

Mountain View Plaza Land Outparcels

FLORIDA AVENUE & RAMONA EXPRESSWAY | HEMET, CA



Exclusively Marketed By

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AREA OVERVIEW | WHY HEMET



MOUNTAIN VIEW PLAZA
LAND OUTPARCELS

Investment Summary

Offering Summary

SRS Real Estate Partners is pleased to offer for sale three prime development pads (Parcel 4/5: 48,787 SF and Parcel 7: 26,367 SF) at the high-performing Mountain View Plaza retail center in Hemet, CA - one of Southern California's fastest growing submarkets. These sites are ideal for pandemic resistant uses like fast casual or drive-thru quick service restaurants.

Mountain View Plaza, a 54,747 SF grocery anchored shopping center, is anchored by Stater Brothers Supermarket, and is junior anchored by CVS and Dollar Tree.

The outparcels are located near the intersection of East Florida Avenue and Ramona Expressway, and are exposed to approx 19,000 cars per day. They offer great visibility along Florida Avenue, with 270 feet of frontage collectively. For access, there are three main entrances to the center from Florida Avenue, one off New Chicago Avenue, and one off Ramona Expressway.

Beaumont/Hemet is one of the Inland Empire's submarkets with the most population growth in recent years, helping to drive supply and demand for retail stores. Vacancies are near the metro average, but fell as low as 5.9% in 19Q3, at which point several shopping centers started delivering and adding to supply. Transaction activity in the submarket is mainly driven by local and domestic investors and its volume has been healthy in recent years. The pandemic mainly deterred investors in 20Q2 and volume recovered in the second half of 2020. The market cap rate is 6.9%, but investors have primarily targeted lower-risk assets over the past 12 months. The average cap rate for sales in the past 12 months is 5.8%.

Parcel 7 is being offered at \$350,000 (\$13.27/SF) and Parcel 4/5 is being offered at \$600,000 (\$12.30/SF).

Property Overview



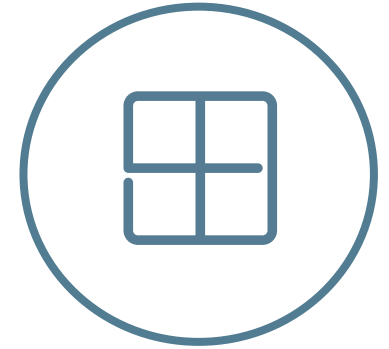
LOCATION

LOCATED IN HEMET, CA
RIVERSIDE COUNTY MSA



TRAFFIC COUNTS

19,000 CPD FLORIDA AVE @
RAMONA EXPRESSWAY



ZONING

C-P-S SCENIC
HIGHWAY
COMMERICAL



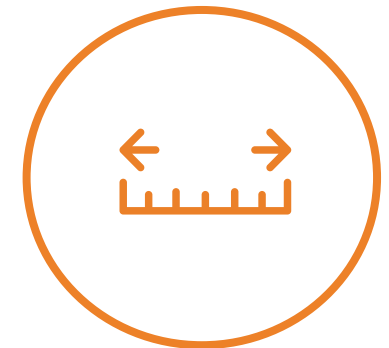
PARCEL

PARCEL 4: 549-090-034
PARCEL 5: 549-090-033
PARCEL 7: 549-090-034



USES

MEDICAL, RESTAURANT,
FINANCIAL, RETAIL



FRONTAGE

PAD 7 150'
FRONTAGE PAD 4/5 120'

Investment Highlights

- + Outparcels part of the Mountain View Plaza, a top grocery anchored center in Hemet
- + Stater Bros Market is in the top 65% in the chain with an estimated 790K visits in a one year period
- + National co-tenants include:



- + Last grocery anchored center in East Hemet prior to entering Mount San Jacinto National Park (14,000 acres)

- + Strategically located on Florida Ave and the Ramona Expressway (19,000 CPD at the intersection)

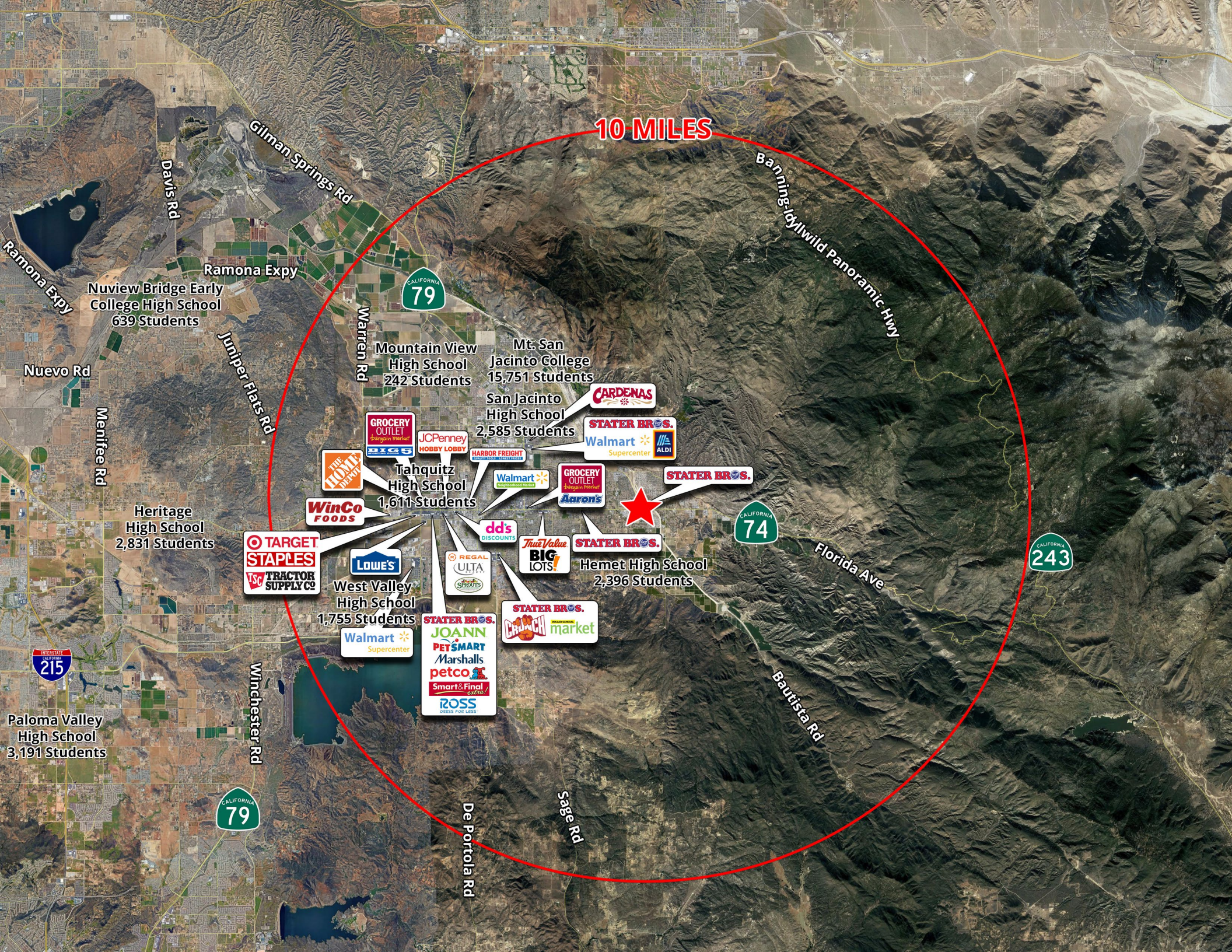




MOUNTAIN VIEW PLAZA
LAND OUTPARCELS

Property Overview

10 MILES



Nuview Bridge Early College High School
639 Students

Ramona Expy

Gilman Springs Rd

Davis Rd

Juniper Flats Rd

Nuevo Rd

Menifee Rd

Mountain View High School
242 Students

Warren Rd

Mt. San Jacinto College
15,751 Students

San Jacinto High School
2,585 Students

CARDENAS

STATER BROS.
Walmart Supercenter ALDI

GROCERY OUTLET
Biggs

JCPenney HOBBY LOBBY

HARBOR FREIGHT

THE HOME DEPOT

Tahquitz High School
1,611 Students

Walmart

GROCERY OUTLET
Sagehen Market

STATER BROS.

WinCo FOODS

TARGET
STAPLES
VSC TRACTOR SUPPLY CO

LOWE'S

West Valley High School
1,755 Students

Walmart Supercenter

REGAL ULTA
SPOONERS

dds DISCOUNTS

True Value BIG LOTS!

STATER BROS.
Hemet High School
2,396 Students

CALIFORNIA 74

Florida Ave

CALIFORNIA 243

Winchester Rd

CALIFORNIA 79

STATER BROS.
JOANN
PET SMART
Marshalls
petco
Smart & Final extra
ROSS DRESS FOR LESS

STATER BROS.
CRUNCH market

Bautista Rd

De Portola Rd

Sage Rd

INTERSTATE CALIFORNIA 215

Paloma Valley High School
3,191 Students



DEMOGRAPHICS	1 miles	3 miles	5 miles
Estimated Population	11,412	51,166	109,317
Average Household Income	\$72,804	\$75,054	\$59,441
Estimated Employees	1,868	8,845	23,259

Citrus Point
Proposed
81 SF Homes

Winston Court
Proposed
80 MF Homes

New Chicago Ave

Rainona Expwy

26,367 SF Land

STATER BROS.

CVS pharmacy



E Florida Ave



Approved
112 MF Homes

48,787 SF Land



ALTA/ACSM LAND TITLE SURVEY

ALTA/ACSM LAND TITLE SURVEY

43372-43383 & 43418-43430 FLORIDA AVENUE
HEMET, CALIFORNIA

LINE DATA:

- 1 N 0°16'50" W 27.00'
- 2 N 89°43'10" E 46.93'
- 3 N 89°43'10" E 60.00'
- 4 N 0°07'50" W 77.00'
- 5 N 89°43'10" E 76.20'
- 6 N 89°43'10" E 93.66'
- 7 N 89°43'10" E 26.06'
- 8 N 31°21'28" E 46.78'
- 9 N 42°15'29" E 110.10'

FLOOD NOTE:

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 060245 2315 B RECORDED SEPTEMBER 30, 2005.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

PARCEL 9
APN: 549-090-036
RAMONA EXPRESSWAY APTS.

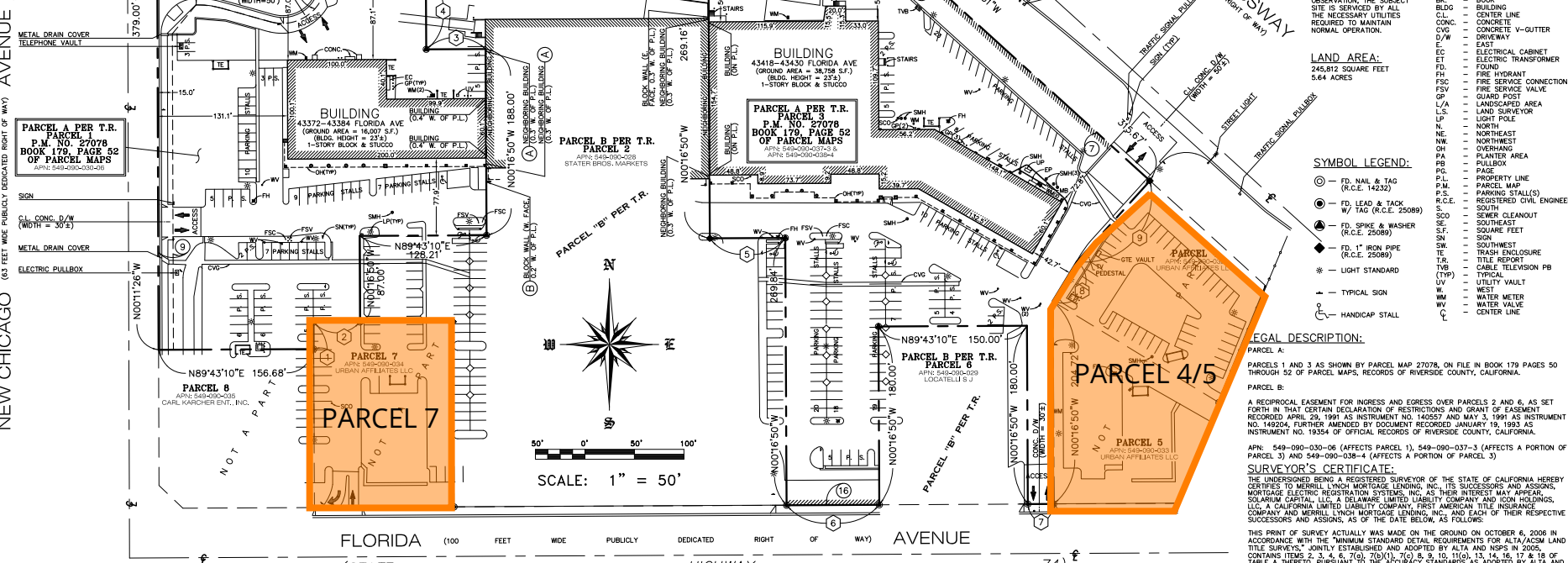
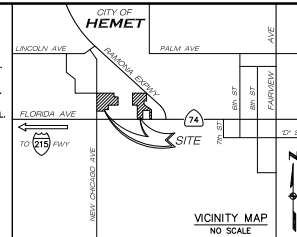
PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	208
HANDICAP	5
TOTAL	213

PARCEL 9
APN: 549-090-036
RAMONA EXPRESSWAY APTS.

BASIS OF BEARINGS:
THE BEARING OF N 89°43'10" E ALONG A PORTION OF THE SOUTHERLY LINE OF PARCEL 9 PER P.M. NO. 27078, BK. 179 PG. 52, IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

STATEMENT OF ENCROACHMENTS:

- NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.
- (A) NEIGHBORING BUILDING LIES 0.3' WESTERLY OVER THE P.L.
 - (B) BLOCK WALL (W. FACE) LIES 0.2' WESTERLY OVER THE P.L.



UTILITY NOTE:

245,812 SQUARE FEET
5.64 ACRES

LEGEND:

- SPHALTIC PAVEMENT
- BK - BOOK
- BUILDING
- CL - CENTER LINE
- CONC. - CONCRETE
- D/W - DRIVEWAY
- EA - EAST
- EC - ELECTRICAL CABINET
- ET - EASEMENT
- FD - FLOOR
- FS - FIRE HYDRANT
- FV - FIRE SERVICE CONNECTION
- GC - GAS CONDUIT
- LA - LANDSCAPED AREA
- LP - LANDSCAPE POST
- LI - LIGHT POLE
- N - NORTH
- NE - NORTHEAST
- OH - OVERHANG
- PA - PLANTER AREA
- PG - PAGE
- PL - PROPERTY LINE
- P.M. - PARCEL MAP
- PS - PARKING STALL(S)
- R.C.E. - REGISTERED CIVIL ENGINEER
- SCD - SEWER CLEANOUT
- SE - SOUTHEAST
- SE - SQUARE FEET
- SN - SIGN
- SW - SOUTHWEST
- TE - TRASH ENCLOSURE
- TVB - CABLE TELEVISION PB
- TV - UTILITY VAULT
- TV - TYPICAL SIGN
- W - WATER METER
- WV - WATER VALVE
- CL - CENTER LINE

SYMBOL LEGEND:

- FD, NAIL & TAG (R.C.E. 14232)
- FD, LEAD & TACK (R.C.E. 25089)
- FD, SPIKE & WASHER (R.C.E. 25089)
- FD, 1" IRON PIPE (R.C.E. 25089)
- Light Standard
- Handicap Stall

LEGAL DESCRIPTION:

PARCEL A:
PARCELS 1 AND 3 AS SHOWN BY PARCEL MAP 27078, ON FILE IN BOOK 179 PAGES 50 THROUGH 52 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL B:
A REPRODUCTION OF EASEMENT FOR INGRESS AND EGRESS OVER PARCELS 2 AND 6, AS SET FORTH THAT CERTAIN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENT RECORDED APRIL 29, 1991 AS INSTRUMENT NO. 140557 AND MAY 3, 1991 AS INSTRUMENT NO. 149204, FURTHER AMENDED BY DOCUMENT RECORDED JANUARY 19, 1993 AS INSTRUMENT NO. 1935 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 549-090-030-06 (AFFECTS PARCEL 1), 549-090-037-3 (AFFECTS A PORTION OF PARCEL 3) AND 549-090-038-4 (AFFECTS A PORTION OF PARCEL 3)

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED BEING A REGISTERED SURVEYOR OF THE STATE OF CALIFORNIA HEREBY CERTIFIES TO MERRELL LYNN MORTGAGE LENDING, INC., ITS SUCCESSORS AND ASSIGNS, MORTGAGE ELECTRIC REGISTRATION SYSTEMS, INC. AS THEIR INTEREST MAY APPEAR, SOLARUM CAPITAL, LLC, DELAWARE, LIMITED LIABILITY COMPANY AND COON HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY AND MERRELL LYNN MORTGAGE LENDING, INC. AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS OF THE DATE BELOW, AS FOLLOWS:

THIS PRINT OF SURVEY ACTUALLY WAS MADE ON THE GROUND ON OCTOBER 8, 2008 IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005.

CONTAINS ITEMS 2, 3, 4, 6, 7(a), 7(b), 8, 9, 10, 11(a), 13, 14, 16, 17 & 18 OF TABLE A THERETO, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IS EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES AS A REGISTERED LAND SURVEYOR IN THE STATE OF CALIFORNIA, THE MAXIMUM RELATIVE POSITIONAL ACCURACY OF THIS SURVEY IS 1/4" PER FOOT AND CORRECTLY SHOWS:

ITEMS CORRESPONDING TO SCHEDULE "B":

- 1 BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-283145-LA2 550 S. HOPE STREET, STE. 950 LOS ANGELES, CA 90071 (800) 668-4533
- COVENANTS, AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS. THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP:
- 6 A DOCUMENT ENTITLED "RESOLUTION NO. F91-21" RECORDED JUNE 10, 1991 AS INSTRUMENT NO. 193749 OF OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE; IT AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 7 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM MOUNTAIN AVENUE HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JANUARY 29, 1984 AS INSTRUMENT NO. 91759 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED HEREON.
- 8 AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 25, 1991 AS INSTRUMENT NO. 61701 OF OFFICIAL RECORDS. DOCUMENT RE-RECORDED MARCH 21, 1991 AS INSTRUMENT NO. 93241 OF OFFICIAL RECORDS. THE EXACT LOCATION OF THIS ITEM CANNOT BE PLOTTED FROM RECORDED DOCUMENTS.
- 9 AN EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES AND INCIDENTAL PURPOSES, RECORDED APRIL 24, 1991 AS INSTRUMENT NO. 133689 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 10 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED APRIL 29, 1991 AS INSTRUMENT NO. 140557 AND MAY 03, 1991 AS INSTRUMENT NO. 149204 BOTH OF OFFICIAL RECORDS, DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 19, 1993 AS INSTRUMENT NO. 19354 AND JANUARY 31, 1996 AS INSTRUMENT NO. 36779 BOTH OF OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE; IT AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.

- 11 AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 29, 1991 AS INSTRUMENT NO. 169347 OF OFFICIAL RECORDS. THE EXACT LOCATION OF THIS ITEM CANNOT BE PLOTTED FROM RECORDED DOCUMENTS.
- 12 AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 19, 1991 AS INSTRUMENT NO. 205607 OF OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE AND AFFECTS THE ENTIRE SUBJECT PROPERTY. EXCEPTING THEREFROM THE PORTION DESCRIBED IN ITEM NUMBER 9.
- 13 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JULY 18, 1991 AS INSTRUMENT NO. 244461 OF OFFICIAL RECORDS. THIS ITEM IS BLANKET IN NATURE AND AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 14 THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 91, PAGE 96 OF RECORD OF SURVEYS.
- 15 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM FLORIDA AVENUE TO THE PUBLIC HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED HEREON.
- 16 THE EFFECT OF AN ENVIRONMENTAL CONSTRAINT NOTE AFFECTING SAID MAP ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 25 PAGE(S) 15.
- ITEMS #3 SHOW HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT NO. RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

SURVEYOR'S NOTE:

COVENANTS, AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT, ONLY.

THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.

THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

ALL MEASURED AND RECORDED DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.

AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.

THERE IS NO EVIDENCE OF USE OF THE SITE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.

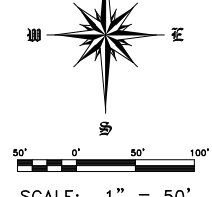
THE PRECISION OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN +/- 0.1' OF THEIR ACTUAL LOCATIONS.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION, RESEARCH AND/OR CALCULATIONS REFERENCED OR REPRESENTED HEREON, ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

SITE RESTRICTIONS:

- SETBACKS:**
- FRONT - NONE
 - STREET SIDE - NONE
 - SIDE - NONE
 - REAR - NONE
 - HEIGHT - 50 FEET
 - ZONE - C-P-5 (SCENIC HIGHWAY COMMERCIAL)
- FLOOR AREA RATIO - NOT STATED
- PARKING REQUIREMENT: SHOPPING CENTER - 5X STALLS PER 1,000 S.F. OF LEASABLE FLOOR AREA.
- THE INTERIOR SQUARE FOOTAGE CANNOT BE DETERMINED FROM THE EXTERIOR FOOTPRINT OF THE BUILDINGS. THEREFORE THE REQUIRED AMOUNT OF PARKING STALLS HAS NOT BEEN SHOWN HEREON.
- ALL SITE RESTRICTIONS WERE OBTAINED PER THE COUNTY OF RIVERSIDE (PLANNING DEPARTMENT & WEBSITE). ANY QUESTIONS REGARDING ZONE DEFINITIONS OR INTERPRETATIONS SHOULD BE DIRECTED TO:
- WEBSITE ADDRESS: WWW.TLMA.CO.RIVERSIDE.CA.US/PLANNING/INDEX.HTML
- CONTACT PERSON - PUBLIC CONTACTOR
PHONE NUMBER - (951) 955-3200
- CONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FORM IS NOT AN EXPERT IN THE REGULATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. IF YOU HAVE ANY QUESTIONS OR NEED TO CONTACT THE LOCAL AGENCY DIRECTLY.





MOUNTAIN VIEW PLAZA
LAND OUTPARCELS

Area Overview

Riverside County

California's Fastest Growing County

4TH

**LARGEST COUNTY
IN CA**

7,303

SQUARE MILES

1M

PEOPLE EMPLOYED

2.5M

**RESIDENTS AND
GROWING**

The population in Riverside County is projected to grow considerably, out pacing its neighboring counties. Current levels of home affordability will continue to attract households from throughout Southern California. Cities like Corona and Riverside are attracting many first-time homebuyers who cannot afford a traditional detached single-family home in coastal areas. Beacon Economics projects population growth throughout the Inland Empire will average 1.4% per year from 2014-2019.

The county is working to diversify beyond the housing industry that has driven the region's economy for years. Transportation corridors – highways, airports and rail lines – support Southern California's shipping connection to Asia, a vital link for California and the rest of the nation. California's fourth largest county by population is expanding its economy, working to make Riverside County as business-friendly as possible and using health and recreations strategies to make the county a healthier place for residents. Each year, millions visit the county to take advantage of the glorious desert winter, attend the Riverside County Fair and National Date Festival, the Balloon and Wine Festival, the Palm Springs International Film Festival, the Coachella and Stagecoach mega-concerts, the Paribas Open at the Indian Wells Tennis Center and the Humana Challenge, the golf tournament formerly known as the Bob Hope Classic. All those, combined with a rich cultural heritage and frontier history, make Riverside County a great place live, work or visit.

Why Hemet?

Hemet is located in the San Jacinto Valley of Riverside County, about 45 miles west of Palm Springs and 28 miles south of Riverside. Situated at the junction of the CA-74 and CA-79, Hemet is easily accessible to both the I-10 and I-215. Hemet is neighbored by San Jacinto (north), Winchester (west), and Mountain Center (east).

In the 1960s, large-scale residential development began, mostly in the form of mobile home parks and retirement communities, giving Hemet a reputation as a working-class retirement area. In the 1980s, subdivisions of single-family homes began to sprout up from former ranch land, with “big-box” retail following. After a roughly decade-long lull in development following the major economic downturn of the early 1990s, housing starts in the city skyrocketed in the early 21st century. The area’s affordability, its proximity to employment centers such as Corona, Riverside and San Bernardino, and its relatively rural character made it an attractive location for working-class families priced out of other areas of Southern California.

The total population of Hemet is 105,450 and the city’s median age 38 years old. In the past few decades, there has been a shift in demographics over the past few decades from an older population to a younger one. Hemet today retains much of its retirement orientation but is also becoming home to significant numbers of younger families who provide services to the senior population or who are simply fleeing the more urbanized areas of Southern California. The economy is based primarily on service to the senior community and ancillary services such as financial institutions and the health care profession.

105,450

Total Population

2.78

Average Household Size

38.4

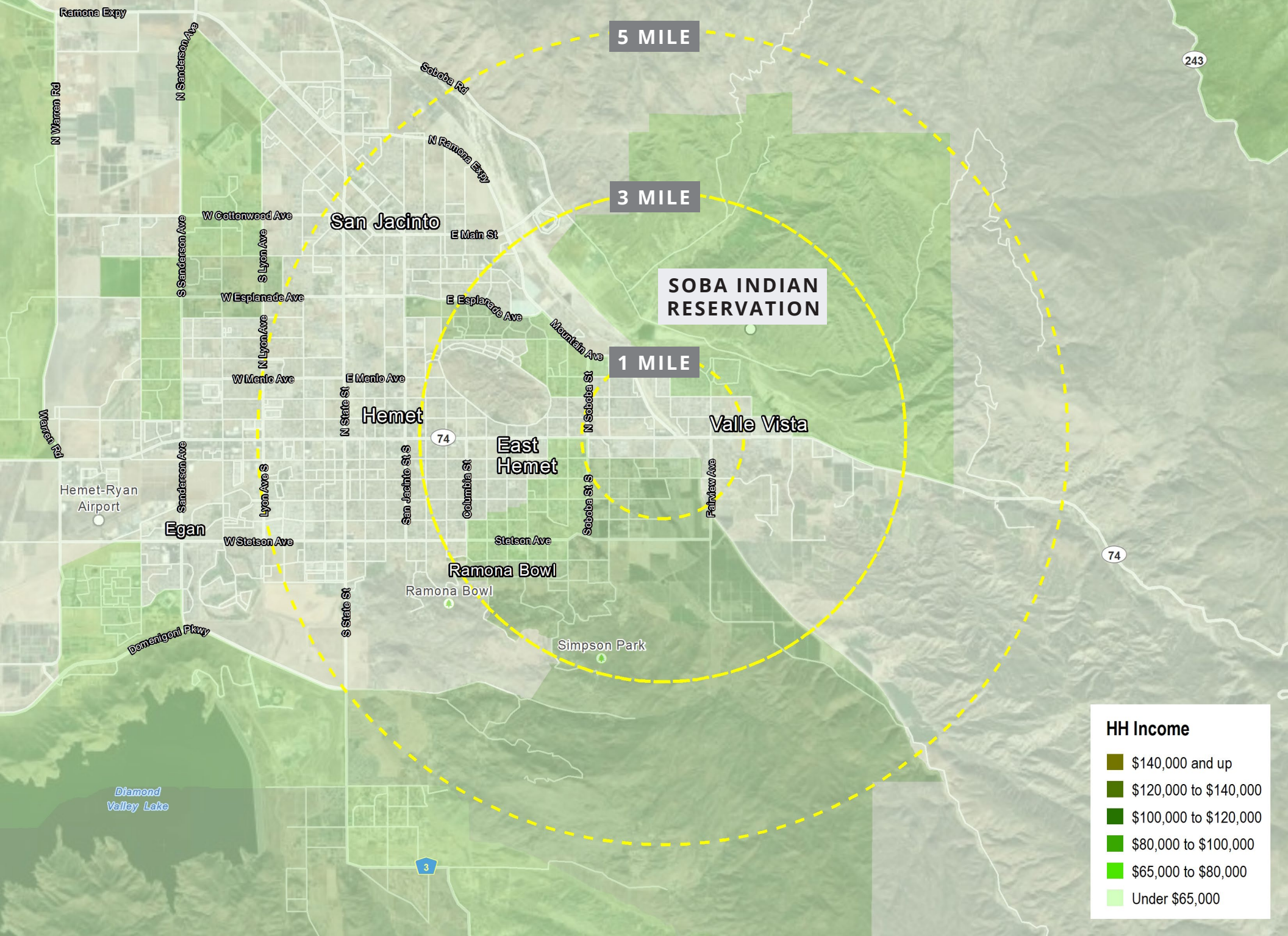
Median Age

2.32%

Population Growth

(2010 Census)





Hemet Top Employers

Soba Indian Reservation At-A-Glance

± 1200

Registered Tribal Members

± 700

Acres of Land

± 400

Acres for Residential Use

Employer	Employees
Hemet Unified School District	3,642
Physicians for Healthy Hospitals	1,042
Horizon Solar	650
Gosch Ford, Toyota, Hyundai & Inland Chevrolet	447
Walmart Supercenter	400
TE Connectivity	380
City of Hemet	300
Manor Health Services	285
Forest River, Inc.	284
Stater Brothers	242
Village Healthcare Retirement	230
American Medical Response	198
McCrometer Inc.	180
Home Depot	178
WinCo Foods	141

Confidentiality and Conditions of Sale

This offering memorandum is a solicitation of interest with respect to a possible sale of the property described in this offering memorandum. It is not intended to constitute an offer.

This offering memorandum has been prepared by SRS Real Estate Partners and approved for distribution by the owner. Although every effort has been made to provide accurate information, neither owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been summarized and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represent that this offering summary is all inclusive or contains all the information a purchaser may require. All the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this offering memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed after the preparation of this package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market, and the surrounding competitive environment.

Environmental matters can and do have dramatic impact, not only on the physical conditions of a property, but also on its economic performance and underlying value. If such substances exist, special governmental approvals and permits may be required. Purchasers are encouraged to engage qualified professionals to determine whether hazardous or toxic substances or wastes, including asbestos, polychlorinated

biphenyls, petrochemicals, or other contaminants or conditions are present at the property. Neither SRS nor the owner performs or conducts investigations or analyses of environmental matters. It is the sole responsibility of qualified purchasers to review all applicable laws and regulations applying to either the existence, transportation, or removal of hazardous materials and to prudently have an on-site investigation and inspection of the property conducted. The cost and removal of hazardous materials may be substantial; therefore, SRS strongly encourages qualified purchasers to engage legal counsel and appropriate technical professionals if any of these conditions are discovered during the inspection.

No person, firm, or entity is authorized to make or submit offers on behalf of anyone or divulge or reproduce the contents of this executive summary or discuss the availability or the purchase of the property without first having registered in writing the name of the party receiving the material and received written authorization to proceed from SRS. The owner and SRS reserve the right, at their discretion, to reject any or all expressions of interest with any party at any time with or without notice. Purchasers may not conduct site visits at the property without first notifying and/or scheduling a site visit with SRS, nor may purchasers discuss the sale of the property with any tenant. The terms and conditions stated herein apply to all sections of the executive summary.

SRS is acting as an exclusive disposition agent, and the owner reserves the right to withdraw the property from the market, to change the price and terms, or sell the property at any time without notice being given.



MOUNTAIN VIEW PLAZA LAND OUTPARCELS

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Vice President

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