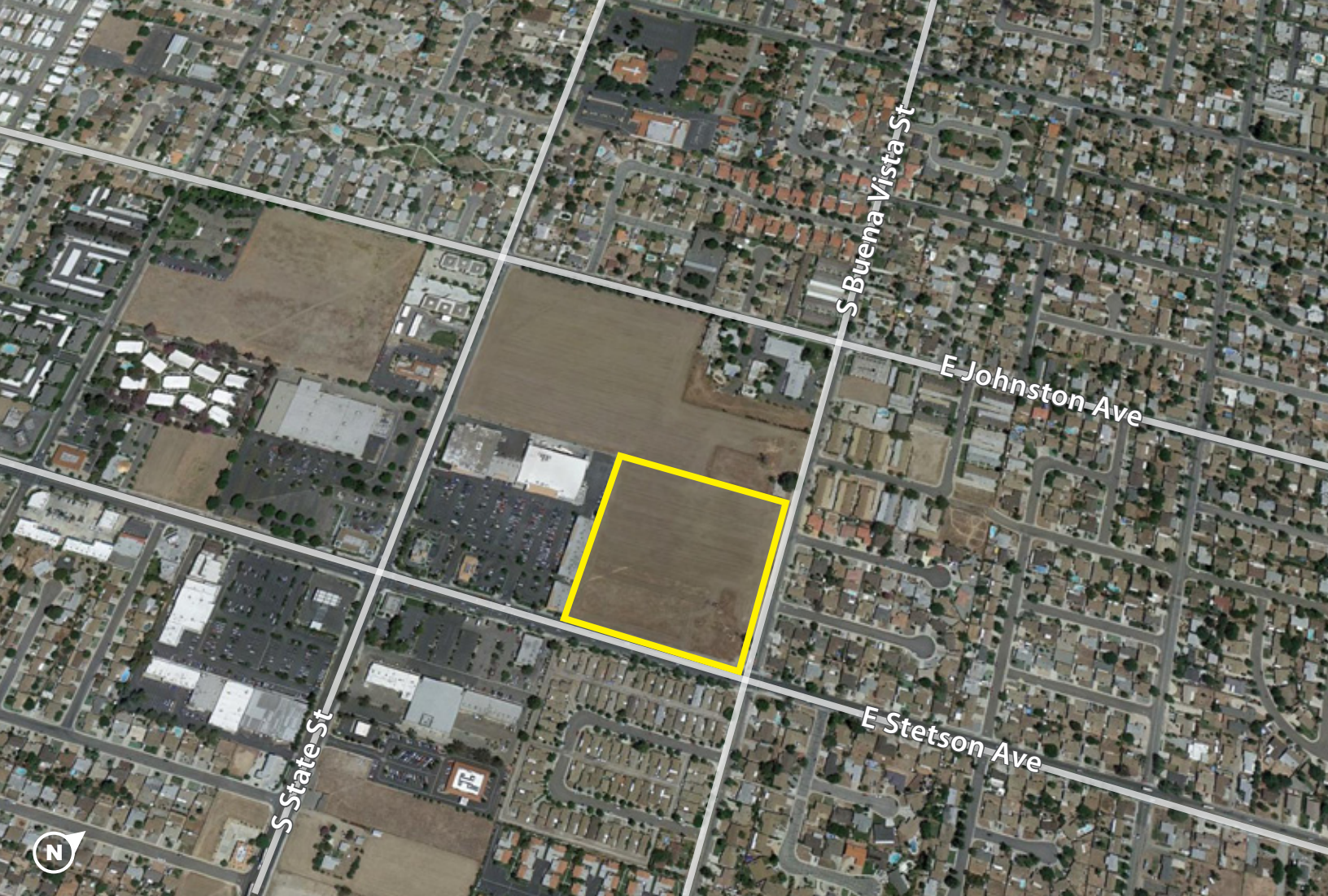


Stetson Ave

±45 Lots

South Hemet, Riverside County, CA



EXCLUSIVE OFFERING MEMORANDUM



Joe Percival, CA DRE #01350758

THE HOFFMAN COMPANY
Southern California Office
18881 Von Karman Ave, Ste 150
Irvine, CA 92612
T 949.553.2020 • F 949.553.8449
CA DRE #01473762
www.hoffmanland.com

Disclaimer: The information contained herein is provided from sources deemed reliable. The Hoffman Company does not guarantee the accuracy of any of the information herein. All information should be independently verified.



TABLE OF CONTENTS

1	Property Overview	
	• Site Detail	3
	• Offering Guidelines	5
2	Aerials & Maps	6
3	Property Photos	10
4	Market Data	
	• Historical Housing Activity Summary	12
	• Current Activity & Profile Report	13
	• Quarterly Plan Detail	15
	• Price vs. Square Foot	16

Site Detail

Overview

Stetson Ave II is a 9-acre property with an existing residential land use located in the highly desirable submarket of southern Hemet. Potential for single family detached homes in small lot configurations, offering affordable price points to buyers relative to the housing stock coming on-line in the area. Offsite recreational amenities include the master-planned Seven Hills Golf Club & Retirement Community, east of the project site, which features a 16,000 square foot clubhouse facility pro shop, bar, restaurant and banquet facilities. South of the subject site are the proposed Diamond Valley Lake recreational facilities, www.dvlake.com. In addition, the site has several new schools in the area, including Mc-Sweeney Elementary and Diamond Valley Middle School. Excellent access to the master plan is provided along Stetson Avenue and State Street.

Property Highlights

- Prime South Hemet location near recently improved Domenigoni Parkway/Newport Road Extension
- Close proximity to Diamond Valley Lake Recreation
- New Elementary & Middle Schools nearby
- ±45 Potential 4,000, 5,000 and 6,000 square foot lots
- Site in super pad condition
- Offsites including streets, curb, gutter, utilities, and streetlights complete
- Seller will give Buyer time to entitle

Municipality

City of Hemet

Assessor Parcel Numbers

446-300-005 and 446-300-011

Directions

From Highway 215 take the 74 Freeway East to State Street. Drive South along State Street to Stetson Ave. Left at Stetson Ave. The subject property is located at the northwest corner of Stetson Ave and S Buena Vista Street in South Hemet.

Entitlements

Residential Land Use

Acres

9 gross acres

Utilities

Water/Sewer: Eastern Municipal Water District

Gas: Southern California Gas Company

Electric: Southern California Edison

CFD/HOA

The property currently does not have a CFD or HOA.

Site Detail

School District

Hemet Unified School District



McSweeney Elementary School
451 Chambers Street, Hemet, CA
T 951.925.4366



Diamond Valley Middle School
291 Chambers Street, Hemet, CA
T 951.925.2899



West Valley High School
3401 Mustang Way, Hemet, CA
T 951.765.1600

Broker Contact

Joe Percival

CA DRE #01350758

T 949.705.0924

jpercival@hoffmanland.com

THE HOFFMAN COMPANY

18881 Von Karman Avenue, Suite 150

Irvine, CA 92612

T 949.553.2020 | F 949.553.8449

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CA DRE Corp ID #01473762



Northeasterly view from Stetson Avenue

Offering Guidelines

Seller

River Oaks Ridge, L.P.

Letter of Intent

Please submit a Letter of Intent ("LOI") outlining the terms and conditions under which Buyer proposes to acquire the property.

Proposed Deal Structure

Option to purchase property.

Asking Price

Submit.

Due Diligence Period

The Due Diligence Period shall commence upon execution of an Option Agreement. The due diligence review period shall be 45 days.

Option Payments

Option Payments shall be made quarterly and will be applicable to the purchase price.

Escrow

Escrow shall be held with Chicago Title Company.

Opening of Escrow

Upon delivery of Escrow of (i) the mutually executed Option Agreement and (ii) the Initial Deposit equal to (2.0%) of the purchase price.

Close of Escrow

The Close of Escrow shall occur the earlier of 18 months or 30 days after approval of Tentative Tract Map.

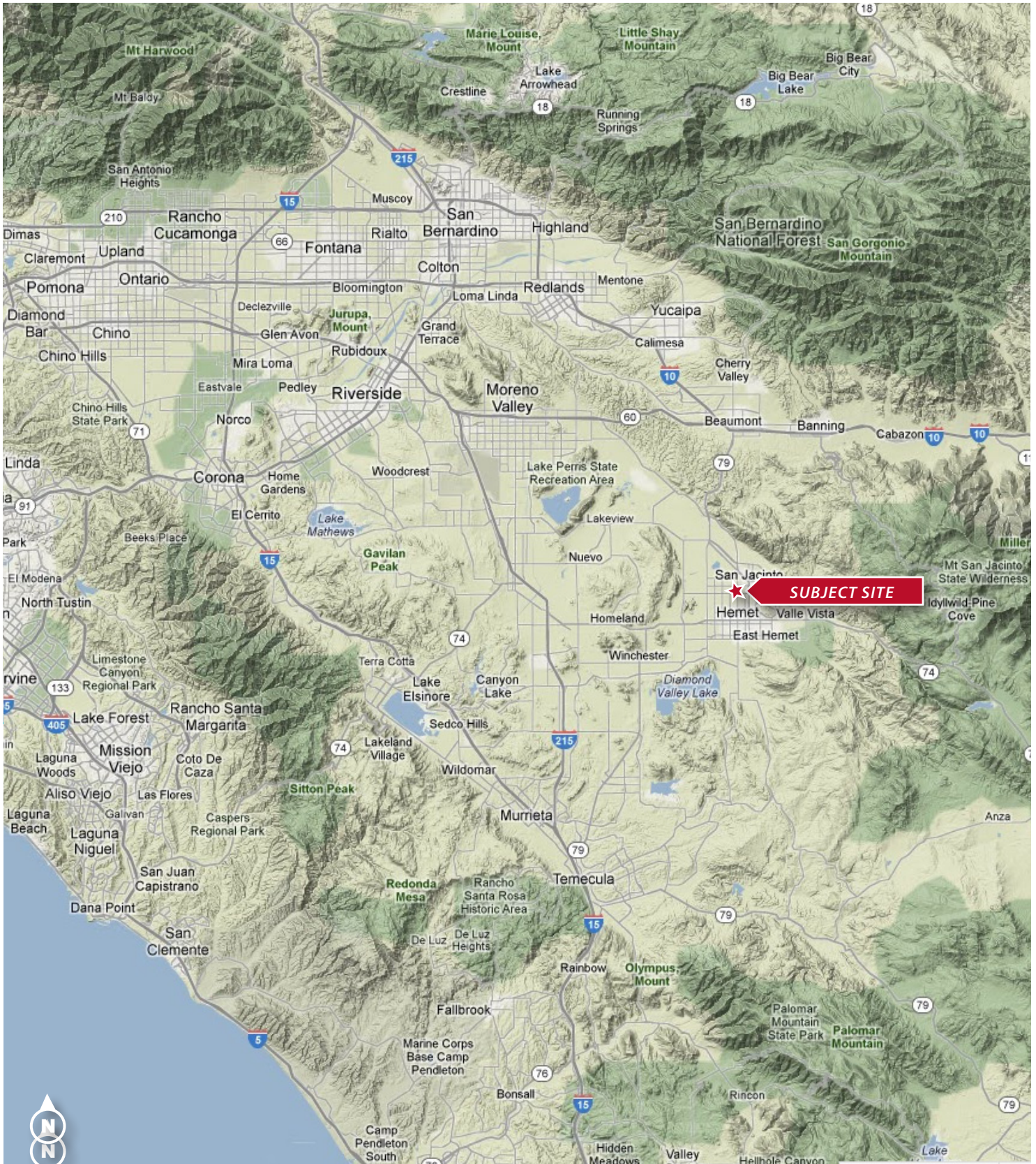
Brokerage Commission

The Brokerage Commission shall be paid by Seller pursuant to separate agreement.

Offer Date

To be determined.

Regional Location



Vicinity Aerial



Close Up Aerial



Assessor's Parcel Map

446-30
13-B-3

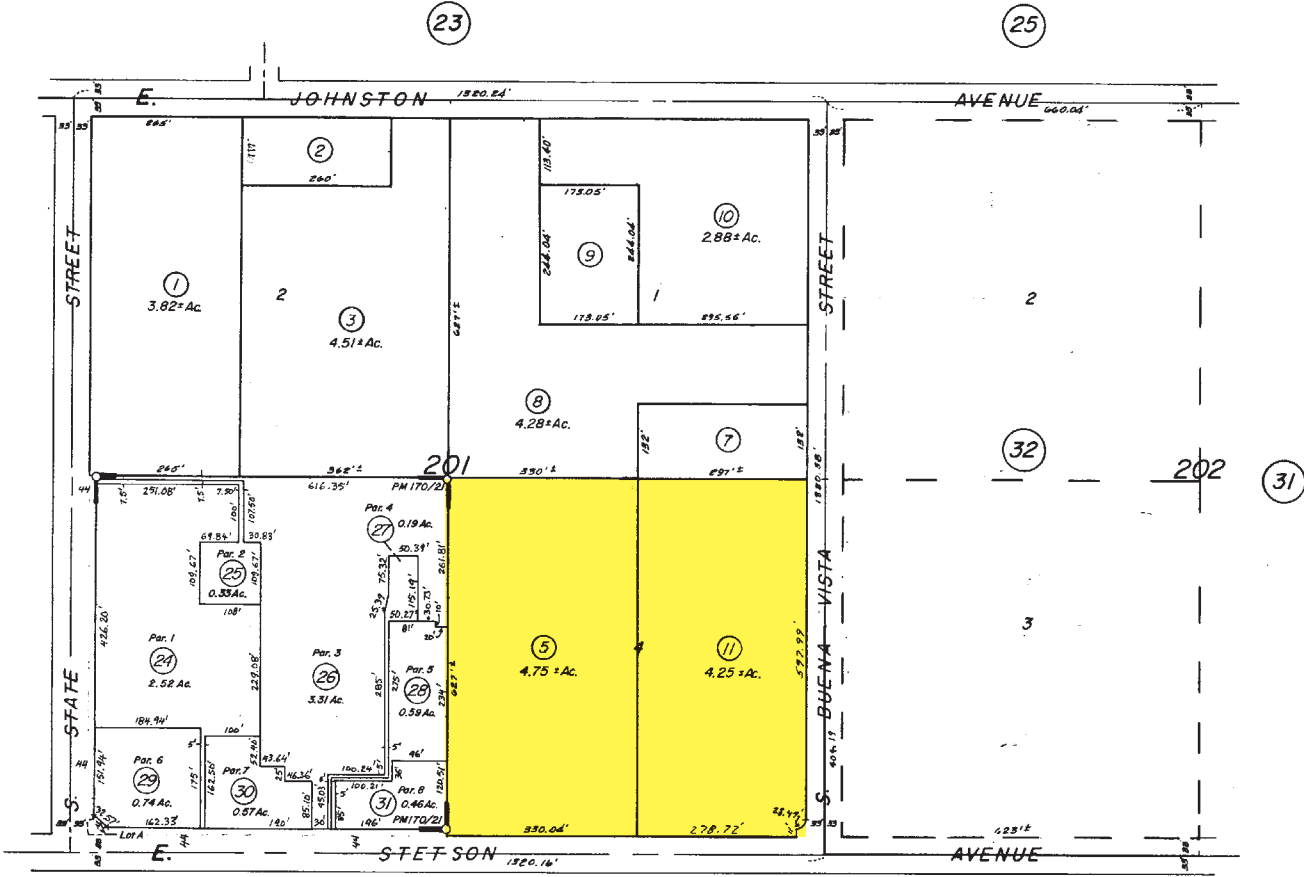
T.C.A. 603

POR. SE 1/4 SEC. 15, T. 5S., R. 1W.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



DATE	OLD NO.	NEW NO.
1/77	6	11
1/77	4	12, 57
1/86	12	13, 22
1/91	18, 22	23
"	23	24, 31



M.B. 1/14, 15 Hemet Land Co. Lands
P.M. 170/21-22 Parcel Map No. 26777

BK. 451

DATA: M.B. 44/94
M.B. 45/91
M.B. 49/100
M.B. 50/90
M.B. 51/23
P.M. 138/51

DEC. 1970

ASSESSOR'S MAP BK. 446 PG. 30
RIVERSIDE COUNTY, CALIF. *ecs.*



Street View Photos



View north from Stetson Avenue



View west from South Buena Vista Street

Street View Photos



View southwest from South Buena Vista Street

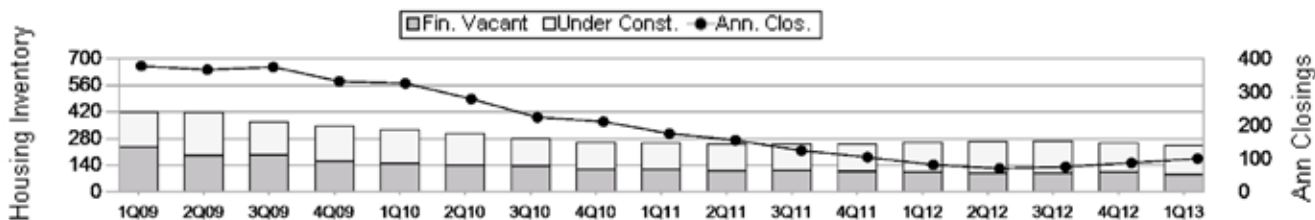


Stetson Avenue
View northwest from Stetson Avenue and South Buena Vista Street

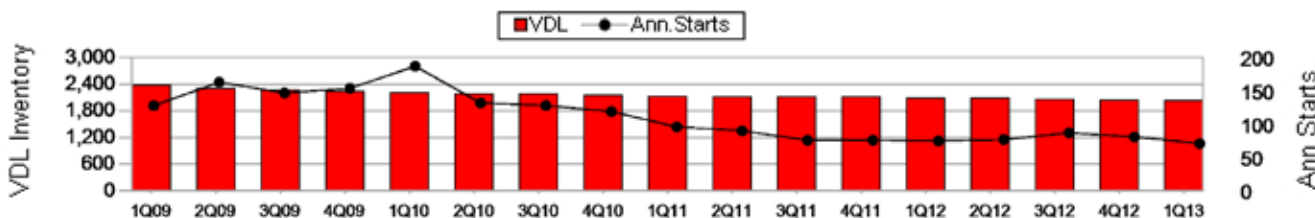
Historical Housing Activity Summary *San Jacinto & Hemet*

Qtr	Qtr Clos	Ann Clos	Model	FinVac	UC	Total Inv	Total Supply	Qtr Starts	Ann Starts	VDL	VDL Supply	Fut Lots	Ann Lot Deliv
1Q09	74	380	82	238	182	502	15.9	14	132	2,377	216.1	25,988	46
2Q09	91	369	71	192	226	489	15.9	78	167	2,308	165.8	26,056	9
3Q09	113	377	41	194	176	411	13.1	35	151	2,273	180.6	26,056	9
4Q09	56	334	41	162	183	386	13.9	31	158	2,242	170.3	26,056	9
1Q10	68	328	39	148	178	365	13.4	47	191	2,213	139.0	26,056	27
2Q10	44	281	36	140	168	344	14.7	23	136	2,190	193.2	26,056	18
3Q10	58	226	34	136	147	317	16.8	31	132	2,185	198.6	26,056	44
4Q10	43	213	34	118	144	296	16.7	22	123	2,163	211.0	26,056	44
1Q11	32	177	29	118	141	288	19.5	24	100	2,139	256.7	26,056	26
2Q11	24	157	29	112	140	281	21.5	17	94	2,122	270.9	26,056	26
3Q11	27	126	18	114	139	271	25.8	17	80	2,122	318.3	26,056	17
4Q11	23	106	18	107	145	270	30.6	22	80	2,115	317.3	26,056	32
1Q12	9	83	20	103	161	284	41.1	23	79	2,095	318.2	26,077	35
2Q12	13	72	23	98	169	290	48.3	19	81	2,097	310.7	26,056	56
3Q12	32	77	17	99	169	285	44.4	27	91	2,070	273.0	26,056	39
4Q12	35	89	6	103	157	266	35.9	16	85	2,054	290.0	26,056	24
1Q13	22	102	10	91	156	257	30.2	13	75	2,041	326.6	26,056	21

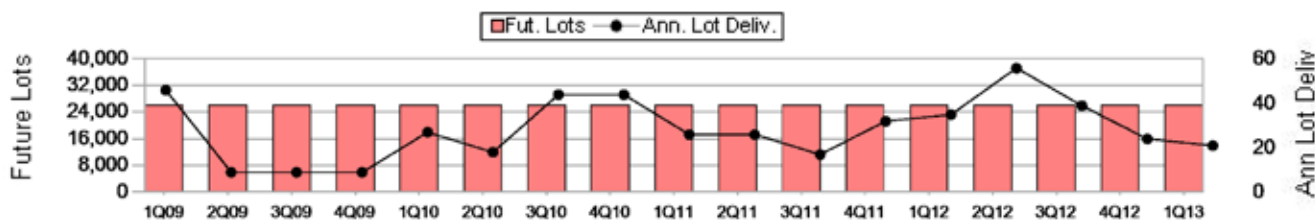
Housing Inventory and Closings By Quarter



Vacant Developed Lots and Starts By Quarter



Future Lots and Deliveries By Quarter



Southern California Residential Survey (1Q13)
Copyright Metrostudy

metrostudy
Housing Starts Here

Current Activity and Profile Report

San Jacinto & Hemet

Sorted by Subdivision

Map No	Subdivision Name	Submarket	Status	Lot Size	Price Range	Qtr Starts	Ann Starts	Qtr Clos	Ann Clos	Occ	Inventory			VDL	Future	Total
											Mod	Fin Vac	U/C			
258	22370	WRivsd-Ctrl	Act 3Q03	11,200	\$0-\$0	0	0	0	0	17	0	0	0	12	0	29
249	31620	WRivsd-Ctrl	Act 2Q07	7,200	\$0-\$0	0	0	0	0	0	0	0	0	47	0	47
250	31620-1	WRivsd-Ctrl	Act 2Q07	7,140	\$0-\$0	0	0	0	0	0	0	0	14	40	0	54
180	31775-R	WRivsd-Ctrl	Act 1Q08	13,500	\$0-\$0	0	0	0	0	0	0	0	0	6	0	6
179	32519	WRivsd-Ctrl	Act 1Q07	7,200	\$0-\$0	0	0	0	0	3	0	0	0	5	0	8
120	Almaden	WRivsd-Ctrl	Act 3Q05	8,400	\$330-\$410	0	0	0	0	42	0	0	5	41	0	88
132	Arterra	WRivsd-Ctrl	Act 1Q05	5,525	\$313-\$355	0	0	0	0	68	0	0	0	78	0	146
55	Catalpa Park	WRivsd-Ctrl	Act 4Q06	7,200	\$297-\$313	0	0	0	0	15	0	0	0	83	0	98
164	Chestnut @ McSweeny Farms	WRivsd-Ctrl	Act 3Q06	7,000	\$278-\$321	0	0	0	0	89	0	0	0	29	0	118
135	Coventry Acres	WRivsd-Ctrl	Act 1Q12	7,200	\$210-\$228	0	21	10	23	23	0	1	0	0	0	24
105	Enclave, The	WRivsd-Ctrl	Act 2Q07	23,000	\$0-\$0	0	0	0	0	3	0	0	0	2	0	5
46	Entrada @ Peppertree	WRivsd-Ctrl	Act 1Q07	NA	\$163-\$329	0	0	0	0	0	0	5	10	60	0	75
43	Gran Via @ Peppertree	WRivsd-Ctrl	Act 1Q07	4,800	\$273-\$391	0	0	0	0	3	0	12	0	43	0	58
128	Hampton @ Coventry Acres	WRivsd-Ctrl	Act 2Q06	7,200	\$190-\$215	0	0	0	0	63	0	0	0	18	0	81
41	La Ronda @ Peppertree	WRivsd-Ctrl	Act 1Q07	NA	\$178-\$216	0	0	0	0	0	0	6	12	90	0	108
104	La Veranda	WRivsd-Ctrl	Act 4Q05	7,000	\$240-\$290	0	0	0	0	14	0	5	7	46	0	72
89	Luz Del Sol	WRivsd-Ctrl	Act 2Q07	7,000	\$190-\$305	0	0	0	0	6	0	0	0	161	154	321
220	Maravilla	WRivsd-Ctrl	Act 2Q06	4,000	\$250-\$316	0	0	0	0	0	0	19	21	46	0	86
20	Maze Stone Estates	WRivsd-Ctrl	Act 1Q06	200,000	\$350-\$500	0	0	0	0	4	0	0	0	12	0	16
39	Monte Verde @ Peppertree	WRivsd-Ctrl	Act 1Q07	NA	\$161-\$218	0	0	0	0	0	0	8	16	72	0	96
121	Mosaico	WRivsd-Ctrl	Act 1Q06	7,200	\$220-\$240	0	0	0	0	44	0	0	0	47	0	91
2	Mountain Gate	WRivsd-Ctrl	Act 3Q05	6,000	\$164-\$209	0	0	0	4	72	0	1	0	116	377	566
248	Orchard, The	WRivsd-Ctrl	Act 1Q02	7,150-7,200	\$150-\$200	0	0	0	0	107	0	3	0	6	0	116
196	Palmilla	WRivsd-Ctrl	Act 4Q05	5,500	\$190-\$227	0	0	0	2	33	0	0	0	31	0	64
99	Park Meadows	WRivsd-Ctrl	Act 3Q04	7,000	\$271-\$309	0	0	0	0	155	0	0	0	15	0	170
94	Park Meadows II	WRivsd-Ctrl	Act 2Q07	7,500	\$271-\$309	0	0	0	0	15	0	0	0	22	0	37



Current Activity and Profile Report

San Jacinto & Hemet

Sorted by Subdivision

Map No	Subdivision Name	Submarket	Status	Lot Size	Price Range	Qtr Starts	Ann Starts	Qtr Clos	Ann Clos	Occ	Inventory			VDL	Future	Total
											Mod	Fin Vac	U/C			
77	Parkside Village	WRivsd-Ctrl	Act 2Q06	7,416	\$189-\$225	0	0	0	0	77	0	16	0	47	0	140
206	Pheasant Run	WRivsd-Ctrl	Act 1Q07	7,700	\$270-\$325	0	0	0	0	24	0	0	0	70	85	179
98	Potter Ranch	WRivsd-Ctrl	Act 4Q05	7,700	\$349-\$376	0	0	0	0	32	0	0	14	74	0	120
127	Rancho Norte	WRivsd-Ctrl	Act 2Q07	160,000	\$0-\$0	0	0	0	0	1	0	0	0	17	0	18
160	Sagecrest @ McSweeny Farms	WRivsd-Ctrl	Act 4Q06	7,200	\$198-\$229	8	32	5	26	64	2	4	8	70	0	148
93	Sandalwood	WRivsd-Ctrl	Act 1Q06	8,700	\$393-\$406	0	0	0	0	92	0	0	15	19	0	126
244	Saratoga Ranch II	WRivsd-Ctrl	Act 4Q07	20,000	\$339-\$359	0	0	2	2	10	0	0	0	15	0	25
32	Solera @ Rancho Diamante	WRivsd-Ctrl	Act 3Q06	5,000-6,000	\$186-\$266	5	22	5	38	304	4	2	5	258	551	1,124
97	Stallion Crossing	WRivsd-Ctrl	Act 2Q05	7,000	\$305-\$360	0	0	0	0	89	0	0	14	0	0	103
29	Sundance @ Stoney Mountain	WRivsd-Ctrl	Act 4Q02	7,200-7,875	\$247-\$395	0	0	0	0	341	0	0	10	91	0	442
197	The New House in San Jacinto	WRivsd-Ctrl	Act 3Q10	8,000	\$163-\$179	0	0	0	7	7	0	0	5	14	0	26
24	Tierra Vista Hemet	WRivsd-Ctrl	Act 3Q11	8,280	\$199-\$220	0	0	0	0	3	0	0	0	14	0	17
225	Tierra Vista San Jacinto	WRivsd-Ctrl	Act 4Q11	7,200	\$0-\$0	0	0	0	0	0	0	0	0	15	0	15
44	Ventana @ Peppertree	WRivsd-Ctrl	Act 4Q06	3,600	\$286-\$376	0	0	0	0	5	0	9	0	48	0	62
6	Winchester Trails	WRivsd-S Ctrl	Act 1Q07	8,000	\$255-\$255	0	0	0	0	46	4	0	0	146	0	196
5	Winchester Trails Estates	WRivsd-S Ctrl	Act 3Q07	20,000	\$330-\$355	0	0	0	0	6	0	0	0	15	0	21
Selection Totals						13	75	22	102	1,877	10	91	156	2,041	1,167	5,342

Quarterly Plan Detail San Jacinto & Hemet

Sorted by Subdivision

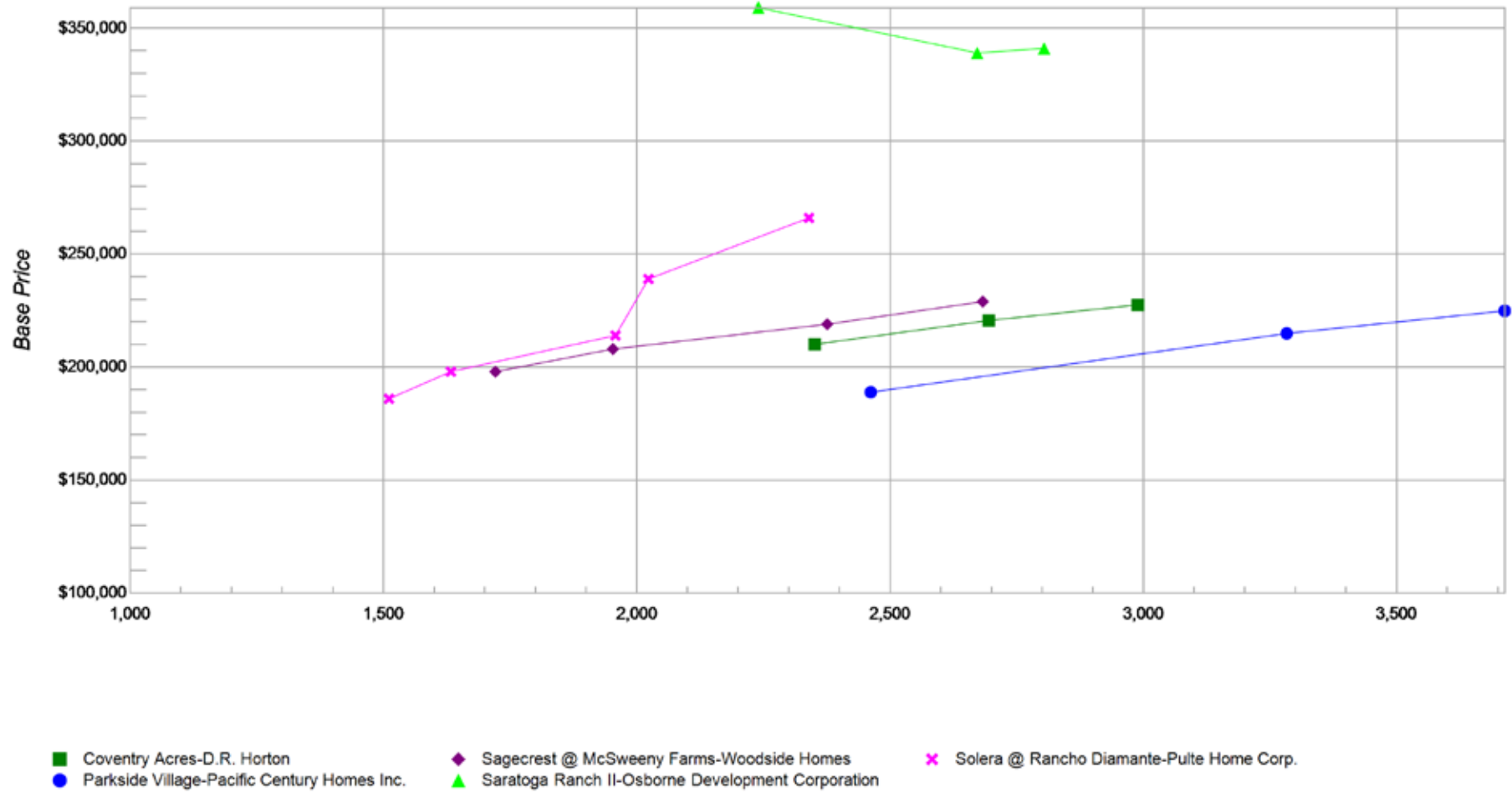
Map No	Subdivision	Submarket	Active	Total Units	Total Remain	Avg Start/Mo	Avg Clos/Mo					Finish SqFt	2Q12 Price	3Q12 Price	4Q12 Price	1Q13 Price	Most Recent \$/SqFt	
	Builder		Plan Name	Lot Size			Plan Notes	BR	Ba	St	Gar							
135	Coventry Acres	WRivsd-Ctrl		7,200	1Q12	24	1	1.75	2.00									
	D.R. Horton			7,200	1			4	3	1	3	2,351	\$197,625				\$89.36	
				7,200	2			3	2.5	2	3	2,695	\$210,890				\$81.87	
				7,200	3			4	3	2	3	2,989	\$217,055				\$76.12	
												2,678	\$208,523				\$82.45	
77	Parkside Village	WRivsd-Ctrl		7,416	2Q06	140	63	0.00	0.00									
	Pacific Century Homes Inc.			7,416	1			4	3	1	2	2,462	\$188,900				\$76.73	
				7,416	4			4	3	2	2	3,283	\$214,900				\$65.46	
				7,416	2			5	4	2	3	3,713	\$224,900				\$60.57	
												3,153	\$209,567				\$67.59	
160	Sagecrest @ McSweeney Farms	WRivsd-Ctrl		7,200	4Q06	148	84	2.67	2.00									
	Woodside Homes			7,200	Plan 1			4	2	1	2	1,721	\$175,490	\$182,752	\$187,930	\$197,990	\$115.04	
				7,200	Plan 2			4	2	1	2	1,953	\$188,390	\$191,990	\$197,990	\$207,990	\$106.50	
				7,200	Plan 3			4	3	2	3	2,376	\$195,990	\$208,990	\$213,990	\$218,990	\$92.17	
				7,200	Plan 4			4	2.5	2	3	2,683	\$209,890	\$217,990	\$230,990	\$228,990	\$85.35	
												2,183	\$192,440	\$200,431	\$207,725	\$213,490	\$99.76	
244	Saratoga Ranch II	WRivsd-Ctrl		20,000	4Q07	25	15	0.00	0.00									
	Osborne Development Corp			20,000	Sierra Vista			4	3	1	3	2,672	\$369,990	\$339,000			\$126.87	
				20,000	Cristalla Vista			3	2.5	1	3	2,804	\$379,990	\$341,000			\$121.61	
				20,000	Buena Vista			3	2.5	1	3	2,240	\$379,990	\$359,000			\$160.27	
												2,572	\$376,657	\$346,333			\$136.25	
32	Solera @ Rancho Diamante	WRivsd-Ctrl		5,000-6,000	3Q06	1,124	820	1.83	3.00									
	Pulte Home Corp.			6,000	Encore			2	2	1	2	1,511				\$185,990	\$123.09	
				6,000	Serenity			2	2	1	2	1,633				\$197,990	\$121.24	
				6,000	Celebrations			2	2	1	2	1,958				\$213,990	\$109.29	
				6,000	Haven			3	2	1	2	2,023				\$238,990	\$118.14	
				6,000	Gathering			3	3	1	2	2,340				\$265,990	\$113.67	
												1,893				\$220,590	\$117.09	
Selected Plan Averages												2,412	\$242,615	\$249,898	\$207,725	\$217,434	\$102.41	

5=5 Plex 6=6 Plex A=Affordable C=Casita D=Master Down Den=Den G=Guesthouse GS=Guest Suite I=Inventory Spec L=Loft M=Model ME=Media NP=New Plan
 O=Office P=Plan S=Split Level ST=Studio W=Water View

Southern California Residential Survey (1Q13)
Copyright Metrostudy



Price vs. Square Footage *San Jacinto & Hemet*



Southern California Residential Survey (1Q13)
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