addresses this gap with a fully entitled, shovel-ready 80-unit gated community offering modern design, recreational space, and private garages—features rarely found in the area.

Across Riverside County, multifamily occupancy remains high and rents have shown consistent upward pressure. Renters are increasingly drawn to new product offering safety, aesthetics, and access to key services. Hemet's affordability, coupled with its proximity to Menifee, Moreno Valley, and Temecula job corridors, further supports sustained leasing demand.

Recent development constraints—including rising construction costs, longer entitlement timelines, and limited available infill land—have restricted new supply, creating favorable market conditions for well-positioned, entitled residential projects like Winston Court. With no comparably planned gated communities actively leasing or under construction in Hemet, Winston Court is well poised to meet pent-up demand in a market with limited direct competition.

The tenant profile in Hemet includes working professionals, young families, retirees, and healthcare workers, many of whom are priced out of nearby cities or commuting long distances. This demand diversity adds leasing stability and positions Winston Court as a compelling investment for developers seeking velocity and long-term rent growth.

With full entitlements*, attractive unit mix, and modern community design, Winston Court offers developers a rare opportunity to deliver institutional-quality product in one of Southern California's most affordable, high-growth markets.

BAYWOOD AT MORGAN CROSSING



AVG PRICE: \$518,990 / \$655,893 PSF

BUILT IN 2024

CANTER AT MORGAN CROSSING



AVG PRICE: \$493,990 / \$567,384 PSF

BUILT IN 2024

**SUBJECT
PROPERTY**



ALTA AT MCSWEENEY FARMS



AVG PRICE: \$511,560 / \$608,735 PSF
BUILT IN 2024

**SOLTERA AT
MCSWEENEY FARMS**



AVG PRICE: \$479,990 / \$528,341 PSF
BUILT IN 2024





02

SITE OVERVIEW

WINSTON COURT APARTMENT HOMES

Winston Court represents a fully entitled* multifamily development opportunity encompassing **80 garden-style apartment units across ±6.22 acres**. The site is **approved for** featuring a mix of one-, two-, and three-bedroom floor plans designed across multiple two-story buildings. Full discretionary approvals, including **architectural, landscaping development plans, have been secured**. This project eliminates entitlement uncertainty and provides a clear path to immediate development.



SITE SUMMARY

Address

City, ST, Zip Code

Lot Size

APN

Zoning

R-3 (Multi-Family)

Entitlement Status

Fully Entitled
Landscape

UNIT MIX

UNIT TYPE	# OF UNITS	AVG SF	RENTAL RANGE	AVERAGE RENT	CURRENT RENT/SF
Plan A (2B/2B)	8	870	\$2,100 - \$2,100	\$2,100	\$2.41
Plan B (2B/2B)	48	1,052	\$2,200 - \$2,200	\$2,200	\$2.09
Plan C (3B/2B)	24	1,254	\$2,500 - \$2,500	\$2,500	\$1.99
TOTAL/WEIGHTED AVERAGES				\$2,280	\$2.08

or a gated community
g, recreational, and site

0 New Chicago Ave

Hemet, CA 92544

±6.22 AC

549-090-036

iple Family Residential)

d* (Approved Site Plan,
Plan, Architecture, etc.)

**MONTHLY
INCOME**

\$16,800

\$105,600

\$60,000

\$182,400

PARKING

	COUNT
Garages	80
Area	±13,524 SF
Open	113
TOTAL STALLS	193

EXTERIOR OPEN SPACE

Garages	±13,524 SF
Recreation Center Building	±1,705 SF
TOTAL	±15,229 SF



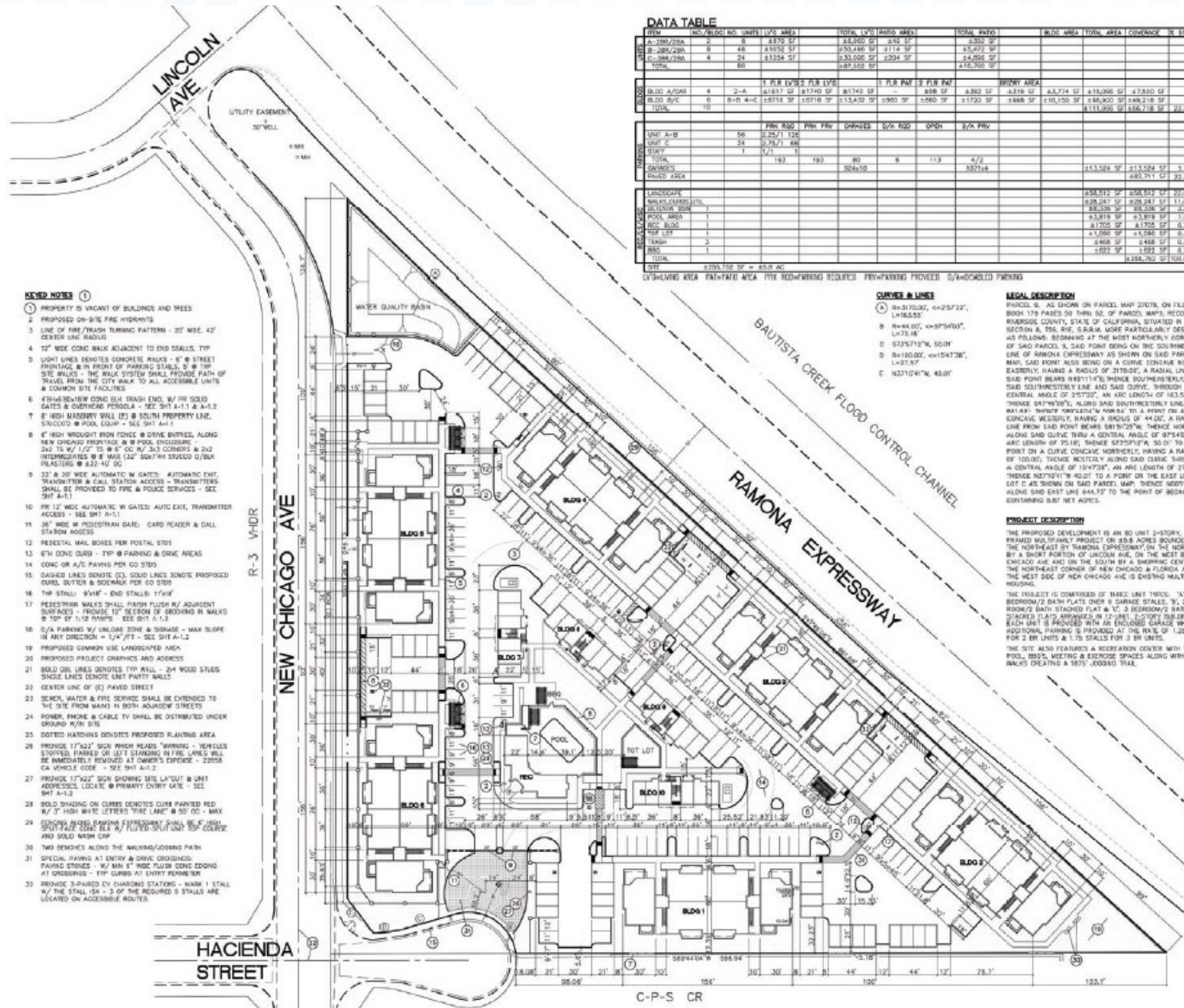


ARTIST RENDERING

PROPERTY RENDERINGS



APPROVED SITE PLAN



DATA TABLE										
ITEM	NO.	BLDG NO.	UNITS	LVZ AREA	TOTAL LVZ	PAVZ AREA	TOTAL PAVZ	BLDG AREA	TOTAL AREA	COVERAGE %
A-389/238	2	8	8	8,870 SF	8,870 SF	8,870 SF	8,870 SF	8,870 SF	8,870 SF	2.50%
B-389/238	8	48	48	41,520 SF	41,520 SF	41,520 SF	41,520 SF	41,520 SF	41,520 SF	15.47%
C-389/238	4	24	24	8,154 SF	8,154 SF	8,154 SF	8,154 SF	8,154 SF	8,154 SF	14.06%
TOTAL		80	80	58,544 SF	58,544 SF	58,544 SF	58,544 SF	58,544 SF	58,544 SF	21.03%

BLDG	A/OSB	4	2-A	81617 SF	81740 SF	81740 SF	1 FLR LVZ	2 FLR LVZ	1 FLR PAV	2 FLR PAV	FRONT AREA
BLDG B/C	8	8-B-8-4-C	82718 SF	82718 SF	113,432 SF	113,432 SF	2993 SF	2,860 SF	17,730 SF	2,860 SF	8,374 SF
TOTAL											815,096 SF

UNIT	A/B	56	2-25/1	126
UNIT C	32	2-25/1	66	
STAY	1	1/1	1	
TOTAL				

LANDSCAPE	PAVZ AREA	FRONT AREA	UNPAVED	PAVZ AREA	OPEN	PAVZ AREA
LANDSCAPE	258,712 SF	258,712 SF	22.9			
PAVZ AREA	828,247 SF	828,247 SF	11.6			
UNPAVED	38,336 SF	38,336 SF	2.2			
FRONT AREA	5,319 SF	5,319 SF	1.5			
UNPAVED	8,705 SF	8,705 SF	0.7			
FRONT AREA	1,780 SF	1,780 SF	0.4			
UNPAVED	2,468 SF	2,468 SF	0.2			
FRONT AREA	1,697 SF	1,697 SF	0.3			
TOTAL	420,752 SF	420,752 SF	40.0 AC			



VICINITY MAP
 PROJECT LOCATION
 LINCOLN AVE, NEW CHICAGO AVE, HACIENDA ST, RAMONA EXP

PROJECT DATA
 OWNER: 3251 DEL ROSA, LLC
 3265 GALLATIN ROAD
 DANNEY, CA
 92524-5080
 A/E/C: 049-030-006-2
 LOT AREA: 45.8 AC'S
 GROSS LOT AREA: 88.4 AC'S
 DENSITY: 80 UNITS/5.4 AC'S = 9.5 UNITS/AC
 ZONING: R-3 MHR
 ZONING DISTRICT: VALLE VISTA DISTRICT
 SERVICES: SOUTHERN CALIFORNIA Edison
 GAS: THE GAS COMPANY
 PHONE: VERIZON
 TV: XFLORA
 SEWER: LAKELINE WATER DISTRICT
 WATER: LAKELINE WATER DISTRICT
 SCHOOL: LAKELINE UNIFIED SCHOOL DISTRICT
 CITY/STATE: CA
 COUNTY: SAN DIEGO
 CON'T TYPE: VACUUM BLDG A UNITS & V8 BLDG REC 5 CAR BLDG
 TYP MAX BLDG: 16,166 SF
 O&C ALLOW AREA: 10,606-2(FLR)-8(78)-42,000 SF
 MAX BLDG HT: 32'-3" FROM FINISHED FLOOR
 OTHER DATA: SEE DATA TABLE

LEGAL DESCRIPTION
 PARCEL 52, AS SHOWN ON PARCEL MAP 22078, ON FILE IN BOOK 173 PAGES 59 THRU 62, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, SITUATED IN SECTION 4, T8S, R12E, S16-1/4M, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 52, 5.40 POINT BEING ON THE SOUTHWESTERLY LINE OF RAMONA EXPRESSWAY AS SHOWN ON SAID PARCEL MAP; SAID POINT ALSO BEING ON A CURVE ELEVATE NORTH-EASTERLY, HAVING A RADIUS OF 210.00', A RADIAL LINE FROM SAID POINT BEARS 182°11'18" THENCE SOUTHWESTERLY, BEING SAID SOUTHWESTERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 217°29', AN ARC LENGTH OF 163.55', THENCE SOUTHWESTERLY, ALONG SAID SOUTHWESTERLY LINE, 141.84', THENCE SOUTHWESTERLY TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 44.00', A RADIAL LINE FROM SAID POINT BEARS 081°04'36" THENCE NORTHERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 97°54'07", AN ARC LENGTH OF 70.18', THENCE S23°27'27" N, 50.00' TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00', THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 154°47'36", AN ARC LENGTH OF 173.01', THENCE NORTHERLY TO A POINT ON THE EAST LINE OF LOT C AS SHOWN ON SAID PARCEL MAP, THENCE N00°13'20" W, ALONG SAID EAST LINE 844.93' TO THE POINT OF BEGINNING, CONTAINING 0.87 AC'S APX.

PROJECT DESCRIPTION
 THE PROPOSED DEVELOPMENT IS AN 80 UNIT 2-STORY, WOOD-FRAMED MULTIFAMILY PROJECT ON 80.4 ACRES BOUNDED ON THE NORTHEAST BY RAMONA EXPRESSWAY, ON THE NORTHWEST BY A SHORT PORTION OF LINCOLN AVE, ON THE WEST BY NEW CHICAGO AVE AND ON THE SOUTH BY A SHORT PORTION AT THE NORTHEAST CORNER OF NEW CHICAGO & FLORIDA AVENUES. THE WEST SIDE OF NEW CHICAGO AVE IS DISTINGUISHED BY A FLOOD HAZARD.
 THE PROJECT IS COMPOSED OF THREE UNIT TYPES: 'A', 2 BEDROOM/2 BATH FLATS OVER 6 GARAGE STALLS; 'B', 2 BEDROOM/2 BATH STAGGED FLAT W/ 3 BEDROOM/2 BATH STAGGED FLATS ATTACHED IN 12-UNIT, 2-STORY BUILDINGS. EACH UNIT IS PROVIDED WITH AN ENCLOSED GARAGE. WHILE ADDITIONAL PARKING IS PROVIDED AT THE RATE OF 1.25 STALLS FOR 2 BR UNITS & 1.75 STALLS FOR 3 BR UNITS.
 THE SITE ALSO FEATURES A RECREATION CENTER WITH 100-LB. POOL, BBQ'S, MEETING & EXERCISE SPACES ALONG WITH ON-SITE PAULS CREATING A 180'S JOGGING TRAIL.

REVISIONS

REV	DATE	DESCRIPTION
1	1/30/23	REVISION 12/14/22
2	3/28/23	REVISION 2/25/23

SITE PLAN
 SHEET A-1

WINSTON COURT
 1908 N HARRISON AVENUE
 FREDDO CALIFORNIA 92704 (658) 278-7711

APPLICANTS
 TERRA WEST COMMERCIAL REAL ESTATE & DEVELOPMENT SERVICES, INC
 DORY BONDY, PRESIDENT
 4110 E FLORIDA AVE
 HEMET, CA 92344
 951-929-1599

OWNER/CONTRACTOR
 3251 DEL ROSA, LLC
 JESSE DONAJALEZ, PRESIDENT
 6305 GALLATIN ROAD
 DANNEY, CA
 92524-5031
 320-240-2080

DATE
 1/30/23

TABATA BLUMH ARCHITECTURE

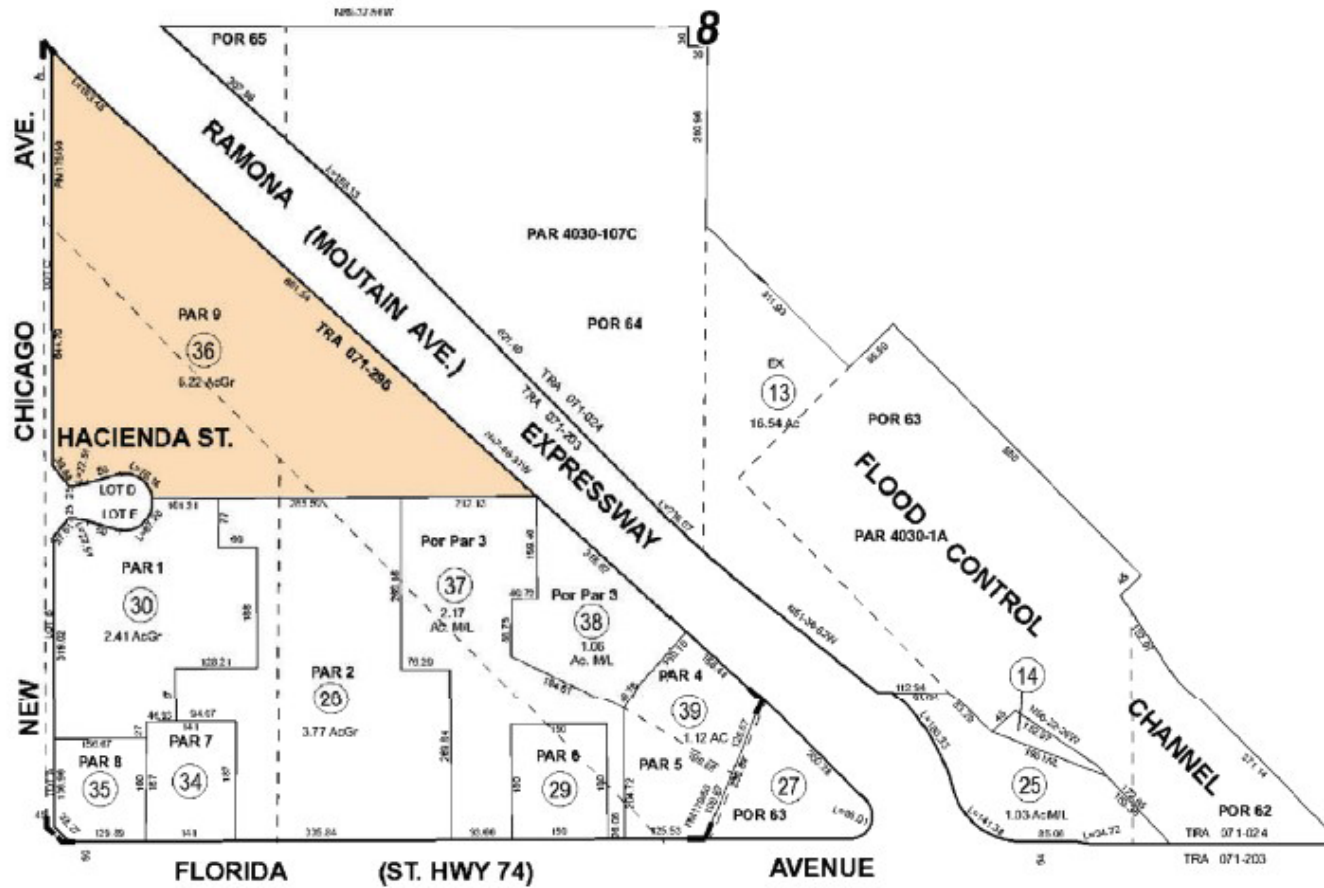
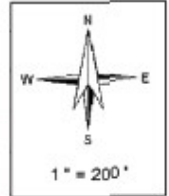
ASSESSOR'S PARCEL MAP

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. PSEC. 8 T.5S R.1E
 POR TRACT OF RANCHO SAN JACINTO VIEJO

TRA 071-024
 071-203
 071-296

549-09
 23-3-2



Bk 551 Pg 33	Pg 07	Pg 24
Bk 551 Pg 40	Pg 08	Pg 30 Pg 31
Bk 551 Pg 24	Pg 10	Pg 11

Data
 RS 31/52-59
 RS 33/48-62
 COUNTY SUR. MAP 782-X
 RS 91/96

MB 6 / 307 - 0 SD FAIRVIEW TRACT
 PM 179 / 50 - 52 PARCEL MAP NO. 27076

Date	Old Number	New Number
01/1979	26,207	12,14
11/1979	24	15
11/1979	15	16,17
11/1979	17	16,20
11/1979	14	19,21
11/1980	12	18,21
01/1990	9	18,21
01/1991	16,11,18	20
01/1992	20	21,22
01/1992	21	23,24
01/1992	8	25
01/1992	18,23	26,27
01/1992	22	28
01/1992	24	29
01/1992	26	30,30
01/1994	31	31,31
02/2009	12,31	31

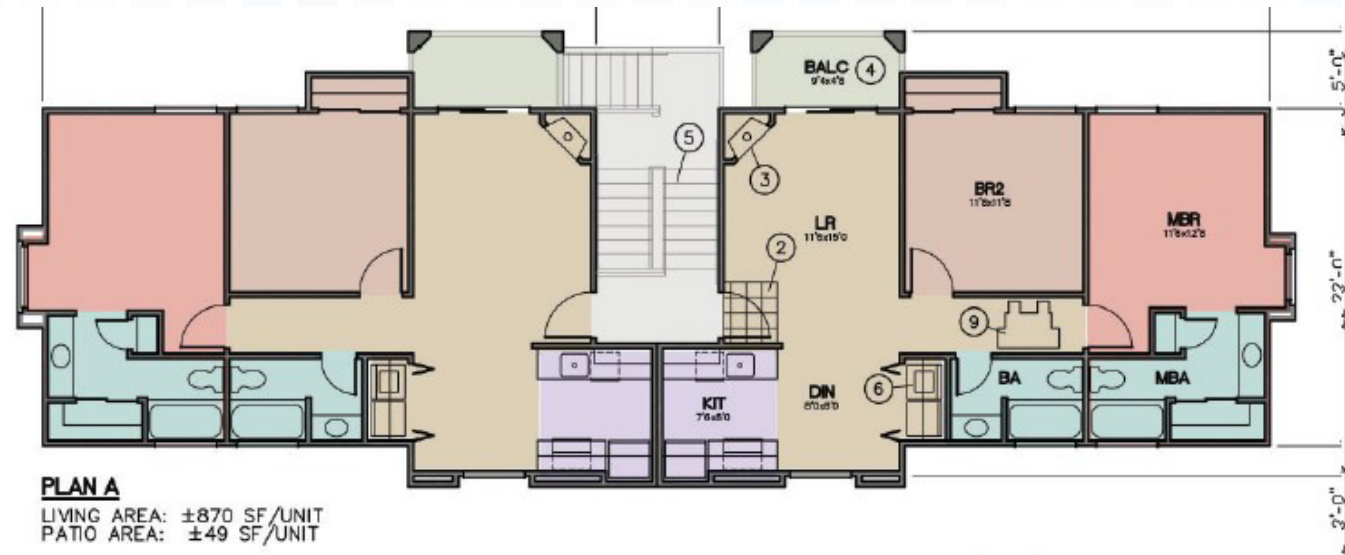
April 2009



ASSESSOR'S MAP BK549 PG 09
 Riverside County, Calif.

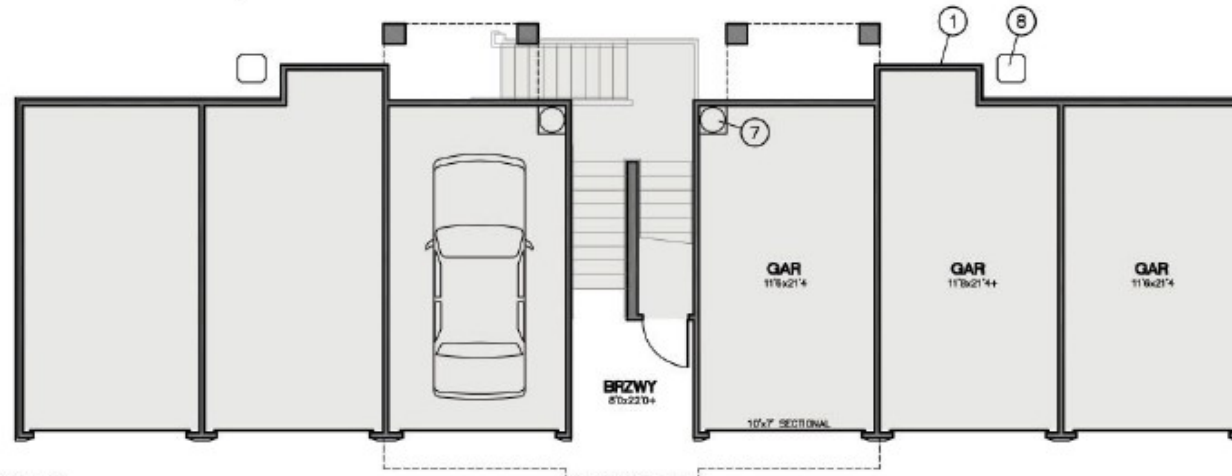
J Morgan

APPROVED 2-UNIT A BUILDING



PLAN A

LIVING AREA: ±870 SF/UNIT
 PATIO AREA: ±49 SF/UNIT

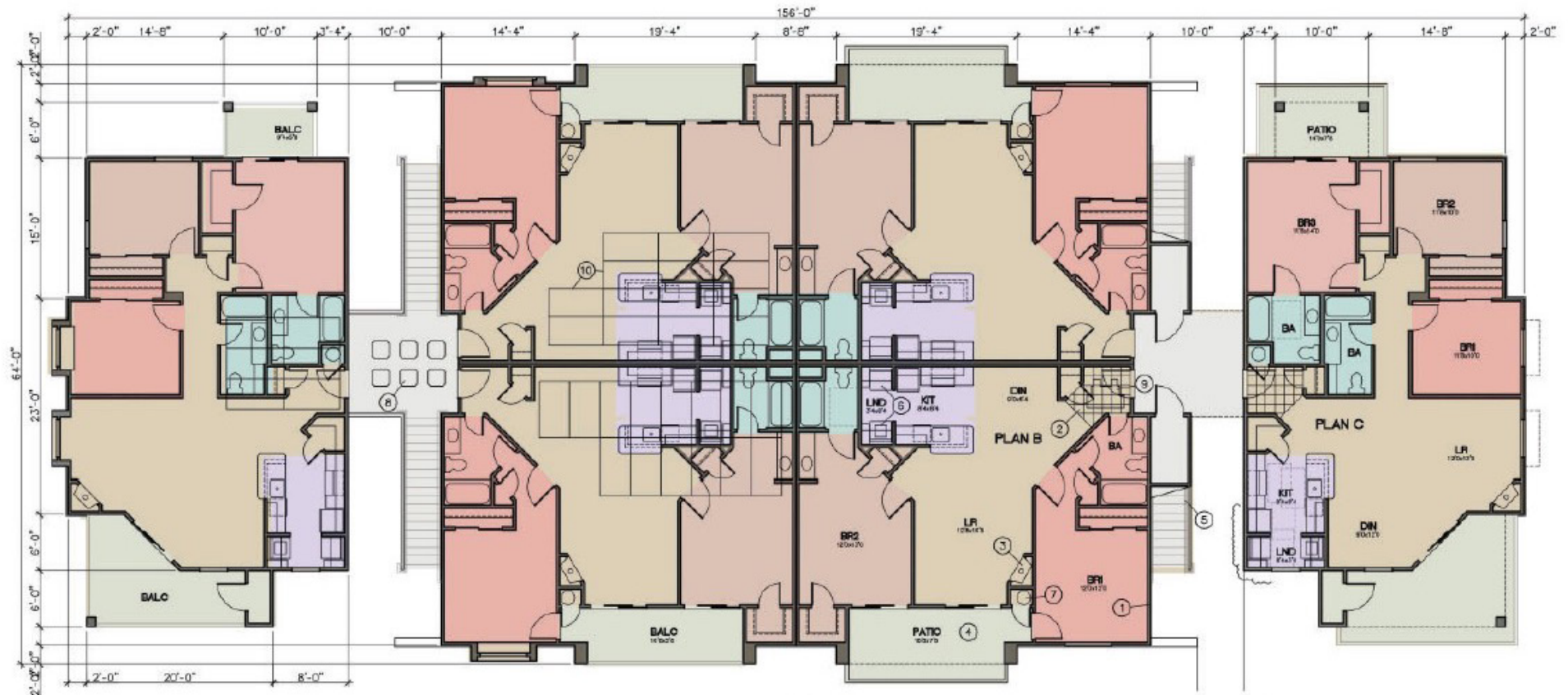


KEYED NOTES

- | | |
|---|--|
| <p>① TYP WALL - 2x4 @ 16", 7/8" STUCCO O/ 1/2" APA SH'T'G, 5/8" TYPE 'X' GYP BRD, TYP THRU-OUT</p> <p>2 12"x12" TILE @ ENTRY</p> <p>3 TYP DECORATIVE GAS APPLIANCE</p> <p>4 PATIO FLR @ 2nd FLR - 1-1/2" CONC O/ ELASTOMERIC DECK COATING O/ 3/4" PLYWD W/ 12" HIGH WROUGHT IRON RAILING O/ 30" HIGH STUCCO O/ WD PONY WALL - PROVIDE SCUPPERS THRU WALLS</p> | <p>5 7"x11" STAIRS W/ 1.25" @ HANDRAIL @ +36" ABOVE TREAD NOSE - BOTH SIDES</p> <p>6 WASHER & DRYER W/ SHELF ABOVE</p> <p>7 WATER HEATER</p> <p>8 CONDENSER ON PAD @ GRADE</p> <p>9 HYDRONIC UNITS W/IN FURRED SPACE</p> |
|---|--|



APPROVED 12-UNIT B & C BUILDING



KEYED NOTES

- 1 TYP WALL - 2x4 @ 16", 7/8" STUCCO O/ 1/2" APA SHTG, 5/8" TYPE 'X' GYP BRD, TYP THRU-OUT
- 2 12"x12" TILE @ ENTRY
- 3 TYP DECORATIVE GAS APPLIANCE
- 4 PATIO FLR @ 2nd FLR - 1-1/2" CONC O/ ELASTOMERIC DECK COATING O/ 3/4" PLYWD W/ 12" HIGH WROUGHT RON RAILING O/ 30" HIGH STUCCO O/ WD PONY WALL - PROVIDE SCUPPERS THRU WALLS
- 5 7"x11" STAIRS W/ 1.25" HANDRAIL @ +36" ABOVE TREAD NOSE - BOTH SIDES
- 6 WASHER & DRYER W/ SHELF ABOVE
- 7 WATER HEATER
- 8 CONDENSER W/IN ROOF WELL
- 9 HYDRONIC UNITS W/IN FURRED SPACE
- 10 SOLAR PANELS W/IN ROOF WELL

PLAN B

LIVING AREA: ±1052 SF/UNIT
PATIO AREA: ±114 SF/UNIT

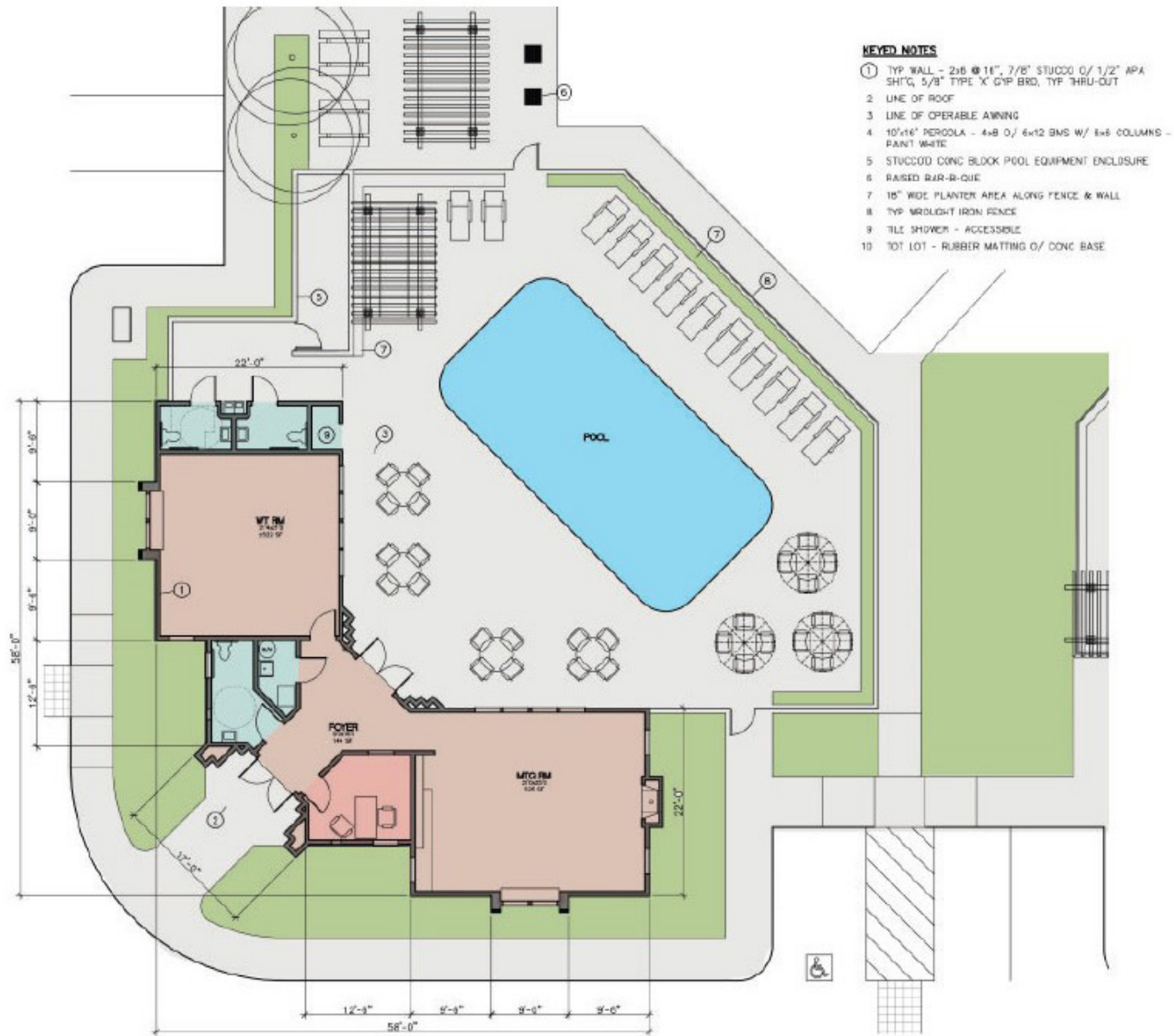
PLAN C

LIVING AREA: ±1254 SF/UNIT
PATIO AREA: ±204 SF/UNIT

12 UNIT BLDG



APPROVED RECREATIONAL BUILDING

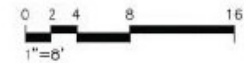


APPROVED 2-UNIT A BUILDING ELEVATIONS



COLORS & MATERIALS PAINT COLORS BY DUNN-EDWARDS

ROOF	CONC ROOF TILE - MONERLIFETILE - CASA GRANDE BLEND
WALL	STUCCO - #DE6197 MODERN IVORY
WAINSCOT OR TRIM	STONE - #DE6173 NEW WOOL
ENTRY DOORS	RAISED PANEL FOAM CORE STL OR WOOD FRAMED GLASS - #DE5188 RUDDY OAK
SECONDARY DRS & FASCIAS	SECTIONAL METAL, SLAB HRD BRD & 2x RESAWN HF - #DEW380 WHITE (-1)
GLASS	CLEAR - DUAL GLAZED IN WHITE FRAMES
STAIRWAY WALL	STUCCO O/ WD FRAME - #DE6173 NEW WOOL
SHUTTERS	WD OR VINYL - #DE5850 WONDERING RIVER



UNIT A ELEVATIONS

APPROVED 12-UNIT B & C BUILDING ELEVATIONS



EAST OR NORTHEAST ELAVATION



WEST OR SOUTHWEST ELEVATION



LEFT SIDE - RIGHT SIDE OPPOSITE HAND



SECTION AT STAIRS

12 UNIT BLDG

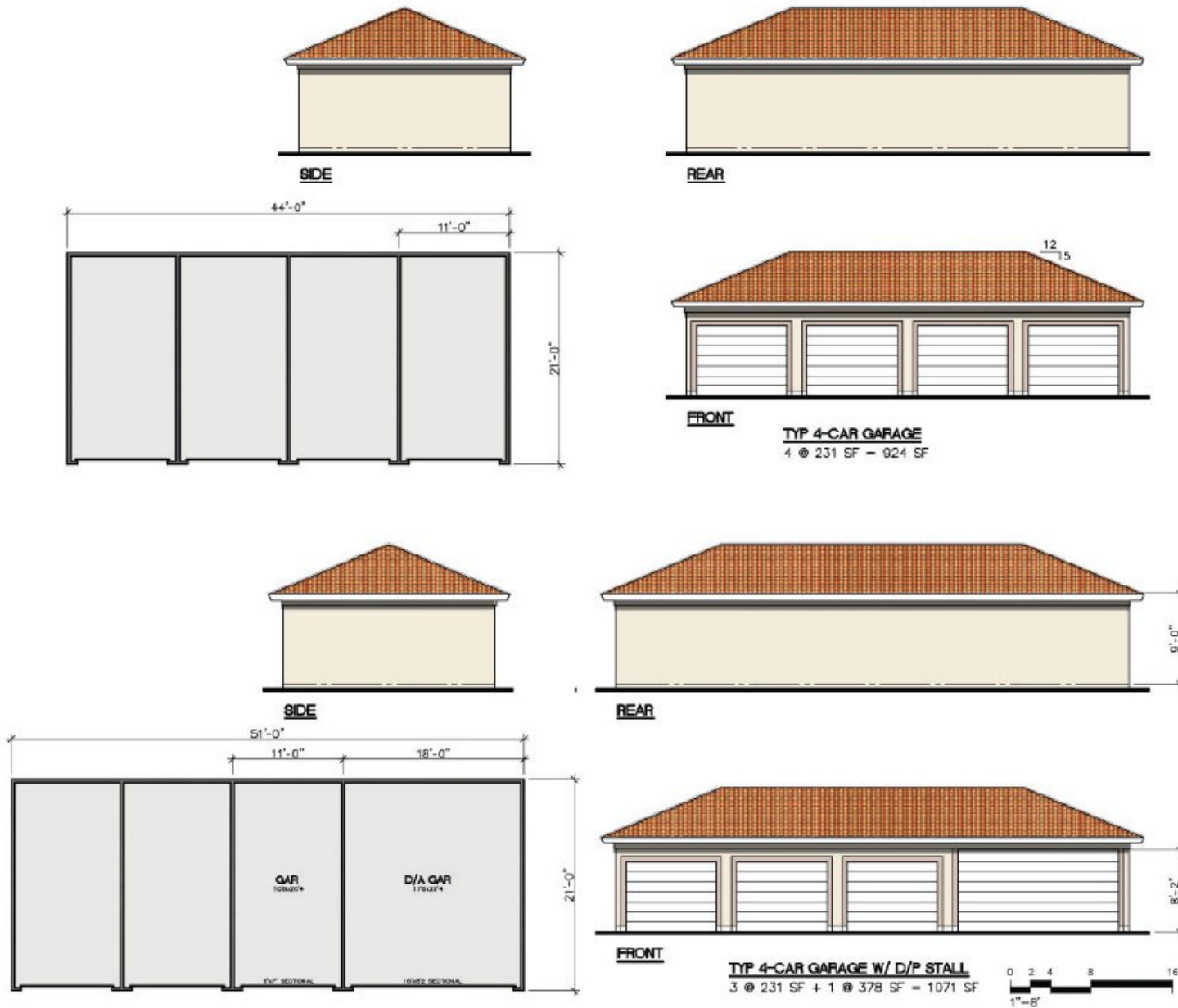
COLORS & MATERIALS PAINT COLORS BY DUNN-EDWARDS

ROOF	CONC ROOF TILE - MONERLIFE TILE - CASA GRANDE BLEND
WALL	STUCCO - #DEB197 MODERN IVORY
WANSCOT OR TRIM	STUCCO - #DEB073 NEW WOOL
ENTRY DOORS	RAISED PANEL FOAM CORE STL OR WOOD FRAMED GLASS - #DE1088 RUDDY OAK
SECONDARY DR & FASCIAS	SECTIONAL METAL SLAB HRD BRD & 2x RESAWN HF - #DEW000 WHITE (-1)
GLASS	CLEAR - DUAL GLAZED IN WHITE FRAMES
PATIO FENCES	STUCCO O/ WD FRAME - #DEB173 NEW WOOL
PERIMETER FENCES	STUCCO O/ CONC BLK PLASTERS - #DEB173 W/ W FENCING - #DEB188
SHUTTERS	WD OR VINYL - #DES850 WONDERING RIVER



UNIT B&C ELEVATIONS

APPROVED TYPICAL 4-CAR GARAGE



GARAGE FLOOR PLAN AND ELEVATIONS

APPROVED RECREATIONAL BUILDING



ENTRY ELEVATION



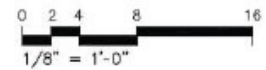
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

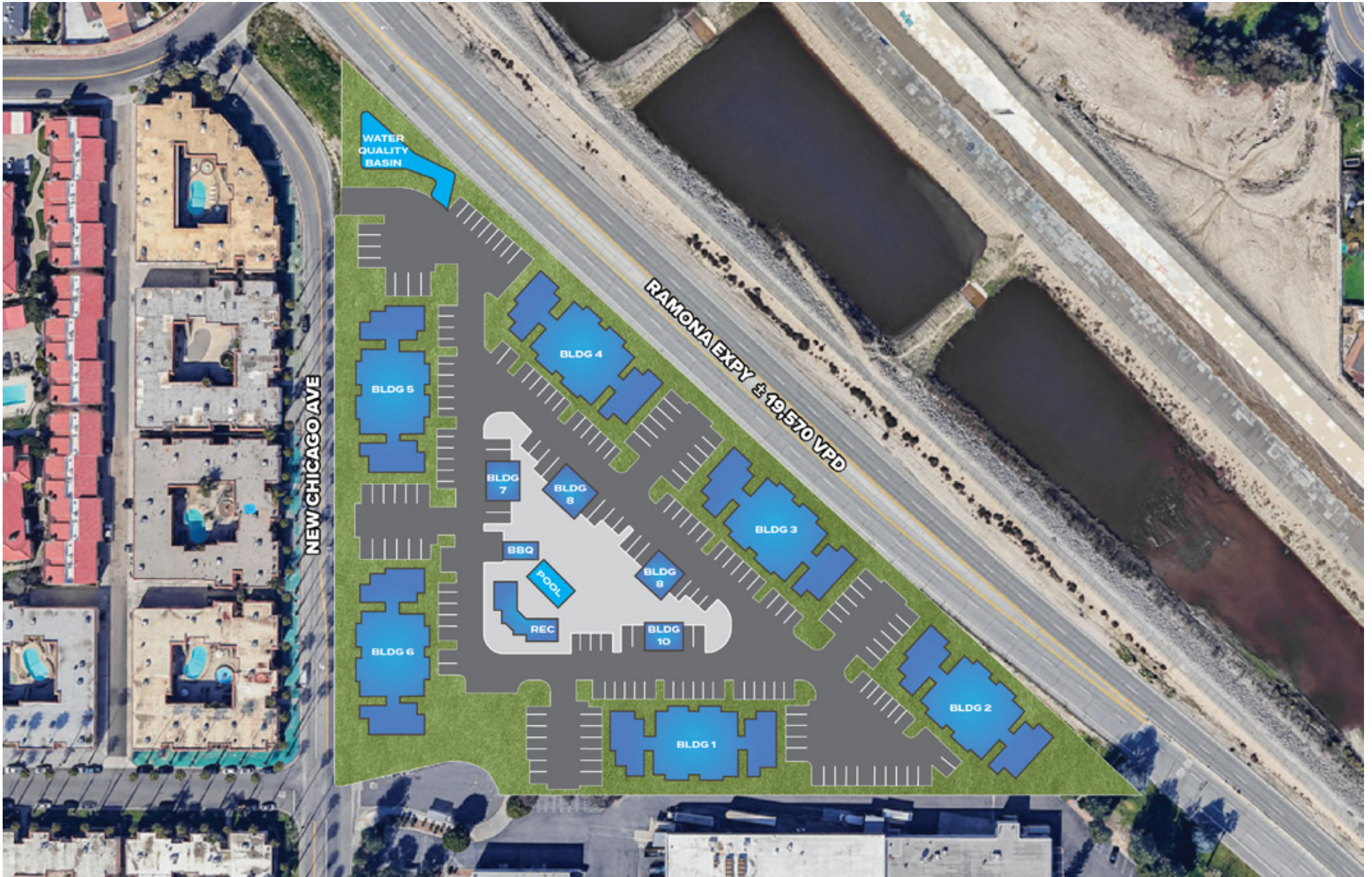


COLORS & MATERIALS PAINT COLORS BY DUNN-EDWARDS

ROOF	CONC ROOF TILE - MONIERLIFETILE - CASA GRANDE BLEND
WALL	STUCCO - #DE8197 MODERN IVORY
WAINSCOT OR TRIM	STUCCO - #DE8073 NEW WOOL
ENTRY DOORS	RAISED PANEL FOAM CORE STL GR WOOD FRAMED GLASS - #DE5188 RUDDY OAK
SECONDARY DR'S & FASCIAS	SECTIONAL METAL, SLAB HRD BRD & 2x RESAWN HF - #DEW390 WHITE (-1)
GLASS	CLEAR - DUAL GLAZED IN WHITE FRAMES
EQUIP FENCES	STUCCO O/ WD FRAME - #DE8173 NEW WOOL
POOL FENCE	WI FENCING - #DE5188

RECREATIONAL BUILDING ELEVATIONS

SITE PLAN







03

MARKET OVERVIEW

TRANSPORTATION: CONNECTED TO THE INLAND EMPIRE AND BEYOND

Hemet, CA features convenient transportation access via State Routes 74 and 79, connecting to major highways and nearby regions. Public transit is provided by the Riverside Transit Agency, offering local and regional bus service throughout Riverside County.



AIRPORTS

HEMET-RYAN AIRPORT

Hemet-Ryan Airport serves as a regional general aviation airport supporting both private and public aircraft operations. Located just minutes from Winston Court, it supports emergency services, pilot training, and regional travel—providing convenience for aviation-related uses and future development.

MAJOR HIGHWAYS: EFFICIENT REGIONAL ACCESS

STATE ROUTE 74 (FLORIDA AVENUE)



State Route 74 (Florida Avenue) is the main arterial running directly through Hemet, offering quick access to local retail, schools, and medical services. It connects westward to Interstate 215, which links Hemet to Murrieta, Perris, and Riverside, and southward to State Route 79, offering access to Temecula and the Wine Country region.

- **INTERSTATE 215 (I-215):** A north-south freeway connecting Riverside and San Bernardino counties, I-215 is a major logistics and commuter corridor offering access to key job centers in Menifee, Moreno Valley (home to major Amazon facilities), and beyond.
- **STATE ROUTE 79 (WINCHESTER ROAD):** Connects Hemet to Temecula, one of the Inland Empire's fastest-growing employment and retail hubs.



BUS LINES

RIVERSIDE TRANSIT AGENCY (RTA)

Winston Court benefits from proximity to several RTA bus lines, which provide public transportation options throughout Riverside County. Routes serve destinations including Hemet Valley Mall, Mt. San Jacinto College, and regional employment centers—supporting residents who rely on alternative transportation.



LOOKING AHEAD

FUTURE TRANSIT INVESTMENT & MOBILITY

Riverside County is actively investing in regional transportation infrastructure, including plans to enhance east-west connectivity via Florida Avenue, expand park-and-ride facilities and express commuter services. These efforts are designed to accommodate the region's growing population and reduce commute times across the Inland Empire.

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INLAND EMPIRE

CALIFORNIA

Hemet is centrally positioned within the Inland Empire—one of Southern California’s fastest-growing and most economically diverse regions. Surrounded by cities such as Temecula, Menifee, and San Jacinto, Hemet serves as an essential residential hub offering affordable housing within commuting distance of major employment centers in Riverside, Moreno Valley, and beyond.

Winston Court benefits from its location along Florida Avenue (State Route 74), a key east-west corridor that connects directly to Interstate 215 and State Route 79. These regional routes provide access to vital logistics, healthcare, and education job markets, including Amazon distribution centers, Loma Linda University Medical Center, and Mt. San Jacinto College.

The Inland Empire has emerged as a vital economic engine, supported by the expansion of logistics, advanced manufacturing, and healthcare sectors. The region continues to attract working families and professionals priced out of coastal counties, offering a high quality of life with access to open space, education, and growing infrastructure.

Fueled by ongoing investment in housing, transportation, and commerce, Hemet and its neighboring cities are increasingly recognized for their long-term development potential—blending affordability, access, and livability in a strategically positioned submarket.

INLAND EMPIRE: A POWERHOUSE OF HEALTHCARE FACILITIES AND LOGISTICS



The Inland Empire's logistics and healthcare sectors are the backbone of the region's economy, making it one of the most vital and fastest-growing submarkets in California. Hemet benefits from its proximity to major logistics hubs in Perris, Moreno Valley, and Riverside—home to some of the largest warehouse and distribution centers in the Western U.S., including facilities for **Amazon, Walmart, UPS, Ross, and Lowe's**.

The region has emerged as a national leader in goods movement due to its access to rail corridors, freeway infrastructure (I-215, SR-60, I-10), and relative proximity to the Ports of Los Angeles and Long Beach. The logistics sector employs hundreds of thousands of Inland Empire residents, with average wages on the rise due to increased demand, automation, and e-commerce growth. Companies continue to invest heavily in **Class A industrial developments**, which support sustained employment and regional economic stability.

In addition to logistics, **healthcare is a rapidly expanding industry** in Hemet and surrounding areas. Employers such as **Hemet Valley Medical Center, Loma Linda University Medical Center, and Kaiser Permanente** anchor the healthcare economy, while smaller clinics and senior care facilities continue to proliferate. Hemet is also served by **Mt. San Jacinto College**, which offers nursing and allied health training programs to support this growing sector.

While the Inland Empire does not have the aerospace density of the South Bay, **advanced manufacturing, defense contracting, and clean energy research** are on the rise—especially in cities like Riverside and San Bernardino. The region is also seeing growing investment in **transportation technologies, warehousing robotics, and AI-driven logistics systems** that mirror the innovation occurring in coastal metros.

This evolving economic landscape makes Hemet a strategic location for housing development—supported by a stable employment base, rising incomes, and a population seeking modern, accessible rental housing within commuting distance to regional job centers.





MANUFACTURING AND LOGISTICS HUB

The Inland Empire industrial market is one of the most active and strategically important in the United States, driven by surging demand in e-commerce, logistics, advanced manufacturing, and clean technology. With access to major transportation routes—including Interstates 215, 10, and 60—and proximity to the Ports of Los Angeles and Long Beach, the region is a premier destination for companies requiring high-capacity distribution networks and expansive industrial facilities.

Hemet sits at the eastern edge of this powerhouse corridor, with convenient access to larger logistics hubs in Perris, Moreno Valley, and Riverside. These cities are home to major distribution centers for Amazon, UPS, Lowe's, Ross, and Procter & Gamble, which together support hundreds of thousands of jobs across warehousing, supply chain management, and automation.

In addition to logistics, the Inland Empire is experiencing steady growth in advanced manufacturing and clean energy industries. Companies in Riverside, San Bernardino, and Ontario are increasingly investing in precision manufacturing, solar and battery technologies, and robotics-enhanced warehousing systems. With industrial vacancy rates near historic lows and continued demand for Class A space, the region has become a magnet for developers and employers seeking scalability and workforce accessibility.

While not a traditional tech hub, the Inland Empire is seeing a rise in Industry 4.0 adoption, with firms incorporating smart factory technologies, AI-driven inventory systems, and sustainable production practices. These innovations are transforming the region's industrial base, making it more resilient and future-ready.

As the Inland Empire continues to attract investment and talent from costlier coastal markets, Hemet is well-positioned to benefit from spillover demand—particularly in housing for the workforce powering the region's manufacturing, logistics, and innovation sectors.

In 2024, the Inland Empire industrial market remained strong, with 3.8 million square feet of positive net absorption in the fourth quarter, driven by manufacturing and logistics demand.

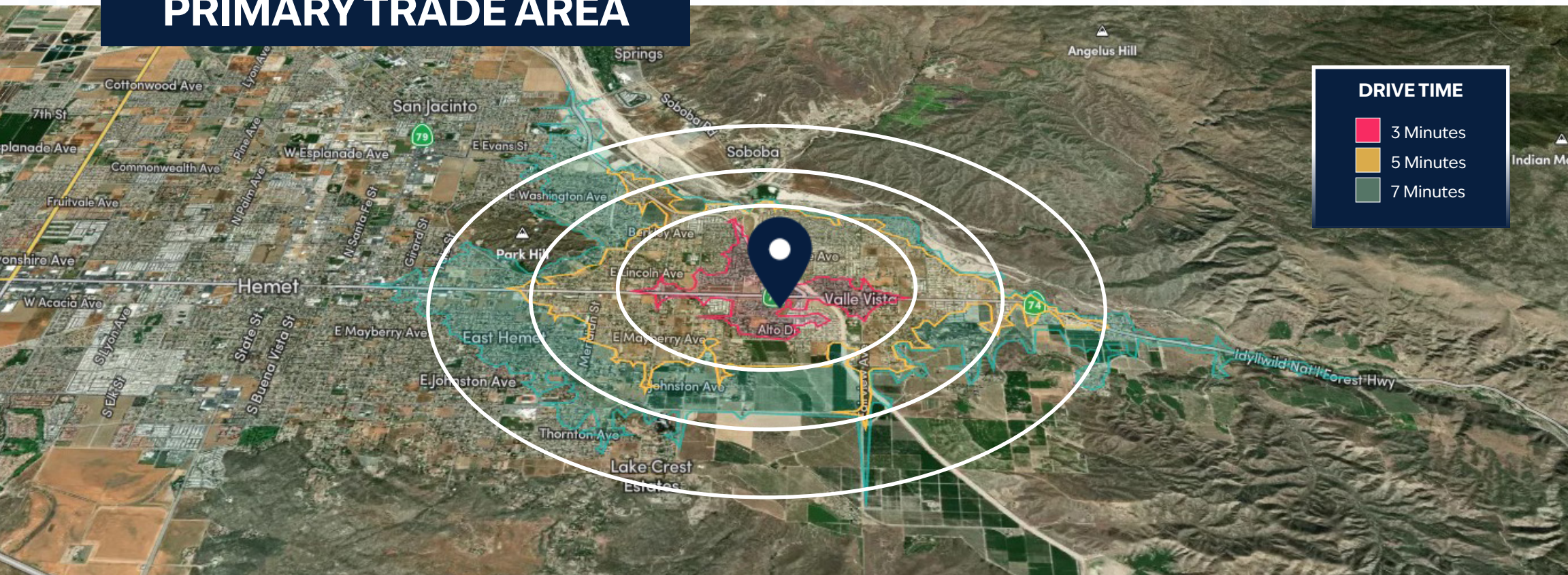
HEMET, CA

Market Overview

Hemet is a strategically located city in the San Jacinto Valley of Riverside County, recognized for its expanding role in the Inland Empire's logistics and light industrial network. Once rooted in agriculture, Hemet today supports a diverse economy driven by healthcare, manufacturing, and retail, with continued growth in warehousing and distribution due to its proximity to major transportation corridors like State Routes 74 and 79. Its location offers accessible connections to the broader Southern California region, including nearby logistics hubs in Perris, Moreno Valley, and the I-215 corridor.

The city's economic profile is bolstered by a mix of public and private employers, including the Hemet Unified School District and Forest River, Inc., a major RV manufacturer. Hemet is also home to several regional healthcare facilities and a growing base of small businesses that contribute to local vitality. With relatively affordable real estate and access to skilled labor, Hemet continues to attract investment in light industrial development and community infrastructure, positioning itself as an increasingly important player in the Inland Empire's logistics and business landscape.

PRIMARY TRADE AREA



DEMOGRAPHICS

Hemet, CA

Population	1 Mile	3 Miles	5 Miles
2025 Estimated Population	12,426	54,425	120,334
Income			
2025 Est. Average Household Income	\$82,025	\$82,087	\$70,315
2025 Est. Median Household Income	\$63,507	\$64,602	\$52,040
Households & Growth			
2025 Estimated Households	4,204	16,872	38,928

\$310M

Total Consumer Spend

Within 5-Minute Drive

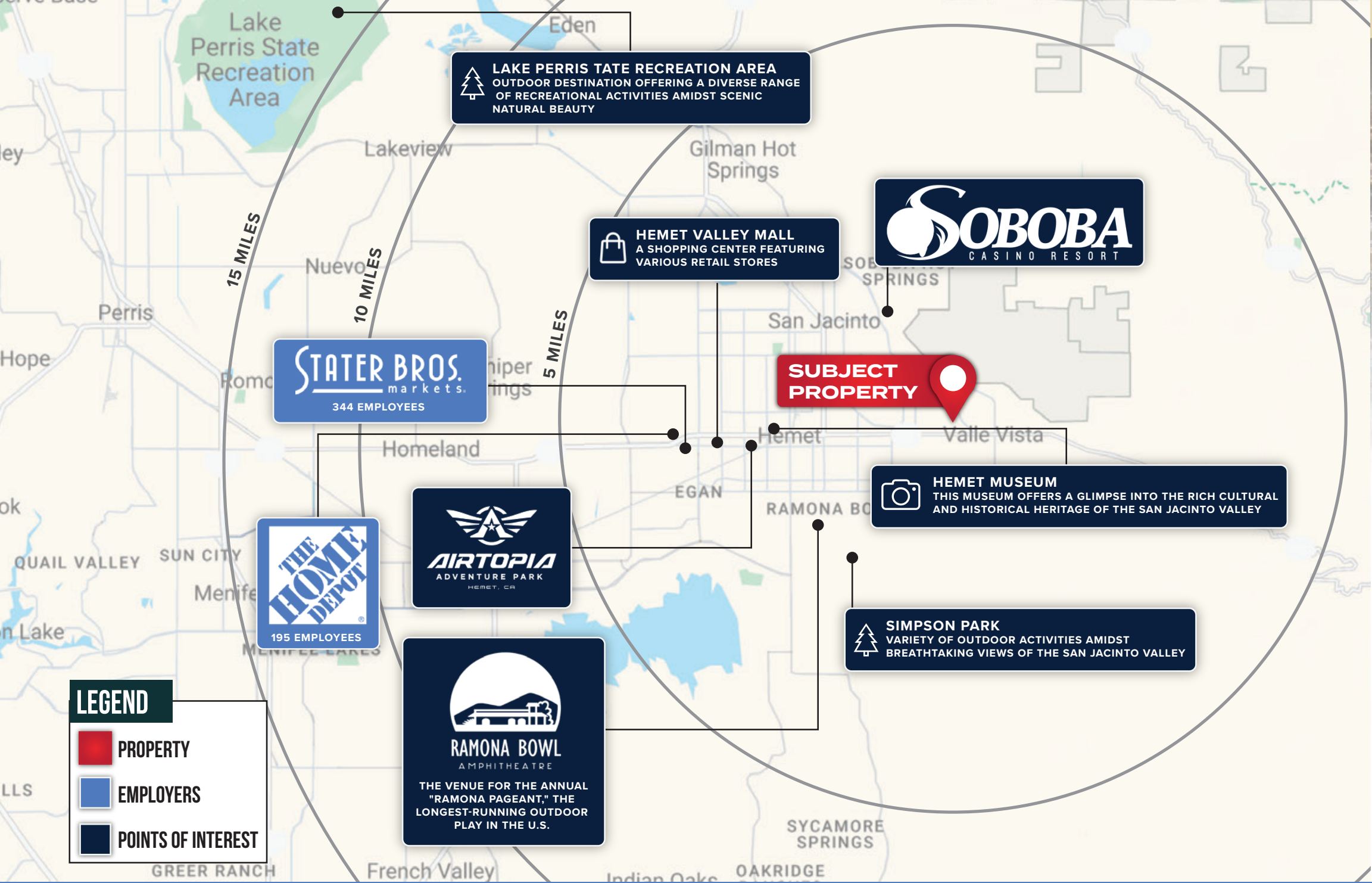
TOP EMPLOYERS

\$534M

Total Consumer Spend

Within 10-Minute Drive

POINTS OF INTEREST MAP



LAKE PERRIS TATE RECREATION AREA
 OUTDOOR DESTINATION OFFERING A DIVERSE RANGE OF RECREATIONAL ACTIVITIES AMIDST SCENIC NATURAL BEAUTY

HEMET VALLEY MALL
 A SHOPPING CENTER FEATURING VARIOUS RETAIL STORES



SUBJECT PROPERTY

STATER BROS. markets.
 344 EMPLOYEES

HEMET MUSEUM
 THIS MUSEUM OFFERS A GLIMPSE INTO THE RICH CULTURAL AND HISTORICAL HERITAGE OF THE SAN JACINTO VALLEY

THE HOME DEPOT
 195 EMPLOYEES

AIRTOPIA
 ADVENTURE PARK
 HEMET, CA

SIMPSON PARK
 VARIETY OF OUTDOOR ACTIVITIES AMIDST BREATHTAKING VIEWS OF THE SAN JACINTO VALLEY

RAMONA BOWL
 AMPHITHEATRE
 THE VENUE FOR THE ANNUAL "RAMONA PAGEANT," THE LONGEST-RUNNING OUTDOOR PLAY IN THE U.S.

LEGEND

- PROPERTY
- EMPLOYERS
- POINTS OF INTEREST



SOBOBA RESORT & CASINO

Soboba Casino Resort in San Jacinto, California, has experienced significant growth and transformation since its grand reopening in 2019. Originally a modest casino, it has evolved into a comprehensive resort destination, attracting both local patrons and visitors from broader regions.

AIRTOPIA ADVENTURE PARK

AIRTOPIA Adventure Park in Hemet, California, is a vibrant indoor entertainment center offering a diverse range of attractions suitable for all ages. Located at 869 W Florida Ave, it stands out as a premier family destination in Riverside County.

HEMET MUSEUM

The Hemet Museum is a local history museum located in downtown Hemet, California. Housed in the historic Santa Fe Depot at 100 W Florida Avenue, the museum offers a glimpse into the rich cultural and historical heritage of the San Jacinto Valley.

SIMPSON PARK

Simpson Park is a scenic wilderness park located at 28505 Rawlings Road in Hemet, California. Spanning 483.48 acres in the Santa Rosa Hills, the park offers a variety of outdoor activities amidst breathtaking views of the San Jacinto Valley.



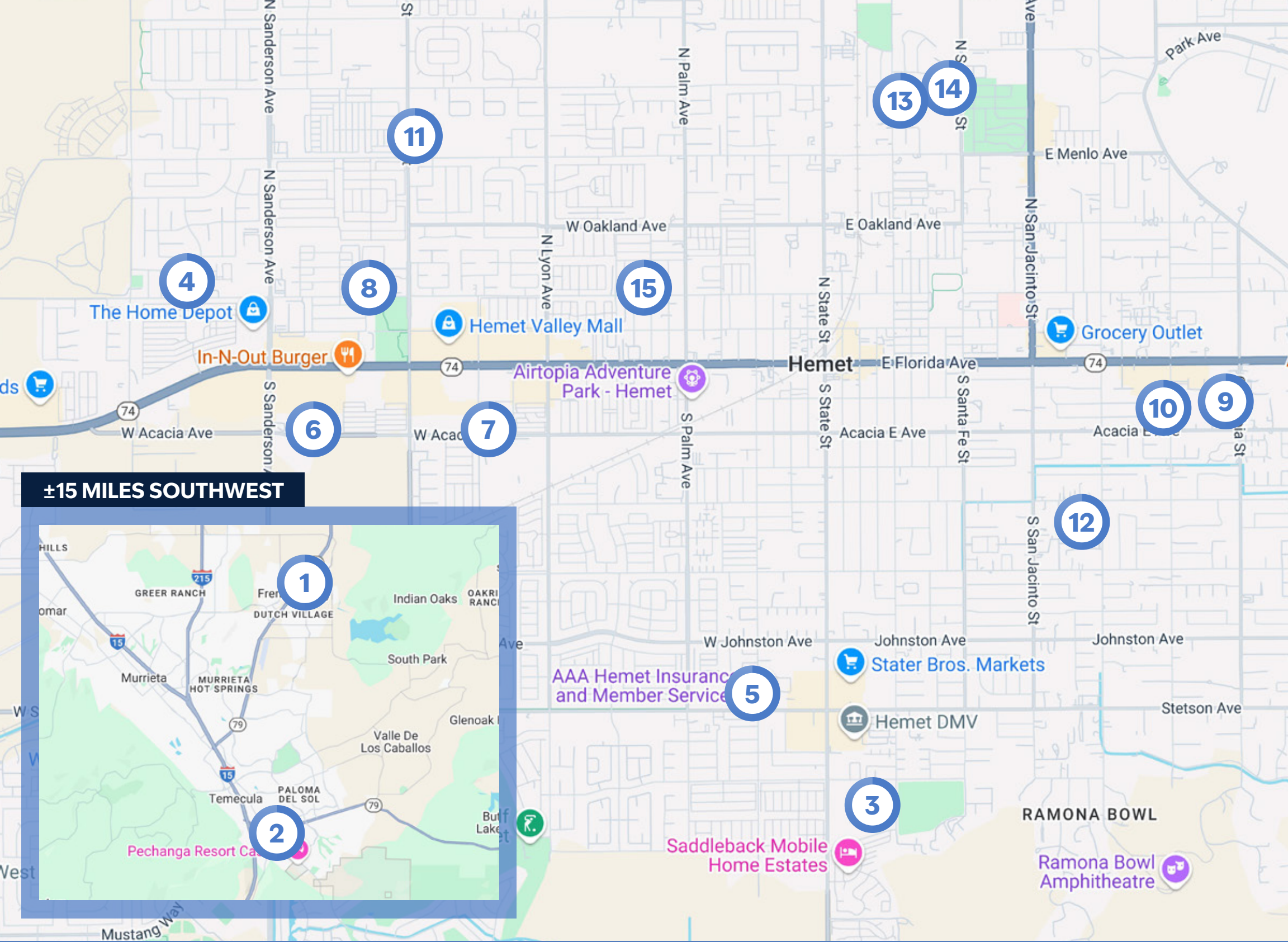


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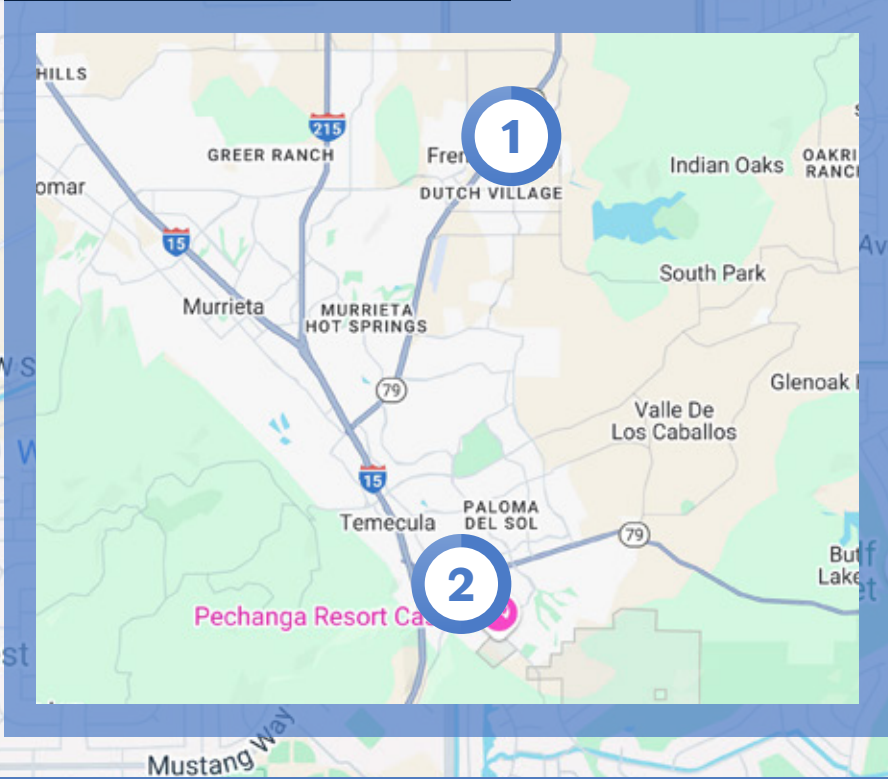
RENT COMPARABLES

2 BED 2 BATH RENT COMPARABLES

PROPERTY NAME	UNITS	IMPR. RATING	LOC. RATING	ADDRESS	CITY	STATE	COMPLETION YEAR	SF	MARKET RENT	RENT PSF
1 Dakota	174	A-	B-	34875 Pourroy Road	Winchester	CA	2009	1,200 - 1,054	\$2,789 - \$2,395	\$2.35 - \$2.18
2 Temecula Creek Villas	180	A-	A-	31220 Samantha Lane	Temecula	CA	2007	1,125	\$2,635	\$2.34
3 Quail Ridge	222	B	C	409 East Thornton Avenue	Hemet	CA	1985	1,020	\$2,213	\$2.17
4 Palm Court	200	B+	B-	3800 West Devonshire Avenue	Hemet	CA	1991	914	\$2,127	\$2.33
5 evRIA New Diamond Valley	137	B	C+	1025 South Gilbert Street	Hemet	CA	1987	1,056	\$2,040	\$1.93
6 Shadow Canyon	200	B	B-	3030 West Acacia Avenue	Hemet	CA	1987	950	\$2,013	\$2.12
7 Amberwood Villas	180	B	C+	2098 West Acacia Avenue	Hemet	CA	1980	1,010	\$2,003	\$1.98
8 Azul Apartment Homes	276	B-	C	2770 West Devonshire Avenue	Hemet	CA	1986	880 - 760	\$1,996 - \$1,946	\$2.56 - \$2.27
9 Park Columbia	152	C+	C	201 South Columbia Street	Hemet	CA	1978	830	\$1,922	\$2.32
10 Whispering Pines	144	C	C	241 South Yale Street	Hemet	CA	1981	900 - 815	\$1,846 - \$1,700	\$2.27 - \$1.98
11 Kirby Garden	68	B-	C+	750 North Kirby Street	Hemet	CA	2002	864	\$1,840	\$2.13
12 Mayberry Colony	87	B-	C	40389 Mayberry Avenue	Hemet	CA	1991	1,012 - 912	\$1,825 - \$1,750	\$1.92 - \$1.80
13 Vista Gardens	140	B	C+	555 East Fruitvale Avenue	Hemet	CA	1986	839 - 816	\$1,806 - \$1,786	\$2.19 - \$2.15
14 Hemet Meadows	138	B+	C+	630 East Fruitvale Avenue	Hemet	CA	1986	990	\$1,773	\$1.79
15 GreenTree Park	147	B-	C+	1112 West Devonshire Avenue	Hemet	CA	1976	1,021	\$1,700	\$1.67

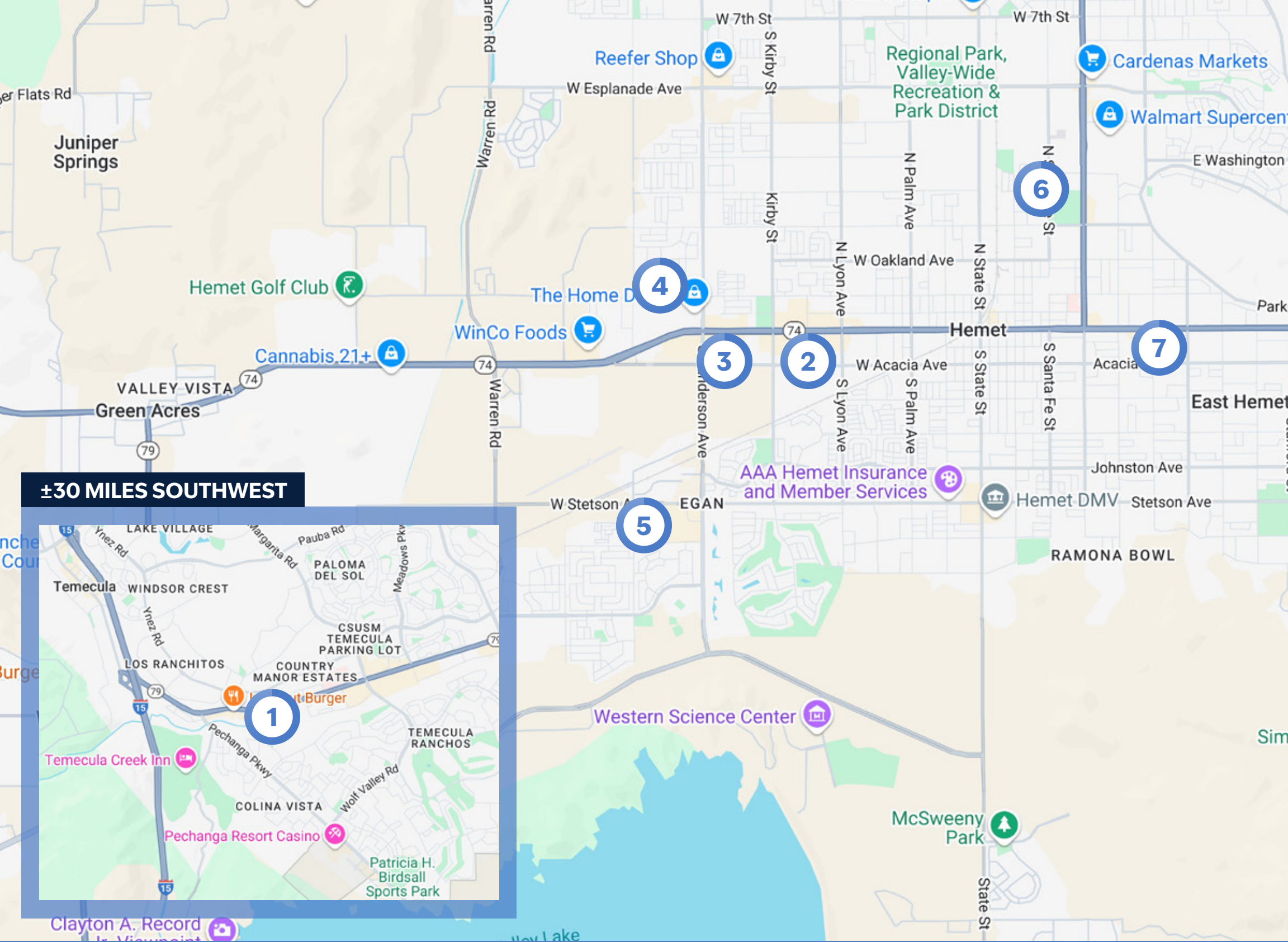


±15 MILES SOUTHWEST



3 BED 2 BATH RENT COMPARABLES

PROPERTY NAME	UNITS	IMPR. RATING	LOC. RATING	ADDRESS	CITY	STATE	COMPLETION YEAR	SF	MARKET RENT	RENT PSF
1 Temecula Creek Villas	180	A-	A-	31220 Samantha Lane	Temecula	CA	2007	1,278	\$2,798	\$2.19
2 Amberwood Villas	180	B	C+	2098 West Acacia Avenue	Hemet	CA	1980	1,143	\$2,531	\$2.21
3 Shadow Canyon	200	B	B-	3030 West Acacia Avenue	Hemet	CA	1987	1,120	\$2,374	\$2.12
4 Palm Court	200	B+	B-	3800 West Devonshire Avenue	Hemet	CA	1991	1,100	\$2,310	\$2.10
5 Riverdale	96	C+	C	1250 South Cawston Avenue	Hemet	CA	1986	1,033	\$2,022	\$1.96
6 Hemet Meadows	138	B+	C+	630 East Fruitvale Avenue	Hemet	CA	1986	1,144	\$1,864	\$1.63
7 Whispering Pines	144	C	C	241 South Yale Street	Hemet	CA	1981	1,500 - 825	\$1,808 - \$1,654	\$2.00 - \$1.21







05

FINANCIAL OVERVIEW

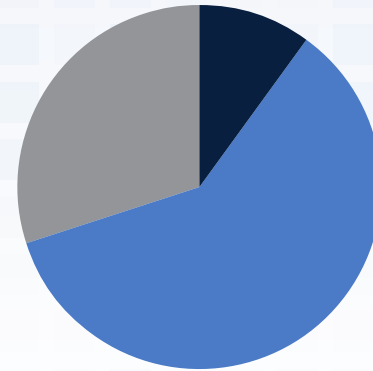
FINANCIAL OVERVIEW

Address 0 Chicago Ave, Hemet, CA 92544

Number of Units 80

Approx. Year Built TBD

Lot Size ±6.22 AC



UNIT DISTRIBUTION

- Plan A (2B/2B)
- Plan B (2B/2B)
- Plan C (3B/2B)

RENT ROLL SUMMARY

UNIT TYPE	# OF UNITS	AVG. SF	CURRENT		MONTHLY INCOME
			AVG. RENT	AVG. RENT/SF	
Plan A (2B/2B)	8	870	\$2,100	\$2.41	\$16,800
Plan B (2B/2B)	48	1,052	\$2,200	\$2.09	\$105,600
Plan C (3B/2B)	24	1,254	\$2,500	\$1.99	\$60,000
Totals/Weighted Averages	80	1,094	\$2,280	\$2.08	\$182,400
Gross Annualized Rents			\$2,188,800		

RENT ROLL

UNIT	UNIT TYPE	SQUARE FEET	CURRENT RENT/MONTH	CURRENT RENT/SF/MONTH
1	Plan A (2B/2B)	870	\$2,100	\$2.41
2	Plan A (2B/2B)	870	\$2,100	\$2.41
3	Plan A (2B/2B)	870	\$2,100	\$2.41
4	Plan A (2B/2B)	870	\$2,100	\$2.41
5	Plan A (2B/2B)	870	\$2,100	\$2.41
6	Plan A (2B/2B)	870	\$2,100	\$2.41
7	Plan A (2B/2B)	870	\$2,100	\$2.41
8	Plan A (2B/2B)	870	\$2,100	\$2.41
9	Plan B (2B/2B)	1,052	\$2,200	\$2.09
10	Plan B (2B/2B)	1,052	\$2,200	\$2.09
11	Plan B (2B/2B)	1,052	\$2,200	\$2.09
12	Plan B (2B/2B)	1,052	\$2,200	\$2.09
13	Plan B (2B/2B)	1,052	\$2,200	\$2.09
14	Plan B (2B/2B)	1,052	\$2,200	\$2.09
15	Plan B (2B/2B)	1,052	\$2,200	\$2.09
16	Plan B (2B/2B)	1,052	\$2,200	\$2.09
17	Plan B (2B/2B)	1,052	\$2,200	\$2.09
18	Plan B (2B/2B)	1,052	\$2,200	\$2.09
19	Plan B (2B/2B)	1,052	\$2,200	\$2.09
20	Plan B (2B/2B)	1,052	\$2,200	\$2.09
21	Plan B (2B/2B)	1,052	\$2,200	\$2.09
22	Plan B (2B/2B)	1,052	\$2,200	\$2.09
23	Plan B (2B/2B)	1,052	\$2,200	\$2.09
24	Plan B (2B/2B)	1,052	\$2,200	\$2.09
25	Plan B (2B/2B)	1,052	\$2,200	\$2.09
26	Plan B (2B/2B)	1,052	\$2,200	\$2.09
27	Plan B (2B/2B)	1,052	\$2,200	\$2.09
28	Plan B (2B/2B)	1,052	\$2,200	\$2.09
29	Plan B (2B/2B)	1,052	\$2,200	\$2.09
30	Plan B (2B/2B)	1,052	\$2,200	\$2.09
31	Plan B (2B/2B)	1,052	\$2,200	\$2.09
32	Plan B (2B/2B)	1,052	\$2,200	\$2.09
33	Plan B (2B/2B)	1,052	\$2,200	\$2.09
34	Plan B (2B/2B)	1,052	\$2,200	\$2.09
35	Plan B (2B/2B)	1,052	\$2,200	\$2.09
36	Plan B (2B/2B)	1,052	\$2,200	\$2.09
37	Plan B (2B/2B)	1,052	\$2,200	\$2.09
38	Plan B (2B/2B)	1,052	\$2,200	\$2.09
39	Plan B (2B/2B)	1,052	\$2,200	\$2.09
40	Plan B (2B/2B)	1,052	\$2,200	\$2.09

RENT ROLL

UNIT	UNIT TYPE	SQUARE FEET	CURRENT RENT/MONTH	CURRENT RENT/SF/MONTH
41	Plan B (2B/2B)	1,052	\$2,200	\$2.09
42	Plan B (2B/2B)	1,052	\$2,200	\$2.09
43	Plan B (2B/2B)	1,052	\$2,200	\$2.09
44	Plan B (2B/2B)	1,052	\$2,200	\$2.09
45	Plan B (2B/2B)	1,052	\$2,200	\$2.09
46	Plan B (2B/2B)	1,052	\$2,200	\$2.09
47	Plan B (2B/2B)	1,052	\$2,200	\$2.09
48	Plan B (2B/2B)	1,052	\$2,200	\$2.09
49	Plan B (2B/2B)	1,052	\$2,200	\$2.09
50	Plan B (2B/2B)	1,052	\$2,200	\$2.09
51	Plan B (2B/2B)	1,052	\$2,200	\$2.09
52	Plan B (2B/2B)	1,052	\$2,200	\$2.09
53	Plan B (2B/2B)	1,052	\$2,200	\$2.09
54	Plan B (2B/2B)	1,052	\$2,200	\$2.09
55	Plan B (2B/2B)	1,052	\$2,200	\$2.09
56	Plan B (2B/2B)	1,052	\$2,200	\$2.09
57	Plan C (3B/2B)	1,254	\$2,500	\$1.99
58	Plan C (3B/2B)	1,254	\$2,500	\$1.99
59	Plan C (3B/2B)	1,254	\$2,500	\$1.99
60	Plan C (3B/2B)	1,254	\$2,500	\$1.99
61	Plan C (3B/2B)	1,254	\$2,500	\$1.99
62	Plan C (3B/2B)	1,254	\$2,500	\$1.99
63	Plan C (3B/2B)	1,254	\$2,500	\$1.99
64	Plan C (3B/2B)	1,254	\$2,500	\$1.99
65	Plan C (3B/2B)	1,254	\$2,500	\$1.99
66	Plan C (3B/2B)	1,254	\$2,500	\$1.99
67	Plan C (3B/2B)	1,254	\$2,500	\$1.99
68	Plan C (3B/2B)	1,254	\$2,500	\$1.99
69	Plan C (3B/2B)	1,254	\$2,500	\$1.99
70	Plan C (3B/2B)	1,254	\$2,500	\$1.99
71	Plan C (3B/2B)	1,254	\$2,500	\$1.99
72	Plan C (3B/2B)	1,254	\$2,500	\$1.99
73	Plan C (3B/2B)	1,254	\$2,500	\$1.99
74	Plan C (3B/2B)	1,254	\$2,500	\$1.99
75	Plan C (3B/2B)	1,254	\$2,500	\$1.99
76	Plan C (3B/2B)	1,254	\$2,500	\$1.99
77	Plan C (3B/2B)	1,254	\$2,500	\$1.99
78	Plan C (3B/2B)	1,254	\$2,500	\$1.99
79	Plan C (3B/2B)	1,254	\$2,500	\$1.99
80	Plan C (3B/2B)	1,254	\$2,500	\$1.99
Total/Average		87,552	\$182,400	\$2.08

OPERATING STATEMENT

INCOME		CURRENT
Gross Current Rent		\$2,188,800
Physical Vacancy		(\$65,664) 3.0%
Total Vacancy		(\$65,664) 3.0%
Effective Rental Income		\$2,123,136
Other Income		
Laundry Income		\$12,000
All Other Income		\$6,000
Total Other Income		\$18,000
Effective Gross Income		\$2,141,136
EXPENSES		CURRENT
Real Estate Taxes		\$37,375
Insurance		\$40,000
Utilities - Electric		\$20,000
Utilities - Water & Sewer		\$60,000
Utilities - Gas		\$20,000
Trash Removal		\$35,000
Repairs & Maintenance		\$40,000
Landscaping		\$12,000
Marketing & Advertising		\$12,000
On-Site Management		\$80,000
Off-Site Management		\$87,552
General & Administrative		\$24,000
Special Assessments		\$12,000
Operating Reserves		\$21,888
Total Expenses		\$501,815
Expenses as % of EGI		23.4%
Net Operating Income		\$1,639,321

PRICING DETAILS

SUMMARY

Price \$2,350,000*

Number of Units 80

Price Per Unit \$29,375

Price Per SF \$26.84

Rentable SF ±87,552 SF

Lot Size ±6.22 AC

Approx. Year Built TBD

*Buyer to negotiate terms for the transfer of entitlement rights with the current holder

# OF UNITS	UNIT TYPE	SF/ UNIT	MARKET RENTS
8	Plan A (2B/2B)	870	\$2,100
48	Plan B (2B/2B)	1,052	\$2,200
24	Plan C (3B/2B)	1,254	\$2,500

INCOME

CURRENT

Gross Scheduled Rent		\$2,188,800
Less: Vacancy/Deductions	3.0%	\$65,664
Total Effective Rental Income		\$2,123,136
Other Income		\$18,000
Effective Gross Income		\$2,141,136
Less: Expenses	23.4%	\$501,815
Net Operating Income		\$1,639,321
Cash Flow		\$1,639,321
Debt Service		\$0
Net Cash Flow After Debt Service	69.76%	\$1,639,321
Principal Reduction		\$0
Total Return	69.76%	\$1,639,321

EXPENSES

CURRENT

Real Estate Taxes	\$37,375
Insurance	\$40,000
Utilities - Electric	\$20,000
Utilities - Water & Sewer	\$60,000
Utilities - Gas	\$20,000
Trash Removal	\$35,000
Repairs & Maintenance	\$40,000
Landscaping	\$12,000
Marketing & Advertising	\$12,000
On-Site Management	\$80,000
Off-Site Management	\$87,552
General & Administrative	\$24,000
Special Assessments	\$12,000
Operating Reserves	\$21,888
Total Expenses	\$501,815
Expenses/Unit	\$6,273
Expenses/SF	\$5.73

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **0 New Chicago Ave, Hemet, CA** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

MATTHEWS™

LOCATED IN THE GROWING INLAND EMPIRE CITY OF HEMET, CA

WINSTON COURT APARTMENT HOMES OFFERING MEMORANDUM

Fully Entitled*, ±6.22-Acre Development Opportunity |
With Tentative Tract Map for 80 Apartment Homes

EXCLUSIVELY LISTED BY

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