

28-UNIT SENIOR RESIDENTIAL APARTMENT BUILDING IN SIMI VALLEY, CA



One-of-A-Kind Entitled Luxury High-End Designer Residential Apartment Development Opportunity

Location: 1424 Patricia Avenue Simi Valley, CA 93065

- Existing Single-Family House
- Lot Size: 50,965 SF. - 1.17 Acres
- Zoning and Specific Plan: RH (CZ)
- General Plan: HD-High Density
- Price: \$2,995,000.00

PROPERTY HIGHLIGHTS

Unique Luxury Architectural Beautiful High-End Rich-looking Design absent additional cost.

Unique River/Arroyo Heavenly Tranquil Retirement Senior Living Units with Balconies.

One Central Elevator to service

Recreation Room

Exercise Room

Office

Heavenly Designed Lush Landscaping with Beautiful Array of Drought Resistant Botanical Flowering Trees and Plants Mountains Views.

Backs Up to Arroyo Stream

Easy Access to River Walkway

Washer Dryer in Units and in Common area Plans

Currently in Plan-Check.

Unit Mix:

(28) Senior Apartment Project - (3) Floors

(20) 1 + 1 \$1,695.00/Unit/Month Average.

(8) 2 + 2 \$1,975.00/Unit/Month Average.

Estimated Yearly Income \$591,600.00 .

1st Level/Street - Enclosed Garage/Elevator/Common Area

2nd Level - (14) Units

3rd Level - (14) Units

Parking Spaces: 36 - Total

(31) Covered; (5) Uncovered;

Includes (3) Handicap with (1) Van-pool



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Project Files & Conditions

www.infinityrealestate.com

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One-of-A-Kind Entitled Luxury High-End Designer Residential Apartment Development Opportunity



UNIT AMENITIES:

Large Open Plan Living Rooms
High Ceilings for Spacious Look and Feel
Large Full Amenity Open Modern Concept
Designer Kitchens with Island
Stacking Laundry Area
Coat Closet, Linen Cabinet
Large Bedrooms and Closets
Balconies with Storage in All Units

1st Level – Enclosed Secured Covered Garage

2nd Level - 14 Units
(10) 1 + 1 And (4) 2 + 2

3rd Level - 14 Units
(10) 1 + 1 And (4) 2 + 2

Common Amenities:

Elevator, Laundry Room, Restroom,
Community Patio
Beautifully Designed Walkways and Rest Areas



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THIS BUILDING IS DESIGNED TO MAKE A IMPRESSION OF A WARM AND WELCOMING HOME FROM THE STREET.

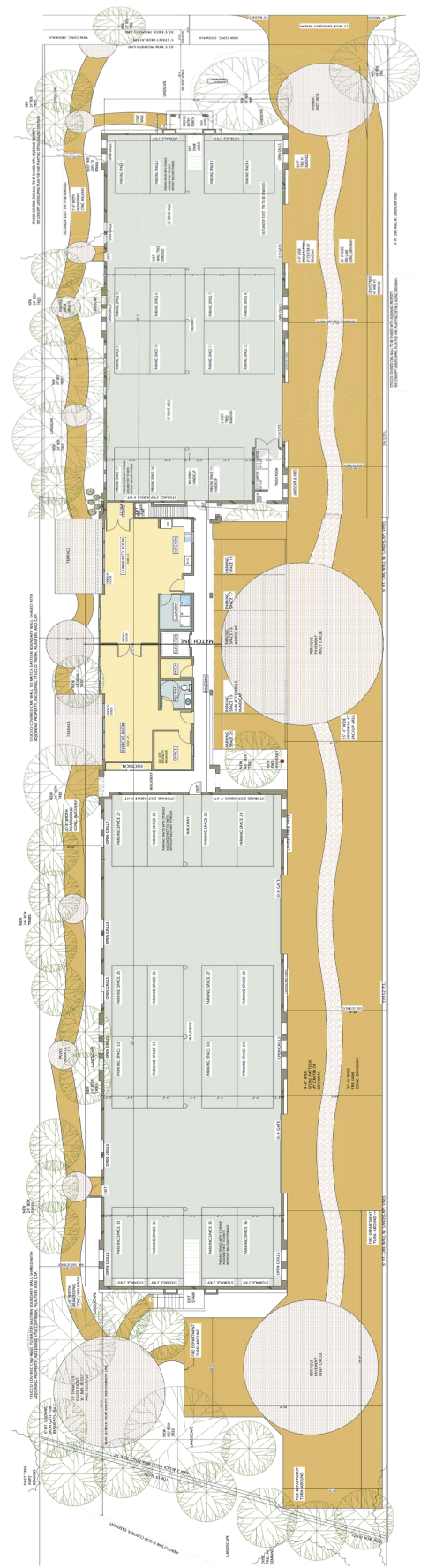
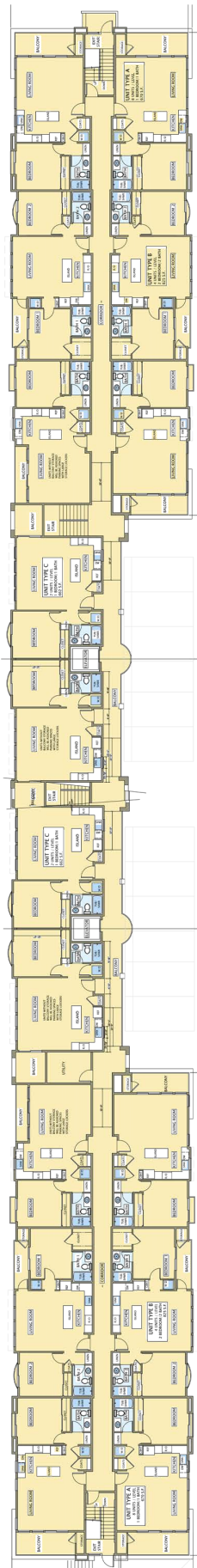


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