

FOR SALE – MASTER PLANNED DEVELOPMENT

120 Acres on Pierson & Indian Canyon Dr.
Desert Hot Springs, CA 92240



Offering Summary

Property Type:	Land
Sale Price:	\$10,252,000
Proposed Lot Count:	466 at \$22,000 per Mapped Lot
Zoning:	Mixed Use (MU-N) Residential Low (R-L)
Lot Size:	119 +/- Acres
APN:	664-240-002, 664-270-001, 664-270-002

Property Overview

- Due Diligence items included:
- Intention to annex letter -Mayer Luce Development Group
 - Paleontological Resources Assessment Report
 - ID and Eval of Historic Properties
 - Fiscal Impact Analysis for DHS Annexation
 - Biological Constraints Evaluation
 - Preliminary Hydrology and Drainage Report
 - Traffic Impact Analysis
 - Preliminary Geologic and Geotechnical Investigations
 - Mission Creek (DHS 120) Conceptual Site Plan package

Location Overview

Desert Hot Springs is a city in Riverside County, California. The city is located within the Coachella Valley comprised of 7 cities. Desert Hot Springs is named for its many natural hot springs. It is one of few places in the world with naturally occurring hot and cold mineral springs. Like many of its neighboring cities, Desert Hot Springs continues to see an explosion in population. Drawn by its affordable family living, Desert Hot Springs is a young, vibrant community that is on the move. It is located within 8 miles from Palm Springs.

Jim Towery
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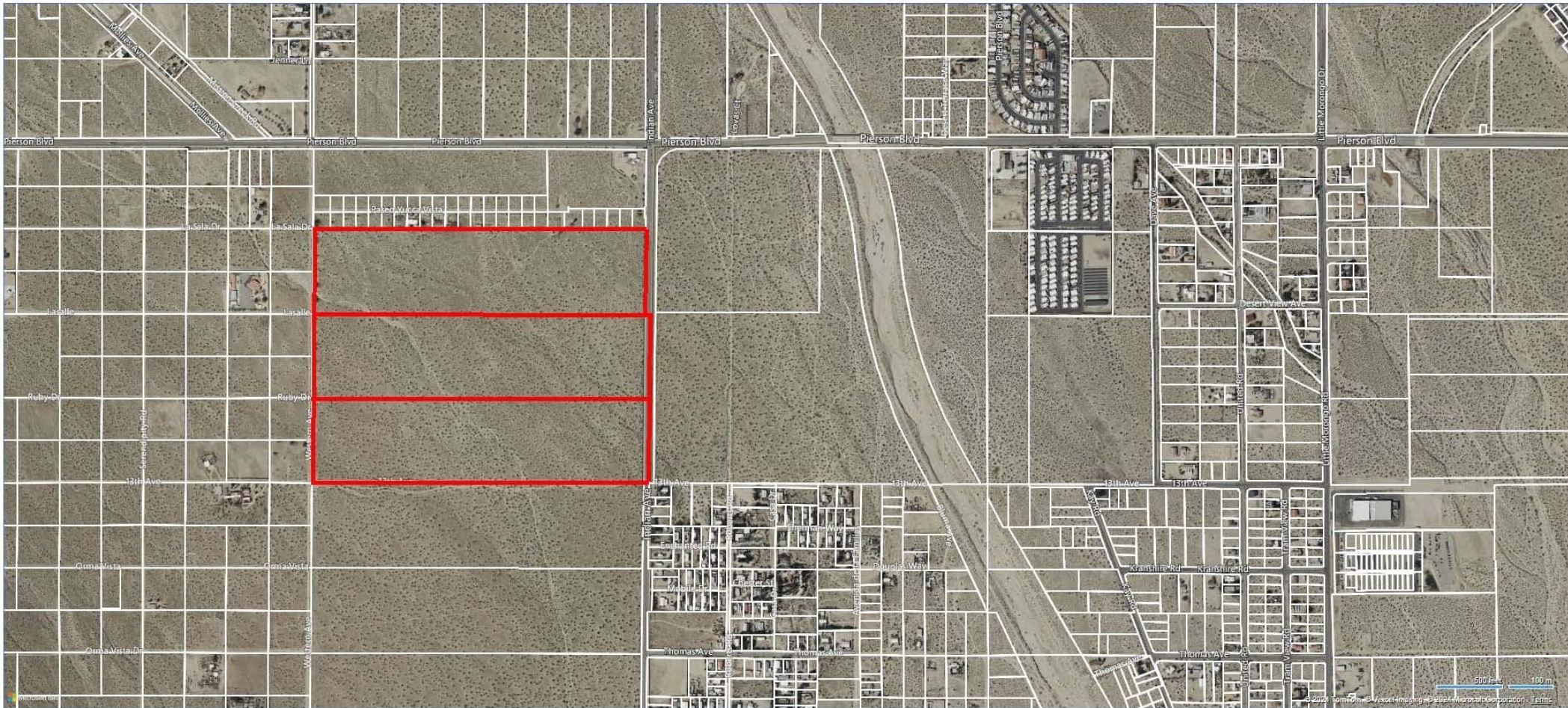
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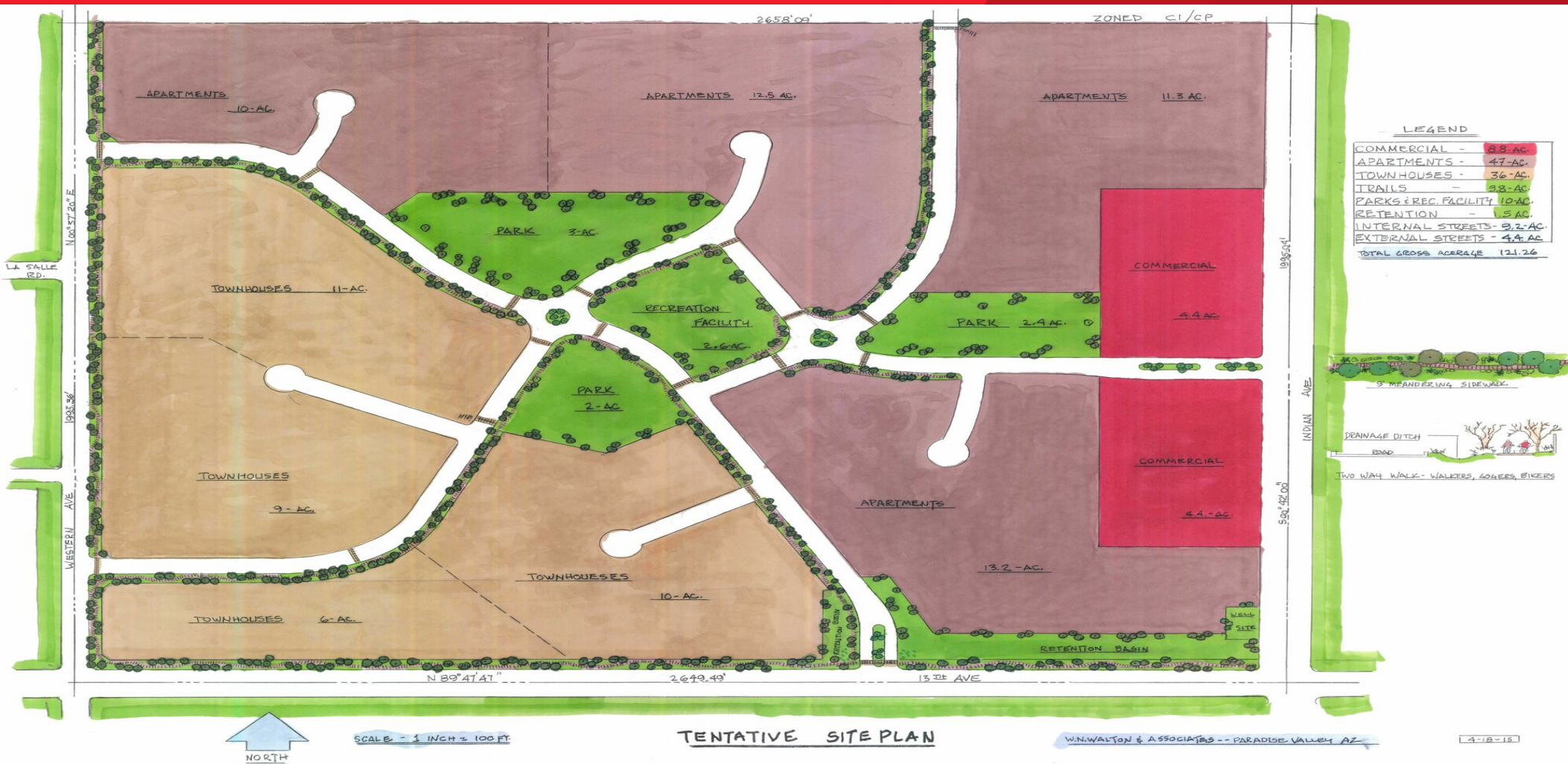
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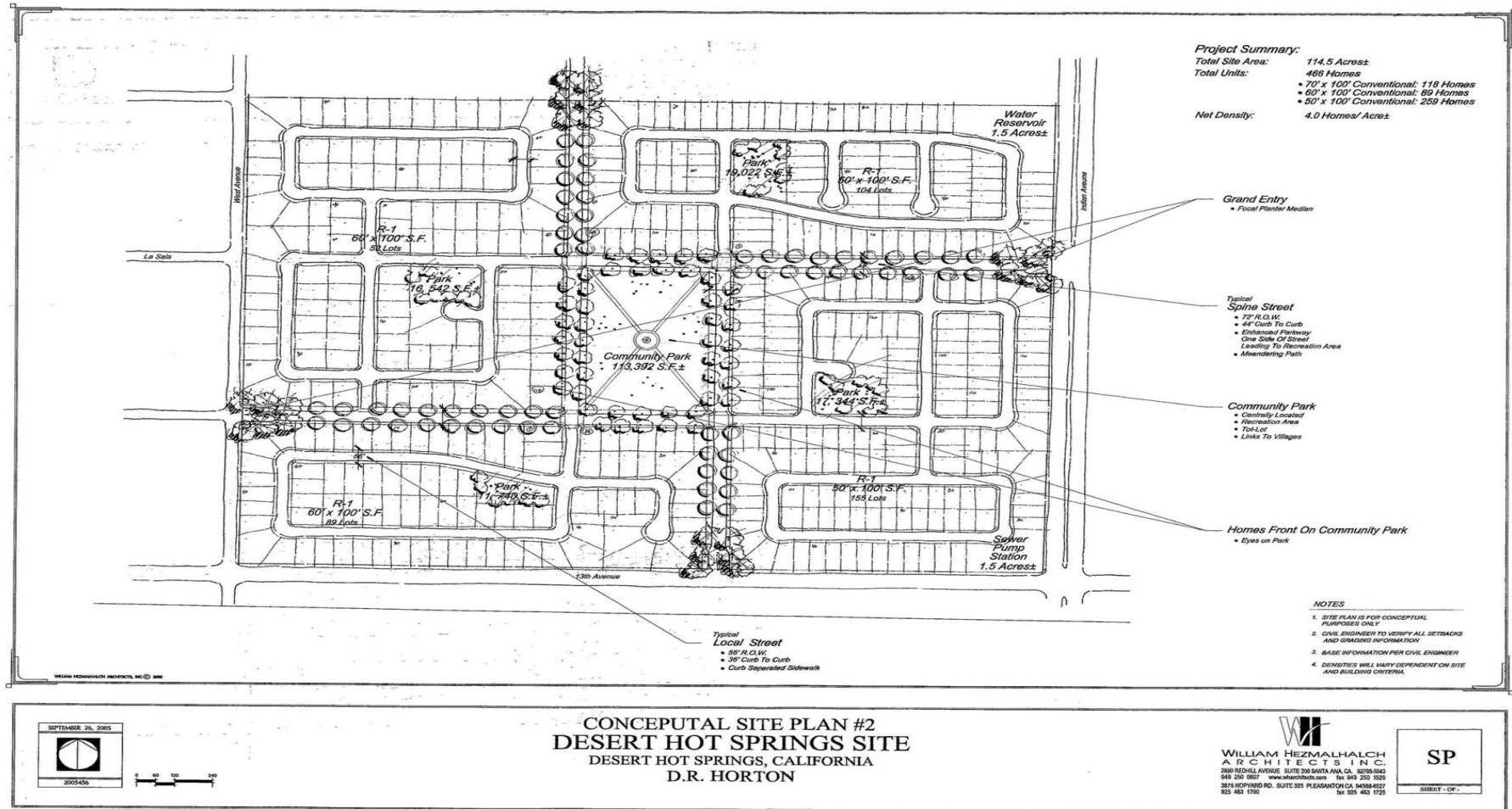
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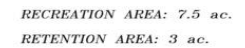
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80X110: 72
70X100: 80
(ALLEY LOADED LOT) 55X100: 133
(STANDARD LOT) 55X100: 161

TOTAL: 446

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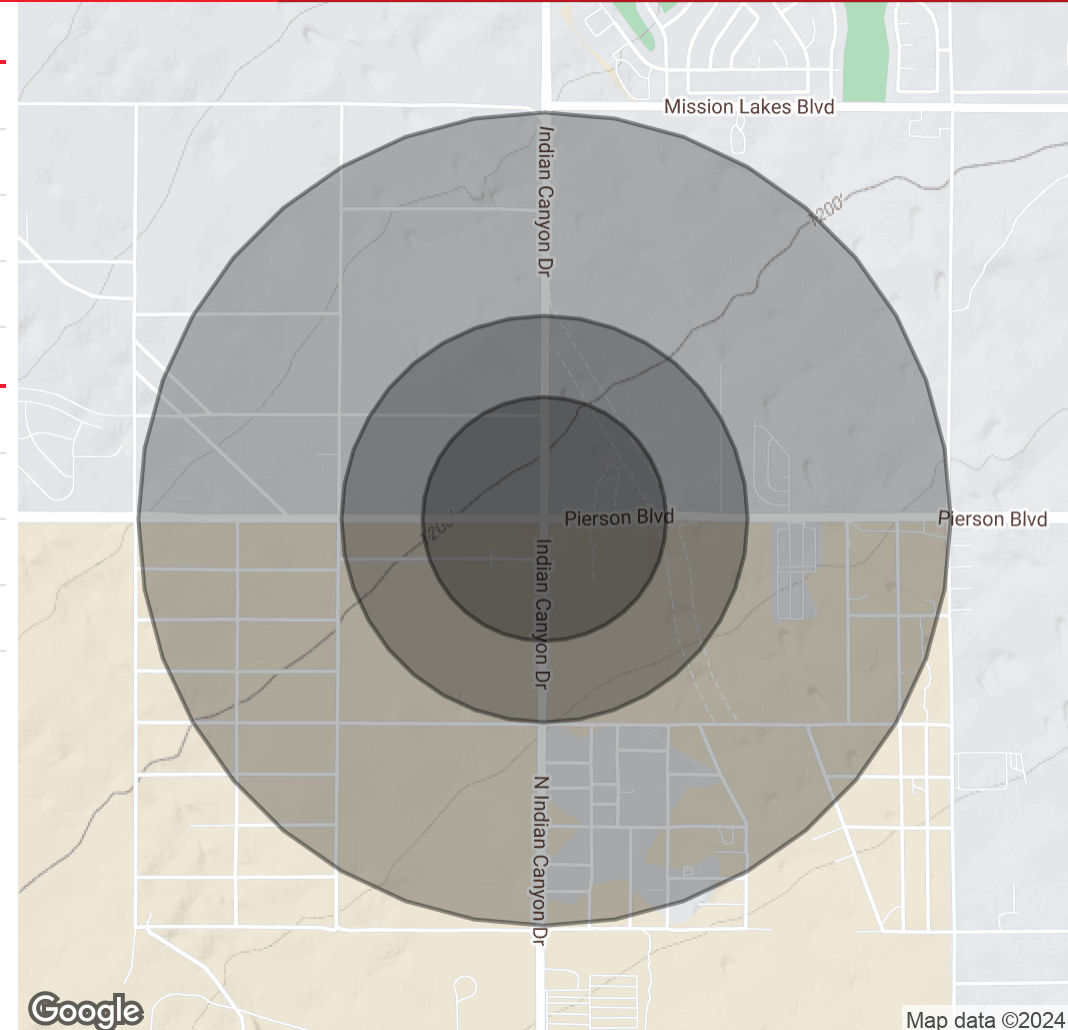


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	26	86	1,262
Average Age	43	41	41
Average Age (Male)	43	41	40
Average Age (Female)	43	41	41
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	9	30	438
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$81,848	\$75,917	\$75,771
Average House Value	\$387,499	\$350,649	\$354,376

Demographics data derived from AlphaMap



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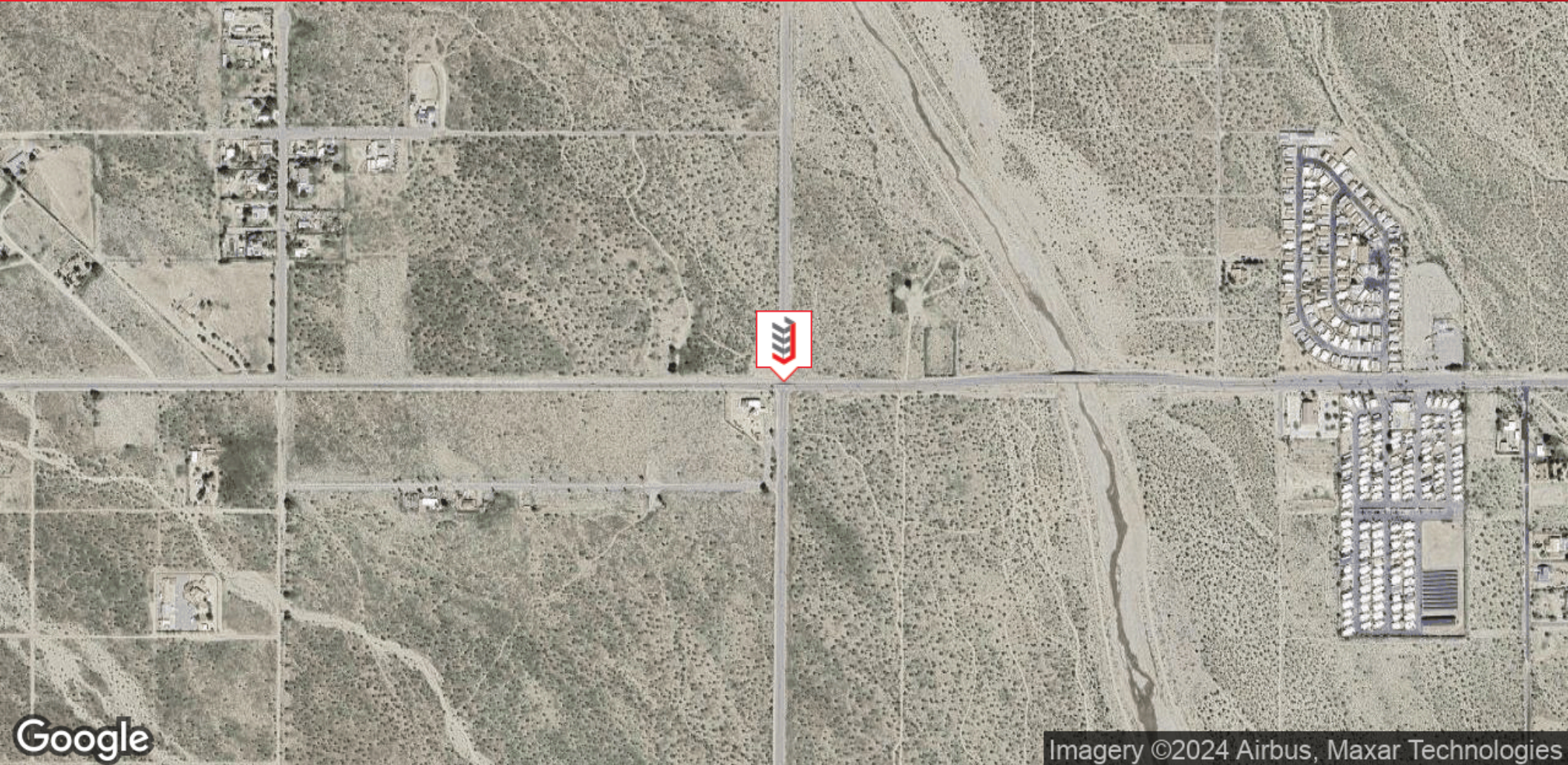
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