

FOR SALE

NWC MURRIETA ROAD AND MILDRED STREET, PERRIS CA

PROPOSED 236 UNIT SENIOR APARTMENTS ON 6.54 ACRES



EAST ELEVATION - Front Murreta Rd. 1



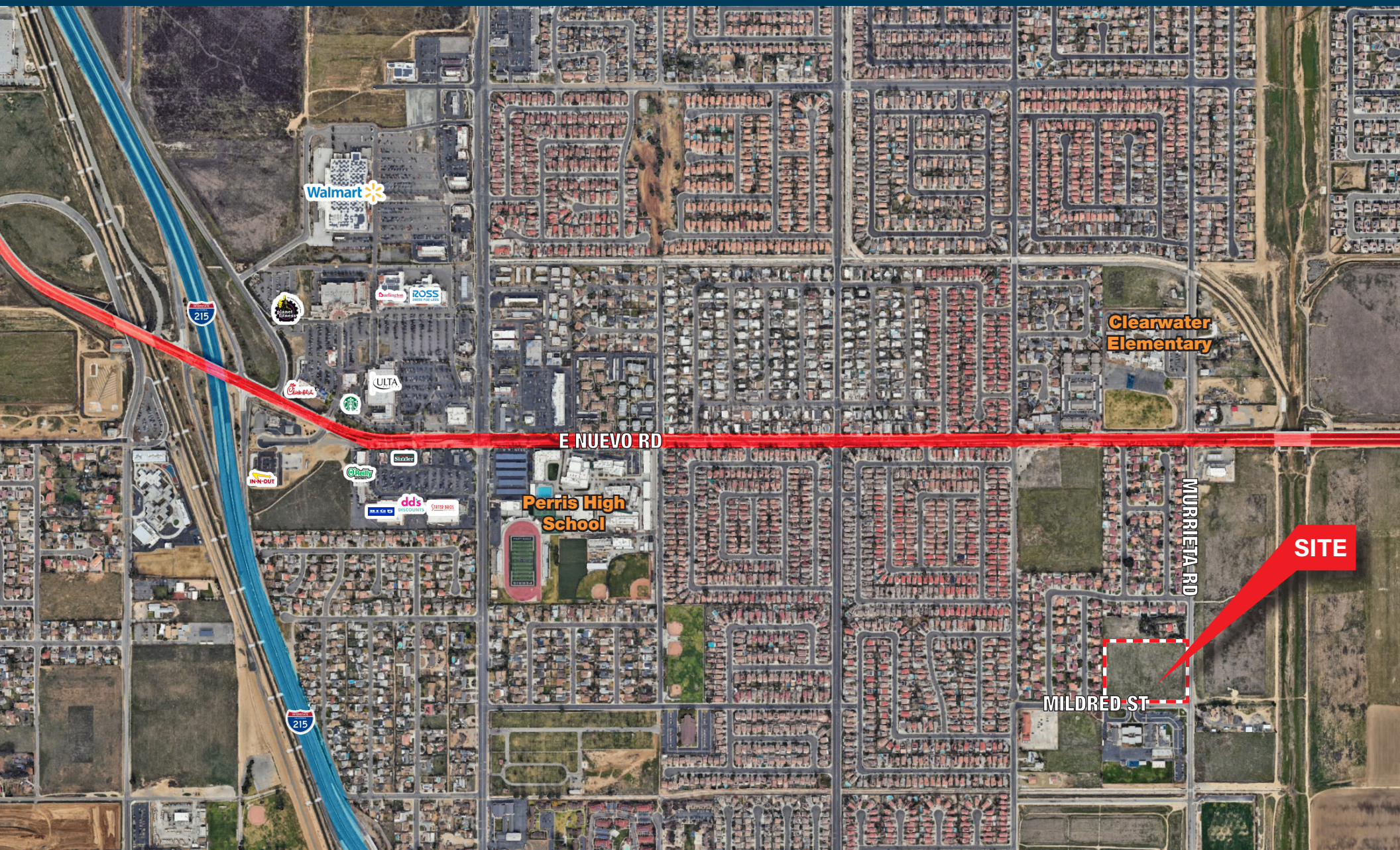
SOUTH ELEVATION - Side Mildred St. 2

JAY BRUN
Senior Vice President
909.457.6401
jay.brun@advisorscommercialre.com
BRE #00977248

ADVISORS REAL ESTATE ASSET SERVICES LLC | www.AREASLLC.com

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. AREAS, LLC. 20

AREAS
ADVISORS REAL ESTATE ASSET SERVICES CA, INC



JAY BRUN
 Senior Vice President
 909.856.0606
 jay.br@advisorscommercialre.com
 BRE #00977248

ADVISORS REAL ESTATE ASSET SERVICES LLC | www.AREASLLC.com

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. AREAS, LLC. 20

AREAS
 ADVISORS REAL ESTATE ASSET SERVICES CA, INC

PROPERTY FEATURES

- Infill Property near new housing projects, parks and schools.
- Underserved trade area with demand for senior housing.
- Great access to freeways and shopping

DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

POPULATION

| | | | |
|-----------------------------|--------|--------|---------|
| Population 2025 | 21,664 | 69,358 | 112,683 |
| Population 2030 | 22,393 | 71,180 | 115,724 |
| Daytime Employee Population | 1,368 | 11,360 | 21,327 |

INCOME

| | | | |
|------------------|----------|-----------|-----------|
| 2025 Average HHI | \$89,186 | \$100,072 | \$103,349 |
|------------------|----------|-----------|-----------|

TRAFFIC COUNTS

| | |
|---------------------------|------------|
| E Nuevo Rd & Plum Tree Ln | 15,254 VPD |
| Interstate 215 | 94,362 VPD |



JAY BRUN
 Senior Vice President
951.816.9626
 jbrun@areasllc.com
 BRE #00977248

ADVISORS REAL ESTATE ASSET SERVICES LLC | www.AREASLLC.com

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. AREAS, LLC. 20

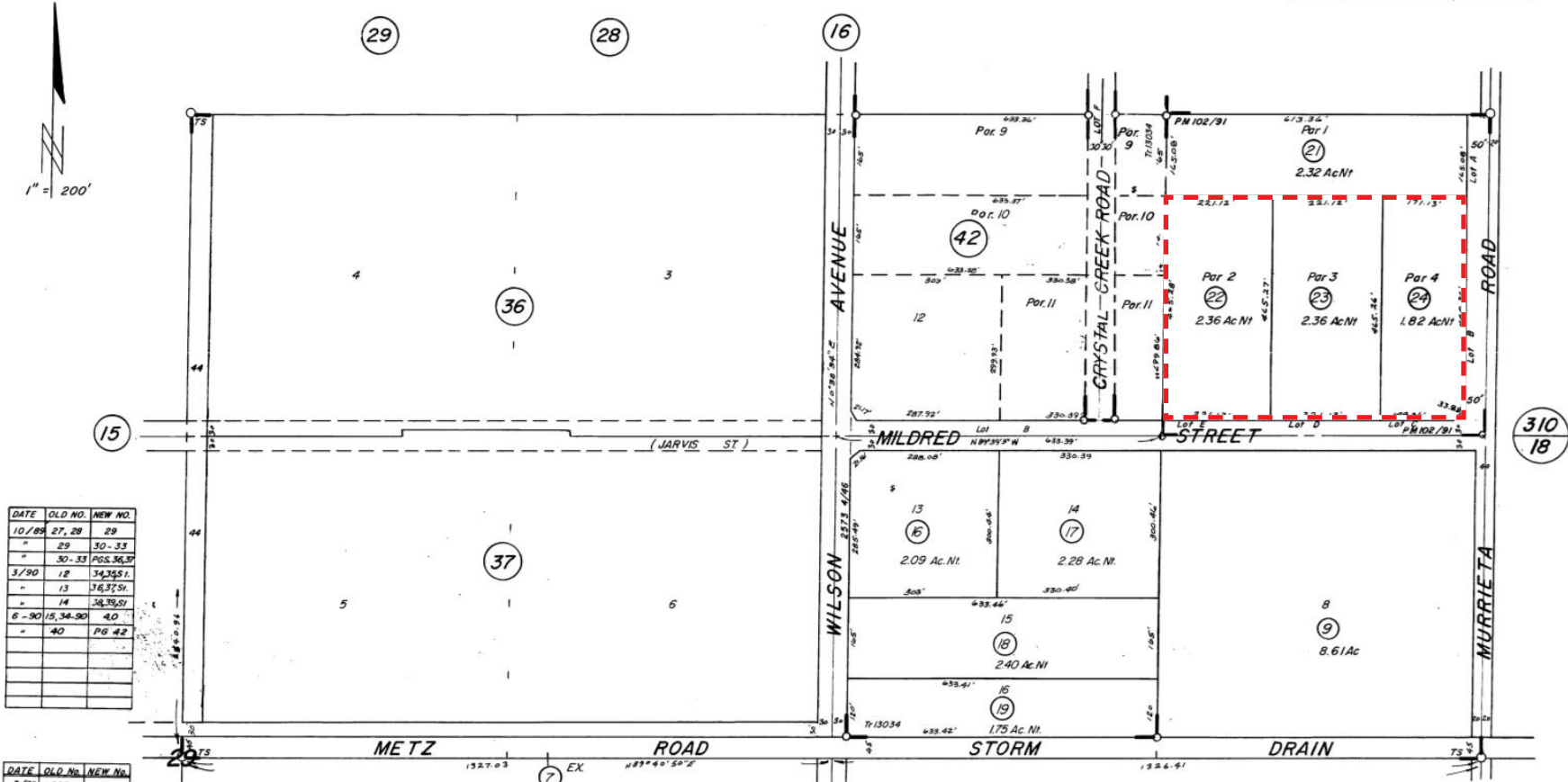
AREAS
 ADVISORS REAL ESTATE ASSET SERVICES CA, INC

311-17 16-7

T. R. A. 818

SI/2 NE1/4 SEC. 29, T. 4 S, R. 3 W

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



| DATE | OLD NO. | NEW NO. |
|-------|------------|--------------|
| 10/89 | 27, 28 | 29 |
| " | 29 | 30-33 |
| " | 30-33 | PG 36, 37 |
| 3/90 | 12 | 34, 35, 1 |
| " | 13 | 36, 37, 5, 1 |
| " | 14 | 38, 39, 5, 1 |
| 6-90 | 15, 34, 30 | 40 |
| " | 40 | PG 42 |

| DATE | OLD NO. | NEW NO. |
|-------|--------------|---------|
| 3/79 | 805 | 7 |
| 6-79 | 4 | 8, 9 |
| 7/79 | 6 | 10, 11 |
| 7/79 | 8, 10, 805-3 | 160-06 |
| 7/79 | 160-06 | 12-19 |
| 12/81 | 2 | 20, 51 |
| 5/82 | 11 | 21-24 |
| 11/86 | 1 | 25 |
| " | 20 | 26 |
| 4/88 | 23 | 27, 27 |
| " | 26 | 28, 27 |

M.B. 1/4 Timmon's Subdivision
 M.B. 105/53-57 Tract No. 13034
 M.B. 213/35-38 Tract No. 23275
 DATA: R/S 46/10, AS 38/62-85

MAY 1971

P.M. 102/91 Parcel Map No. 16230

ASSESSOR'S MAP BK. 311 PG. 17
 RIVERSIDE COUNTY, CALIF. 10

JAY BRUN
 Senior Vice President
 951.816.9626
 jbrun@areasllc.com
 BRE #00977248

ADVISORS REAL ESTATE ASSET SERVICES LLC | www.AREASLLC.com

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. AREAS, LLC. 20

AREAS
 ADVISORS REAL ESTATE ASSET SERVICES CA, INC