

42500
WASHINGTON
STREET
BERMUDA DUNES
CALIFORNIA

ENTITLED MIXED-USE DEVELOPMENT OPPORTUNITY

43-UNIT MARKET-RATE APARTMENT PROJECT
± 9,900 SF PRE-SCHOOL CHILDCARE FACILITY



OFFERING
PRICE
\$2,950,000



CONFIDENTIALITY AND CONDITIONS

HI Bermuda LLC, a California limited liability company (“Seller”), has retained Strategic Development Advisors, Inc. (“SDA”) as the exclusive advisor for the sale of the property located at 42500 Washington Street, Bermuda Dunes, California 92203 (the “Property”). This Offering Memorandum has been prepared by SDA solely for the use of prospective purchasers and their advisors and does not purport to be all-inclusive or to contain all information that may be required to evaluate the Property. All projections, estimates, and analyses contained herein have been developed by Seller, SDA, or affiliated sources and are based upon assumptions concerning economic conditions, competition, and other factors beyond the control of Seller and SDA; accordingly, actual results may vary. Neither Seller nor SDA makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained in this Offering Memorandum shall be relied upon as a promise or representation regarding the future performance of the Property. Although the information presented is believed to be accurate, Seller, SDA, and their respective employees disclaim any responsibility for inaccuracies or omissions and expect prospective purchasers to conduct their own independent investigations, analyses, and due diligence. Furthermore, Seller, SDA, and their employees expressly disclaim any and all liability for representations and warranties, whether express or implied, contained in or omitted from this Offering Memorandum or any other written or oral communication provided to a recipient. The analysis and verification of all information contained herein are solely the responsibility of the prospective purchaser.

Seller and SDA each expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers concerning the Property and to terminate discussions or negotiations with any party at any time, with or without notice. Seller shall have no legal obligation or commitment to any party reviewing this Offering Memorandum or submitting an offer to purchase the Property unless and until such offer has been approved by Seller, a written purchase agreement has been fully executed, delivered, and approved by Seller and its legal counsel, and all conditions to Seller’s obligations have been satisfied or waived.

This Offering Memorandum and its contents, except for information that is publicly available or a matter of public record, are confidential and proprietary. By accepting this Offering Memorandum, the recipient agrees to maintain it in the strictest confidence; not to photocopy, reproduce, or distribute it; not to disclose its contents to any person or entity other than outside advisors retained for the purpose of evaluating the Property who are subject to confidentiality obligations; and not to use this Offering Memorandum or any of its contents in any manner detrimental to the interests of Seller or SDA.

The opportunity consists of acquiring a fully entitled mixed-use development that combines a long-term corporate-leased early education facility with a fully entitled 43-unit market-rate apartment community in the heart of the rapidly growing Coachella Valley. Strategically located at 42500 Washington Street in Bermuda Dunes, California, the project offers investors the rare opportunity to acquire a fully entitled project with all major discretionary approvals secured, providing the flexibility to develop, finance, hold, or monetize each component independently.

The front parcel, consisting of approximately 41,817 square feet, has been fully entitled for the construction of a 9,990-square-foot early education facility for The Learning Experience®, one of the nation’s leading early childhood education providers. The approved plans include an approximately 10,000-square-foot outdoor playground, 33 dedicated on-site parking spaces, and 7 shared parking spaces. The project is further enhanced by an executed 16-year corporate-guaranteed lease, providing the opportunity to develop a stabilized, income-producing asset backed by a nationally recognized tenant with a long-term commitment to the location.

The adjoining rear parcel has been fully entitled for the development of a 43-unit market-rate apartment community, consisting of three residential levels over ground-level parking. Positioned adjacent to the childcare facility, the residential component benefits from the convenience of an established educational amenity, nearby retail and commercial services, and immediate access to Interstate 10, creating an attractive living environment for families and professionals while supporting long-term occupancy and asset value. Together, the two developments create a thoughtfully integrated mixed-use environment that enhances both functionality and long-term investment performance.

An approved tentative tract map provides for the lot split, allowing each parcel to be developed, financed, held, or sold independently while preserving the operational synergy between the residential and childcare components. This flexibility creates alternate investment and exit strategies, enabling future ownership to maximize value through potential phased development, individual asset disposition, or long-term portfolio ownership.

Opportunities to acquire fully entitled mixed-use developments of this caliber are exceptionally limited. With a nationally recognized corporate tenant secured under a long-term lease, a fully entitled multifamily development ready to advance toward construction, and a location within one of Southern California’s strongest growth corridors, this offering presents a compelling opportunity to acquire a project with no entitlement risk, multiple value creation strategies, and exceptional long-term investment potential.

THE LEARNING EXPERIENCE

Project Type	Pre-School Child Care
Land	±41,817 SF
Building	±9,990 SF
APN #	609-020-024
Zoning	MU (Mixed-Use)
Playground	±10,000 SF
Parking	33 + 7 Shared
Entitlements	Fully Entitled

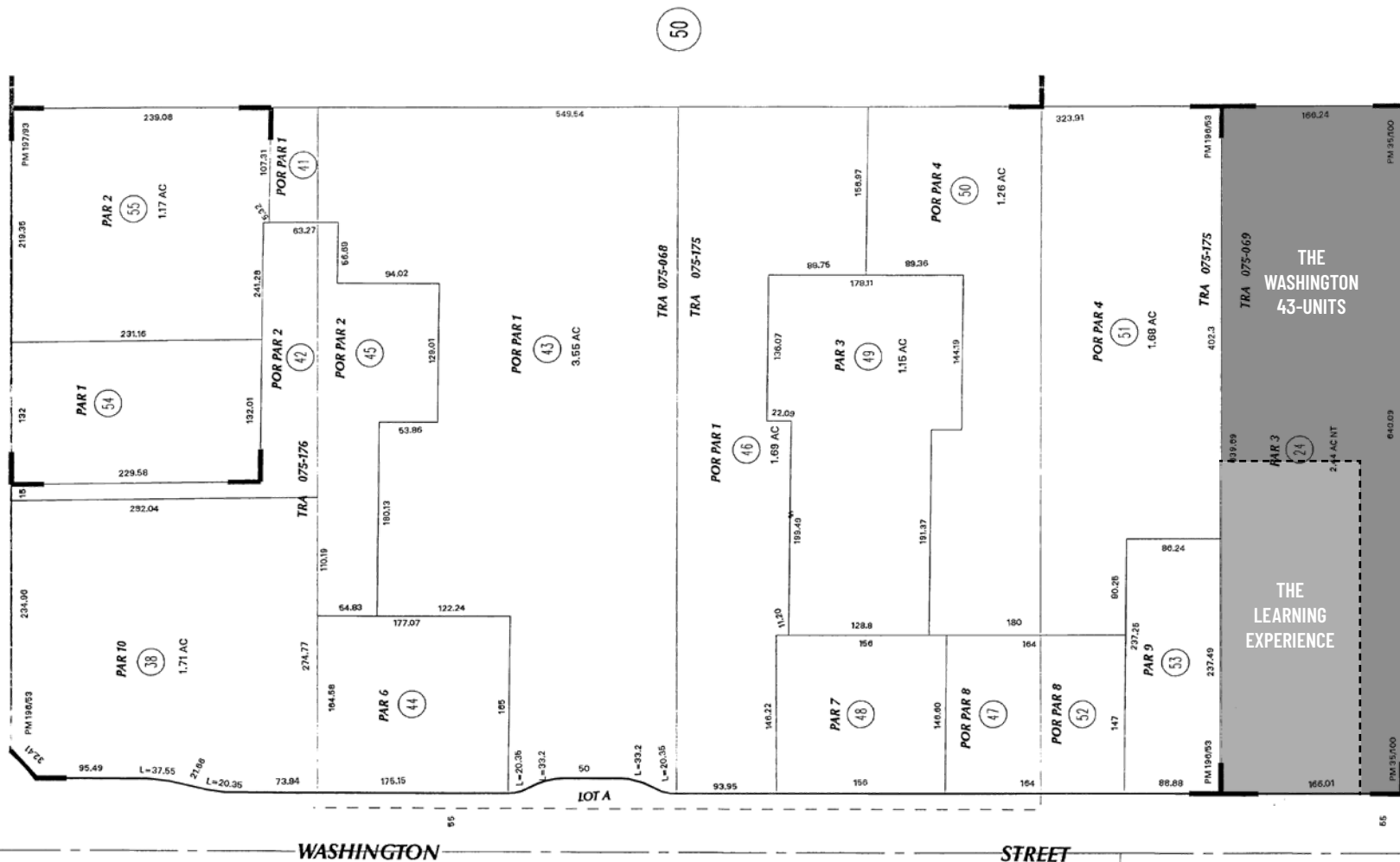
THE WASHINGTON

Project Type	Apartments
Land	±64,437 SF
Building	±26,383 SF
APN #	609-020-024
Zoning	MU (Mixed-Use)
Apartment Units	43
Parking	90 + 7 Shared
Entitlements	Fully Entitled



3-MILE DEMOGRAPHICS

TOTAL POPULATION:	52,626
DAYTIME POPULATION:	64,545
TOTAL HOUSEHOLDS:	24,005
AVG. HOUSEHOLD SIZE:	2.18
AVG. HOUSEHOLD INCOME:	\$142,875
AVG. HOUSE VALUE:	\$763,210





17,947 ADT

AVENUE 42

WASHINGTON ST
48,466 ADT

Little Caesars

Albertsons

CVS
pharmacy

DOLLAR TREE

jiffy lube

Shell

AVENUE OF THE STATES

Denny's

PACIFIC
CRUSTAL SERVICES

GROCERY
OUTLET

Walgreens

Wendy's

Ralphs

Jack
in the box

WELLS
FARGO

HomeGoods

DESERT DUNES
ANIMAL HOSPITAL

LEARN
TO DRIVE
± 9,900 SF

± 10,000 SF
PLAYGROUND

43-UNIT
APARTMENTS

ST-1

7500

6

(Not a part)



± 9,900 SF

± 10,000 SF
PLAYGROUND

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26

27 28 29 30 31 32 33

34 35 36 37

38 39 40

43-UNIT
APARTMENTS

(Not a part)

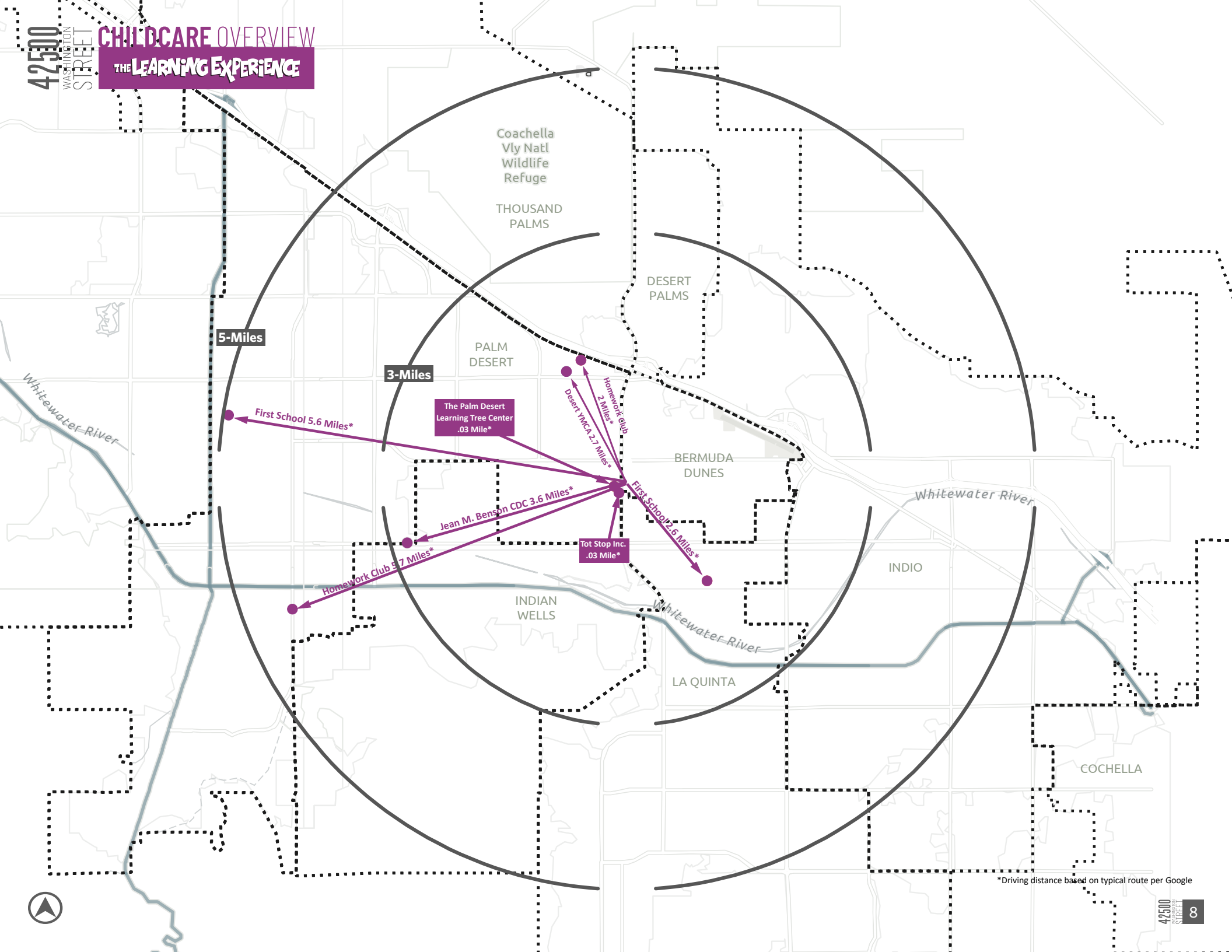


42500

WASHINGTON
STREET

CHILD CARE OVERVIEW

THE LEARNING EXPERIENCE



*Driving distance based on typical route per Google



42500

WASHINGTON
STREET

8

1 MILE RADIUS AGES 0-6 DEMOGRAPHICS

TOTAL POPULATION	AGE 0 - 6 POPULATION	% of POPULATION
10,477	714	6.8%

1.5 MILES RADIUS AGES 0-6 DEMOGRAPHICS

TOTAL POPULATION	AGE 0 - 6 POPULATION	% of POPULATION
19,831	1,273	6.4%

2 MILES RADIUS AGES 0-6 DEMOGRAPHICS

TOTAL POPULATION	AGE 0 - 6 POPULATION	% of POPULATION
31,752	1,863	5.9%

LOCAL DAYCARE CAPACITY

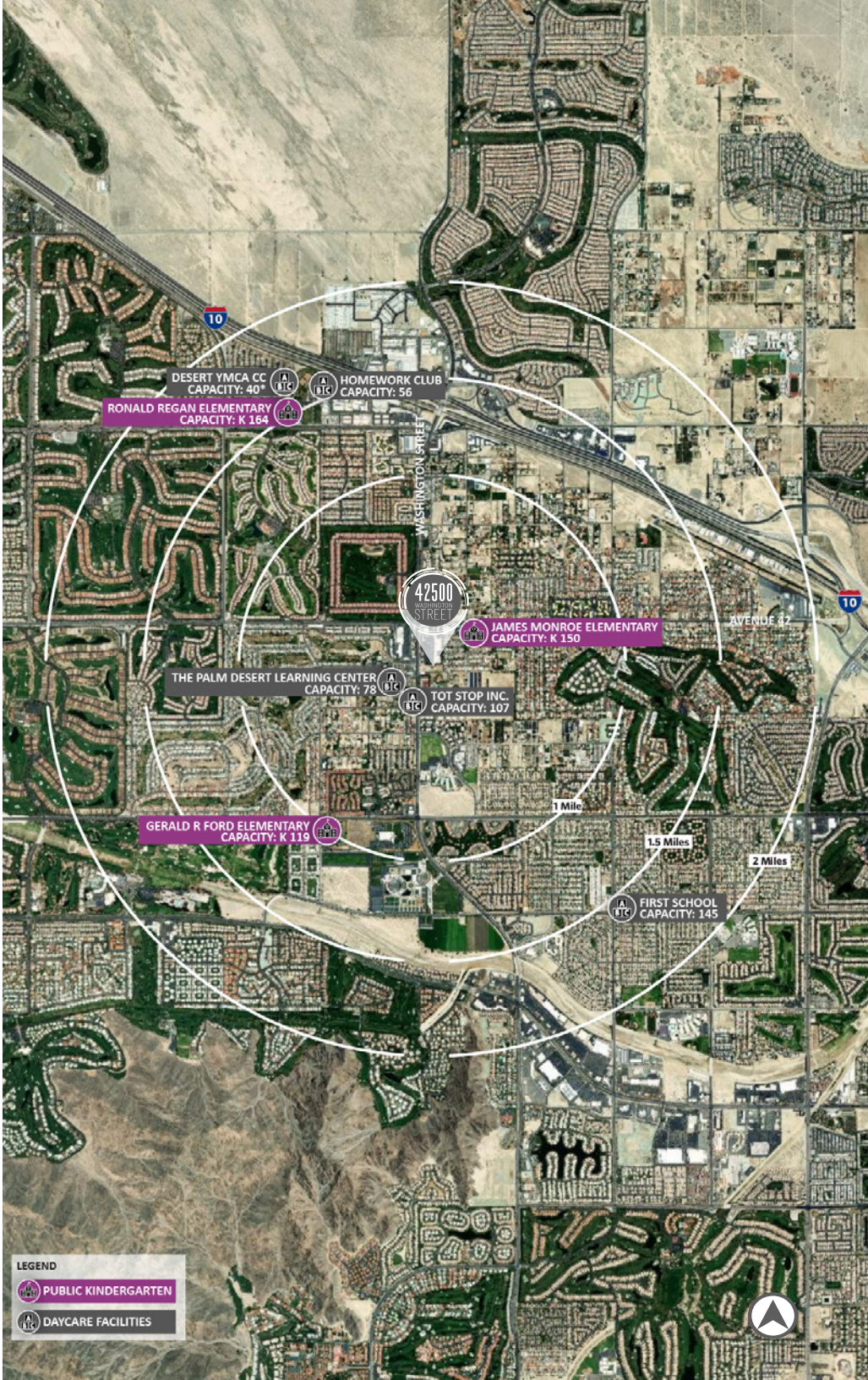
FACILITY	ADDRESS	CITY	CAPACITY	DISTANCE (MILES)**
Tot Stop Inc.	77970 Delaware Pl	Bermuda Dunes	107	0.03 M
The Palm Desert Learning Tree Center	42-675 Washington St	Bermuda Dunes	78	0.03 M
Homework Club	77-530 Enfield Lane G2	Palm Desert	56	2 M
First School	44996 Adams St	La Quinta	145	2.6 M
Desert YMCA	39-800 Liberty Drive	Palm Desert	40*	2.7M

*Desert YMCA Accepts ages 4-1/2 - 12 only

PUBLIC KINDERGARTEN SIZES

SCHOOL	ADDRESS	CITY	K SIZE	DISTANCE (MILES)**
Ronald Regan Elementary School	39-800 Liberty Dr	Palm Desert	155	2.3 M
James Monroe Elementary School	42-100 Yucca Lane	Bermuda Dunes	122	0.5 M
Gerald R. Ford Elementary School	44-210 Warner Trail	Indian Wells	122	1.5 M

**Driving distance based on typical route per Google.



42500
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STREET

BERMUDA DUNES

3 Mile Radius

52,825	0.74%	2.22	75.0	55.5	\$85,035	\$647,769	\$422,736	14.9%	47.6%	37.5%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



18.9%
Services

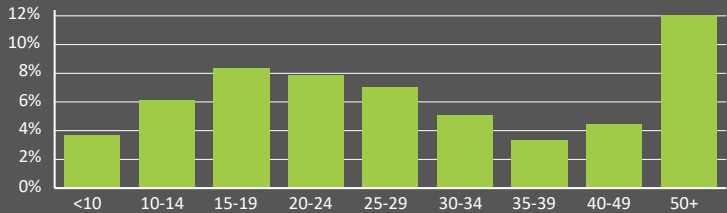


13.3%
Blue Collar

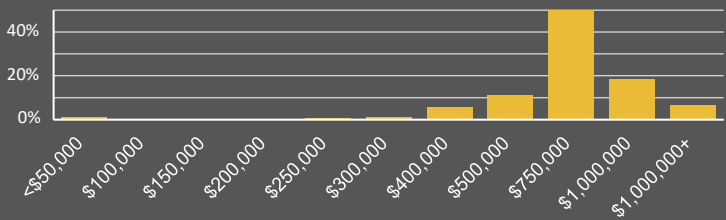


67.8%
White Collar

Mortgage as Percent of Salary



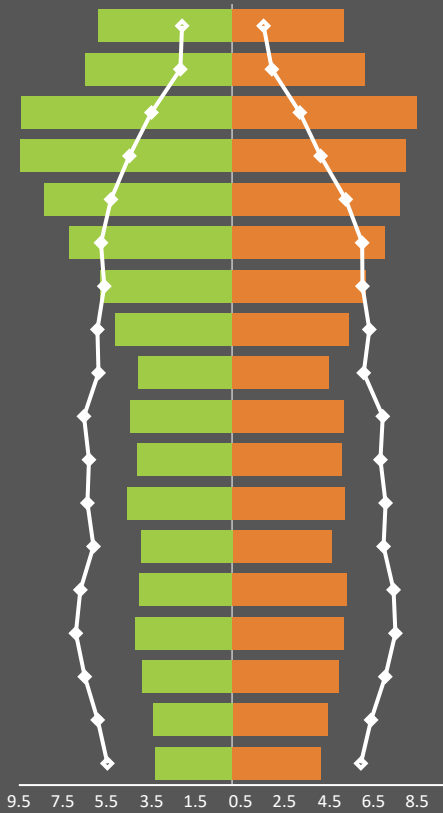
Home Value



Household Income

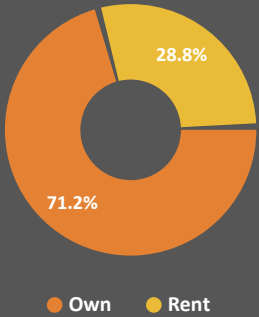


Age Profile: 5 Year Increments

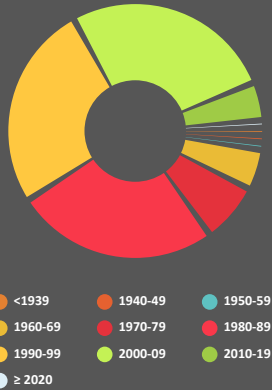


Dots show comparison to Riverside County

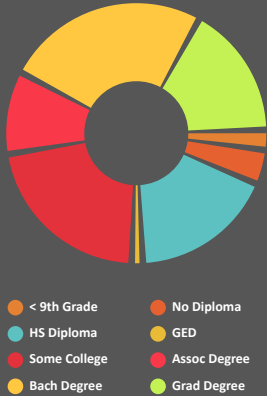
Home Ownership



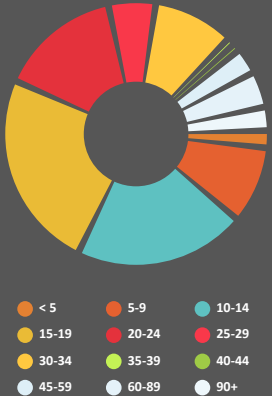
Housing: Year Built



Educational Attainment



Commute Time: Minutes



42500 WASHINGTON STREET BERMUDA DUNES

5 Mile Radius

146,610	0.49%	2.45	82.3	48.3	\$78,782	\$614,388	\$311,768	17.6%	51.8%	30.7%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



24.3%
Services

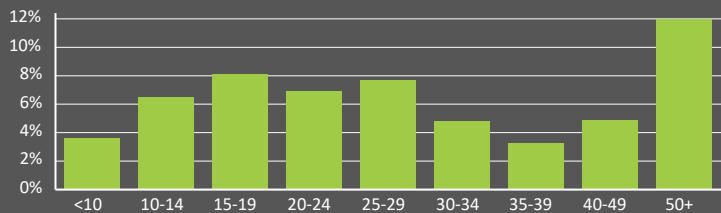


17.4%
Blue Collar

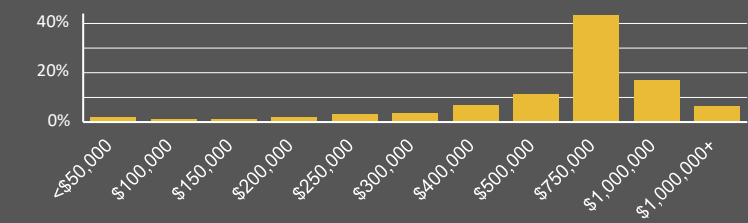


58.3%
White Collar

Mortgage as Percent of Salary



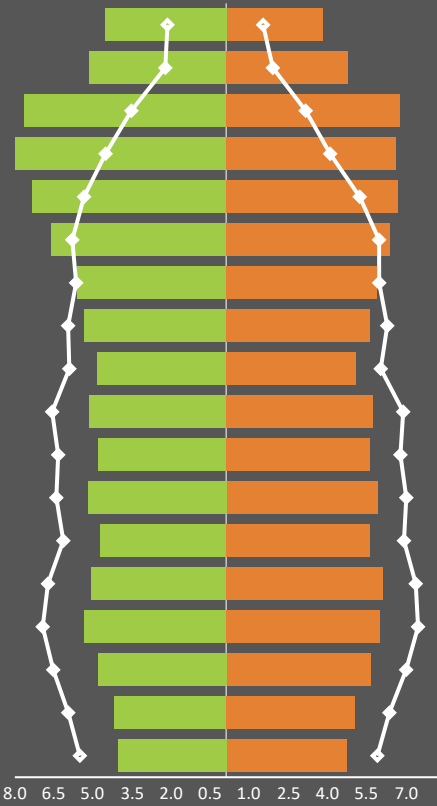
Home Value



Household Income

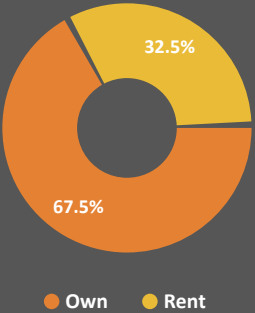


Age Profile: 5 Year Increments

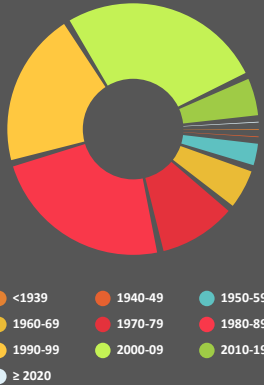


Dots show comparison to Riverside County

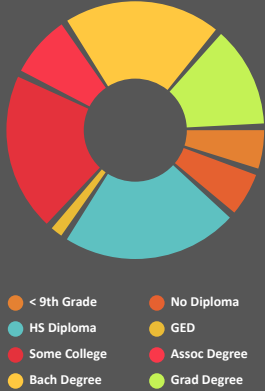
Home Ownership



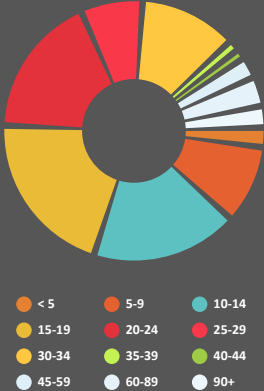
Housing: Year Built



Educational Attainment



Commute Time: Minutes



42500
WASHINGTON
STREET THE WASHINGTON



Total Building SF	±24,383 SF
Total Land Area	±1.48 acres (±64,437 SF)

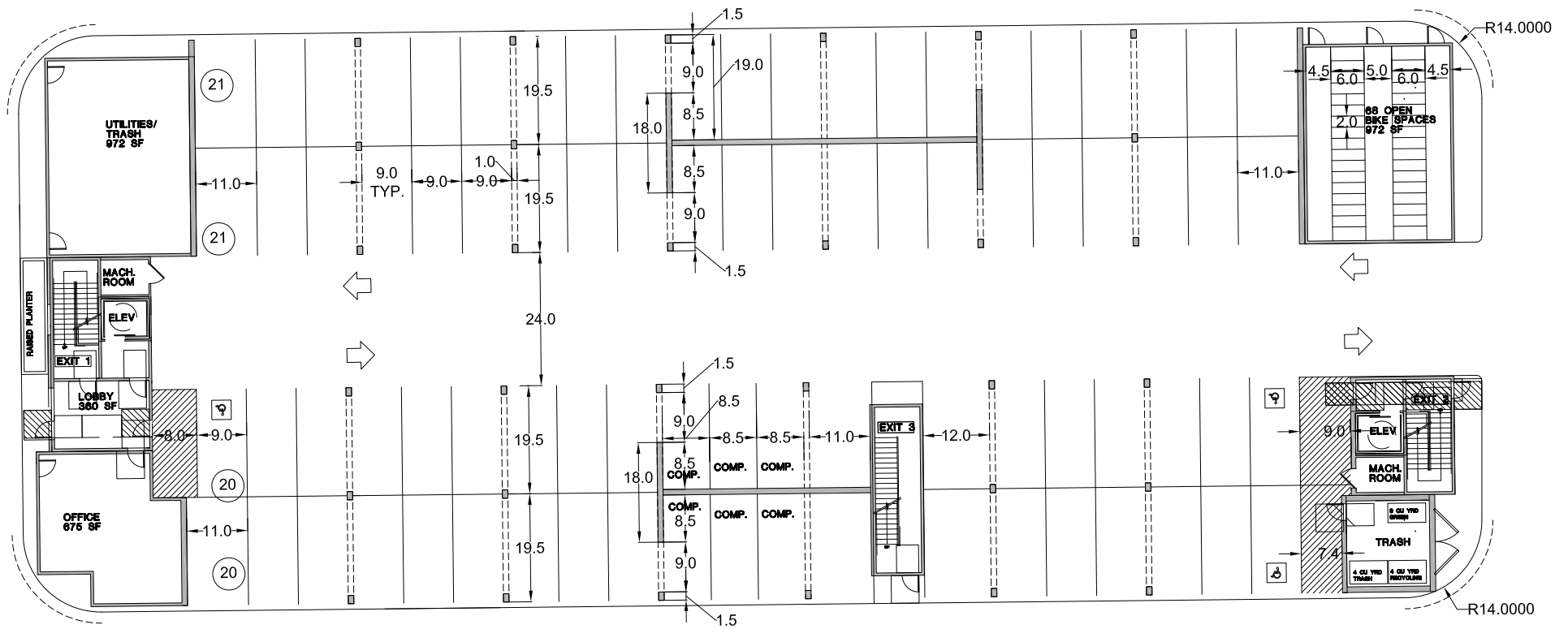
UNIT MIX

NAME	TYPE	SIZE	POA/DECK	# OF UNITS	PARKING/ UNIT	SPACE REQ
1	1Bed, 1 Bath	768 SF	60 SF	5	1.25 Spaces	6.25
2	1Bed, 1 Bath	864 SF	55 SF	4	1.25 Spaces	5
3	2 Bed, 2 Bath	982 SF	52 SF	10	2.25 Spaces	22.5
4	2 Bed, 2 Bath	1,062 SF	58 SF	12	2.25 Spaces	27
5	2 Bed, 2 Bath	1,190 SF	64/78 SF	11	2.25 Spaces	24.75
6	3 Bed, 3 Bath	1,951 SF	11 SF	1	2.75 Spaces	2.75
				UNITS	43 TOTAL	89 TOTAL
				90 PROVIDED		

COMMON USE AREA/ OPEN SPACE

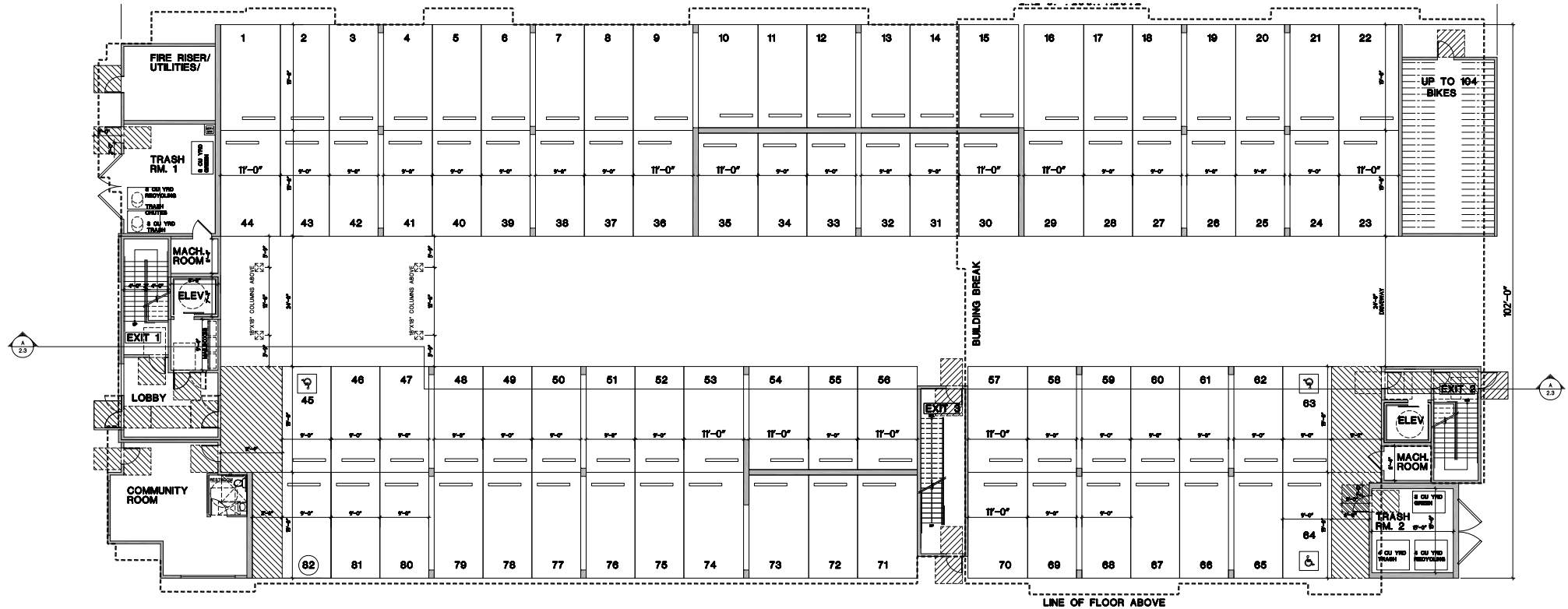
Courtyard	5,666 SF
Roof Deck	5,974 SF
Total	11, 640 SF = 270 SF per Unit





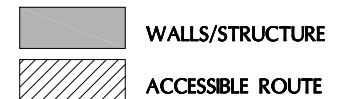
SITE PLAN - FIRST FLOOR

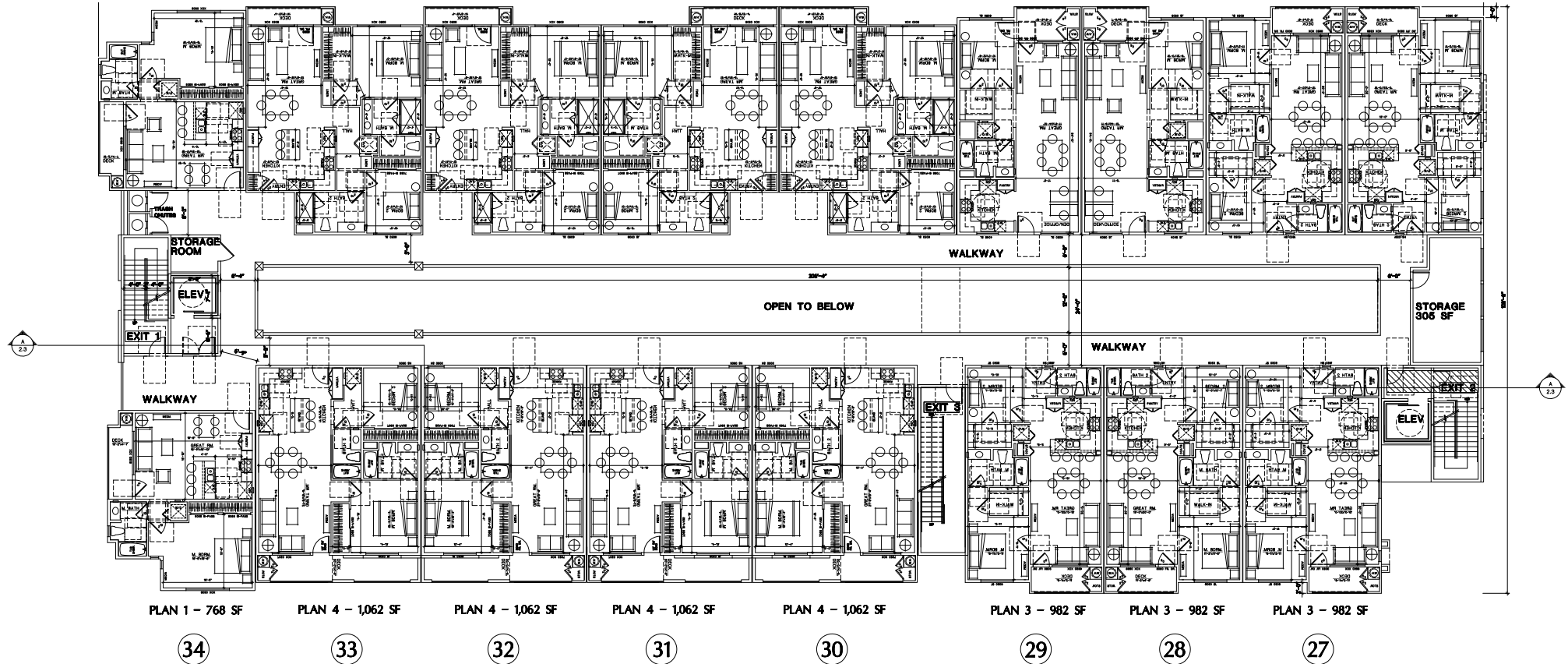
THE WASHINGTON



UNIT MIX						
NAME	TYPE	SIZE	POA/DECK	# OF UNITS	PARKING/UNIT	SPACES REQU.
1	1 BED, 1 BATH	768 SF	60 SF	5	1.25 SPACES	6.25
2	1 BED, 1 BATH	864 SF	55 SF	4	1.25 SPACES	5
3	2 BED, 2 BATH	982 SF	52 SF	10	2.25 SPACES	22.5
4	2 BED, 2 BATH	1,062 SF	58 SF	12	2.25 SPACES	27
5	2 BED, 2 BATH	1,190 SF	50 SF	11	2.25 SPACES	24.75
6	3 BED, 3 BATH	xxxx SF	xx SF	1	2.75 SPACES	2.75
		UNITS		43 TOTAL		89 TOTAL
						90 PROVIDED
COMMON USE AREA/OPEN SPACE						
		COURTYARD	5,666 SF			
		ROOFDECKS	5,978 SF			
		TOTAL	11,644 SF	= 270 SF PER UNIT		

FIRST FLOOR



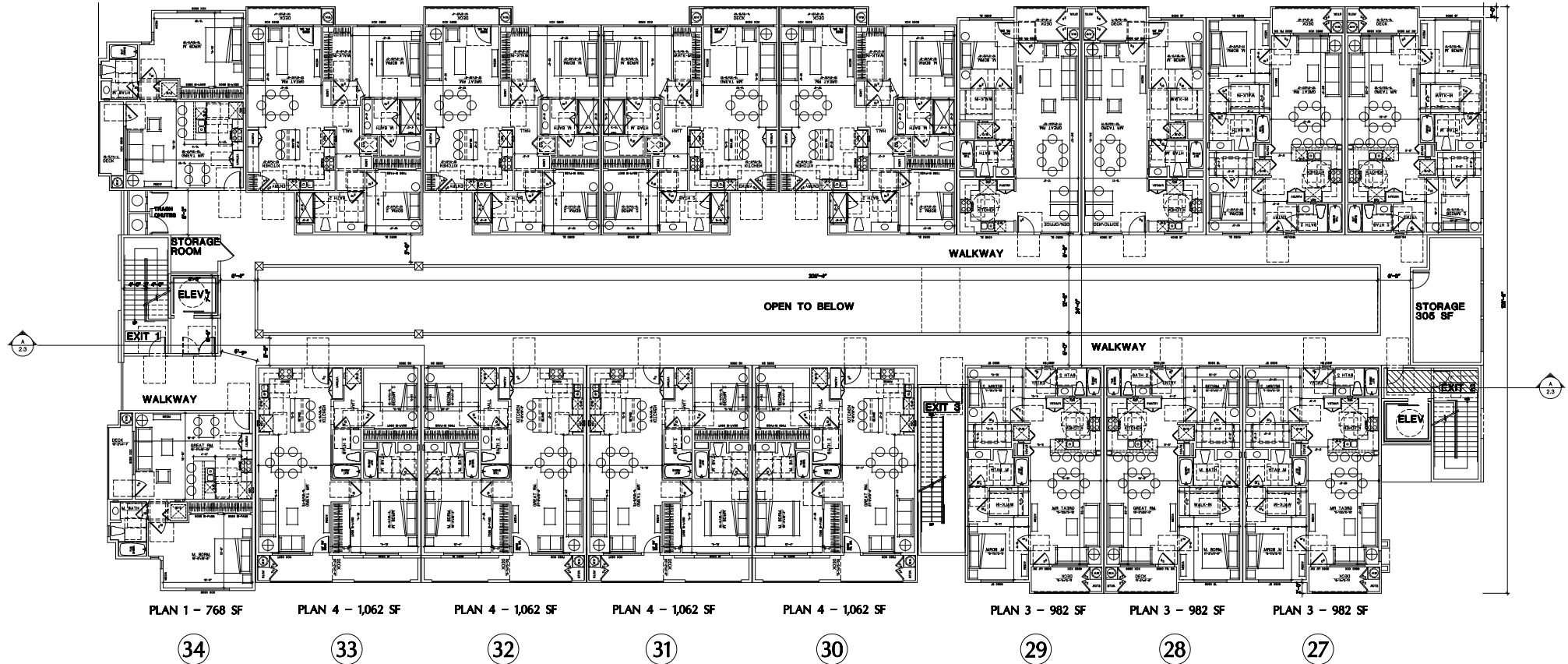


THIRD FLOOR
17 UNITS

UNIT MIX						
NAME	TYPE	SIZE	POA/DECK	# OF UNITS	PARKING/UNIT	SPACES REQU.
1	1 BED, 1 BATH	768 SF	60 SF	5	1.25 SPACES	6.25
2	1 BED, 1 BATH	864 SF	55 SF	4	1.25 SPACES	5
3	2 BED, 2 BATH	982 SF	52 SF	10	2.25 SPACES	22.5
4	2 BED, 2 BATH	1,062 SF	58 SF	12	2.25 SPACES	27
5	2 BED, 2 BATH	1,190 SF	50 SF	11	2.25 SPACES	24.75
6	3 BED, 3 BATH	xxxx SF	xx SF	1	2.75 SPACES	2.75
UNITS				43 TOTAL		89 TOTAL
COMMON USE AREA/OPEN SPACE						90 PROVIDED
COURTYARD		5,866 SF				
ROOFDECKS		5,978 SF				
TOTAL		11,644 SF		= 270 SF PER UNIT		



42500 WASHINGTON STREET
SITE PLAN - THIRD FLOOR
THE WASHINGTON

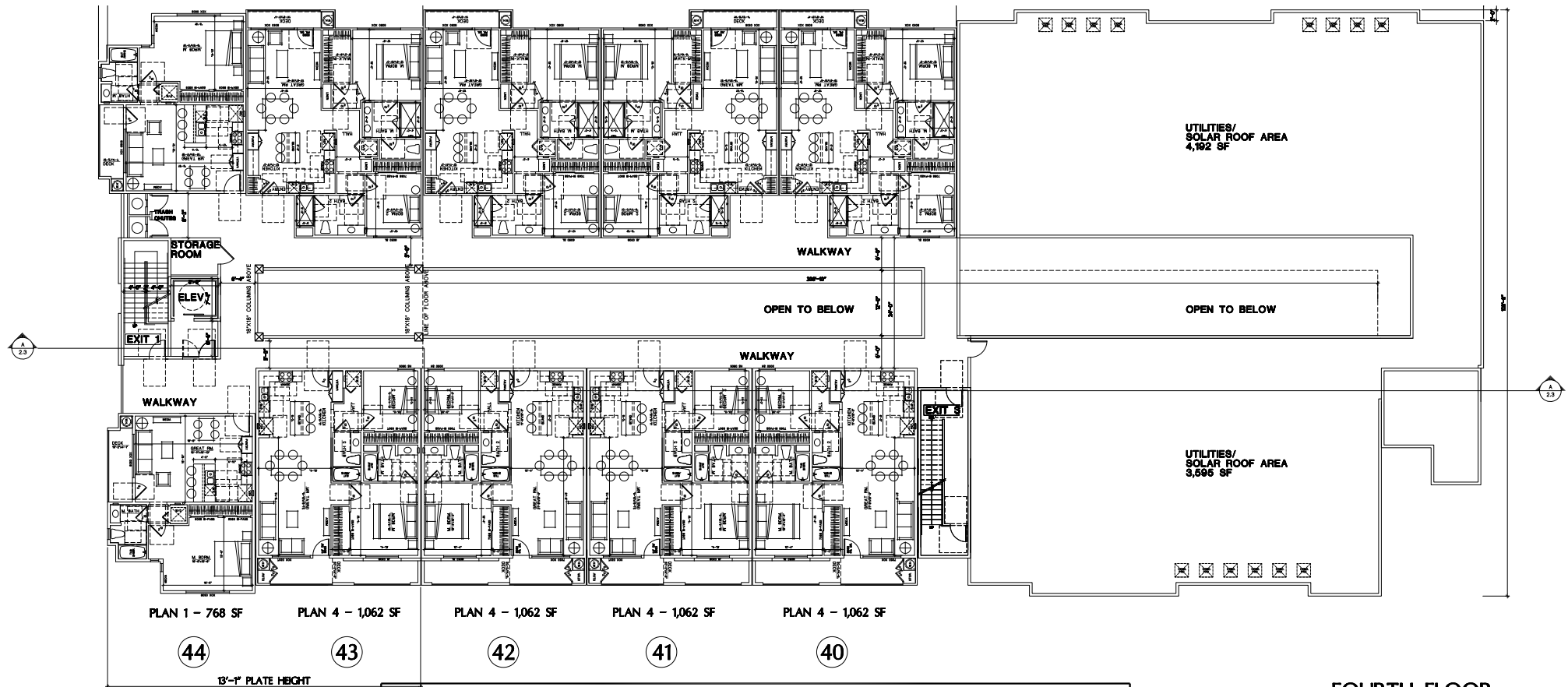


THIRD FLOOR
17 UNITS

UNIT MIX						
NAME	TYPE	SIZE	POA/DECK	# OF UNITS	PARKING/UNIT	SPACES REQU.
1	1 BED, 1 BATH	768 SF	60 SF	5	1.25 SPACES	6.25
2	1 BED, 1 BATH	864 SF	55 SF	4	1.25 SPACES	5
3	2 BED, 2 BATH	982 SF	52 SF	10	2.25 SPACES	22.5
4	2 BED, 2 BATH	1,062 SF	58 SF	12	2.25 SPACES	27
5	2 BED, 2 BATH	1,190 SF	50 SF	11	2.25 SPACES	24.75
6	3 BED, 3 BATH	xxxx SF	xx SF	1	2.75 SPACES	2.75
UNITS				43 TOTAL		89 TOTAL
COMMON USE AREA/OPEN SPACE						90 PROVIDED
COURTYARD		5,866 SF				
ROOFDECKS		5,978 SF				
TOTAL		11,644 SF		= 270 SF PER UNIT		



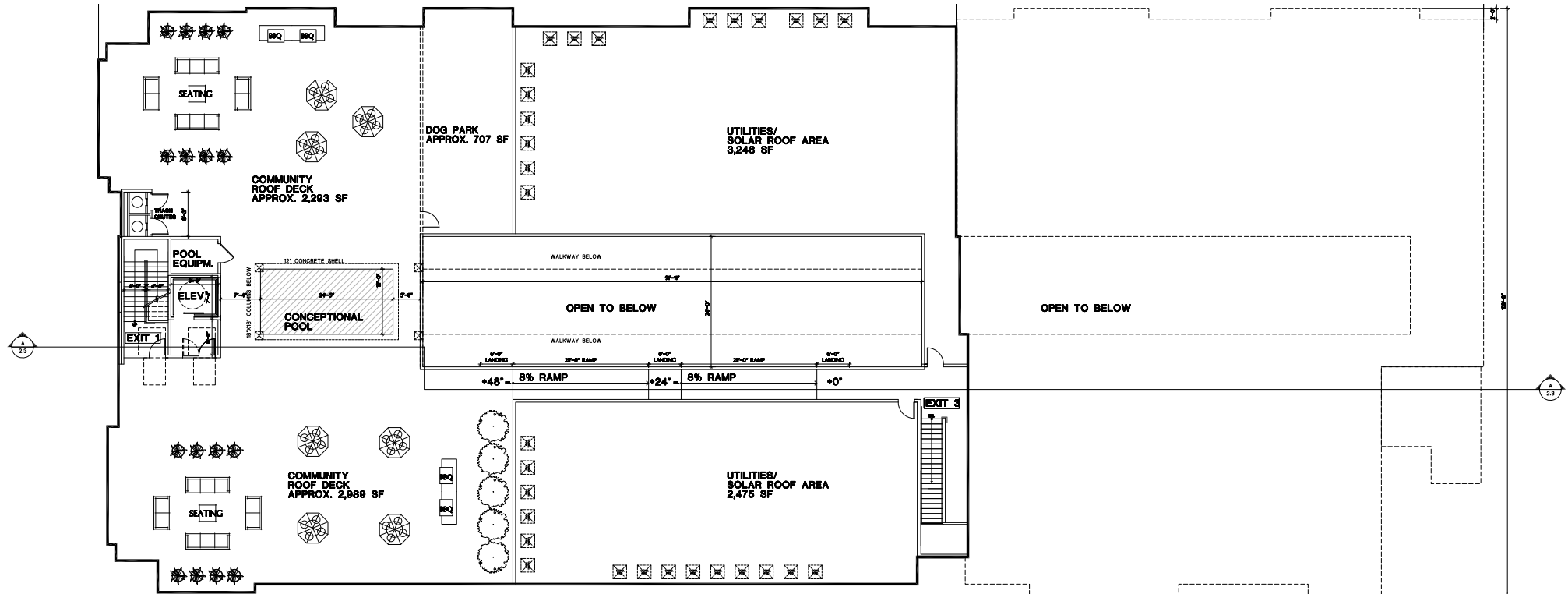
42500 WASHINGTON STREET
SITE PLAN - FOURTH FLOOR
THE WASHINGTON



UNIT MIX						
NAME	TYPE	SIZE	POA/DECK	# OF UNITS	PARKING/UNIT	SPACES REQU.
1	1 BED, 1 BATH	768 SF	60 SF	5	1.25 SPACES	6.25
2	1 BED, 1 BATH	864 SF	55 SF	4	1.25 SPACES	5
3	2 BED, 2 BATH	982 SF	52 SF	10	2.25 SPACES	22.5
4	2 BED, 2 BATH	1,062 SF	58 SF	12	2.25 SPACES	27
5	2 BED, 2 BATH	1,190 SF	50 SF	11	2.25 SPACES	24.75
6	3 BED, 3 BATH	xxxx SF	xx SF	1	2.75 SPACES	2.75
UNITS				43 TOTAL		89 TOTAL
COMMON USE AREA/OPEN SPACE						90 PROVIDED
COURTYARD		5,666 SF				
ROOFDECKS		5,978 SF				
TOTAL		11,644 SF		= 270 SF PER UNIT		

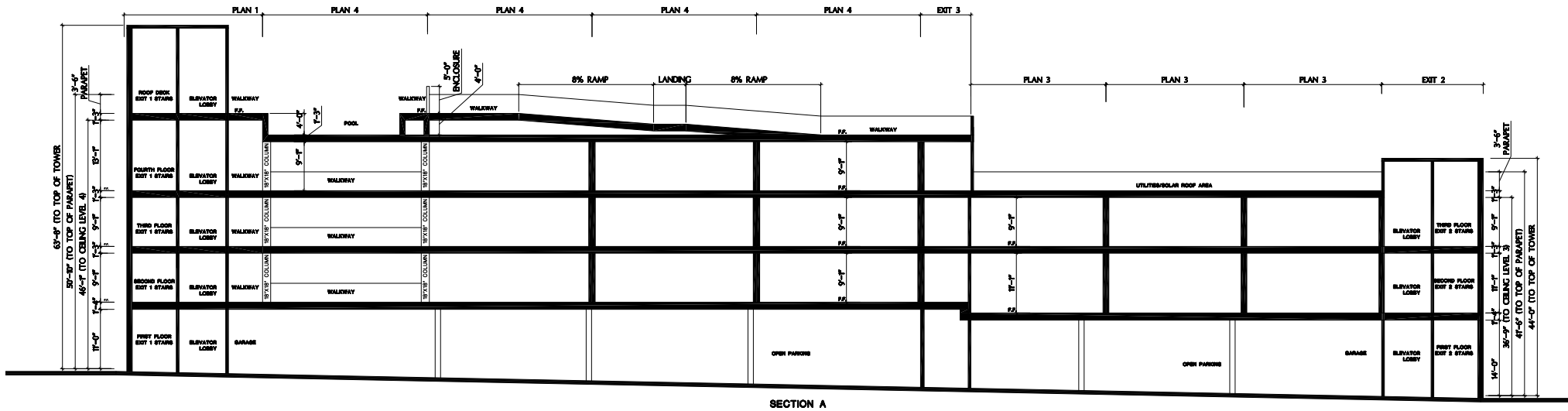
FOURTH FLOOR
10 UNITS



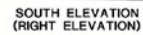
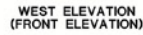


ROOF PLAN

UNIT MIX						
NAME	TYPE	SIZE	POA/DECK	# OF UNITS	PARKING/UNIT	SPACES REQU.
1	1 BED, 1 BATH	768 SF	60 SF	5	1.25 SPACES	6.25
2	1 BED, 1 BATH	864 SF	55 SF	4	1.25 SPACES	5
3	2 BED, 2 BATH	982 SF	52 SF	10	2.25 SPACES	22.5
4	2 BED, 2 BATH	1,062 SF	58 SF	12	2.25 SPACES	27
5	2 BED, 2 BATH	1,190 SF	50 SF	11	2.25 SPACES	24.75
6	3 BED, 3 BATH	xxxx SF	xx SF	1	2.75 SPACES	2.75
		UNITS		43 TOTAL		89 TOTAL
						90 PROVIDED
COMMON USE AREA/OPEN SPACE						
COURTYARD		5,666 SF				
ROOFDECKS		5,978 SF				
TOTAL		11,644 SF	= 270 SF PER UNIT			











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