

# MOTIVATED SELLER - BRING ALL OFFERS !



## 28-UNIT SENIOR Apartment One-of-A-Kind Entitled Luxury High-End Designer Residential Development Opportunity

**Location: 1424 Patricia Avenue Simi Valley, CA 93065**

Existing Single-Family House  
Building Project Size: Approx. 37,058 Sq.Ft.  
Lot Size: Approx. 50,965 Sq.Ft.  
1.17 Acres Zoning and Specific Plan: RH (CZ)  
General Plan: HD-High Density

### 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](http://www.infinityrealestate.com)

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### 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.**

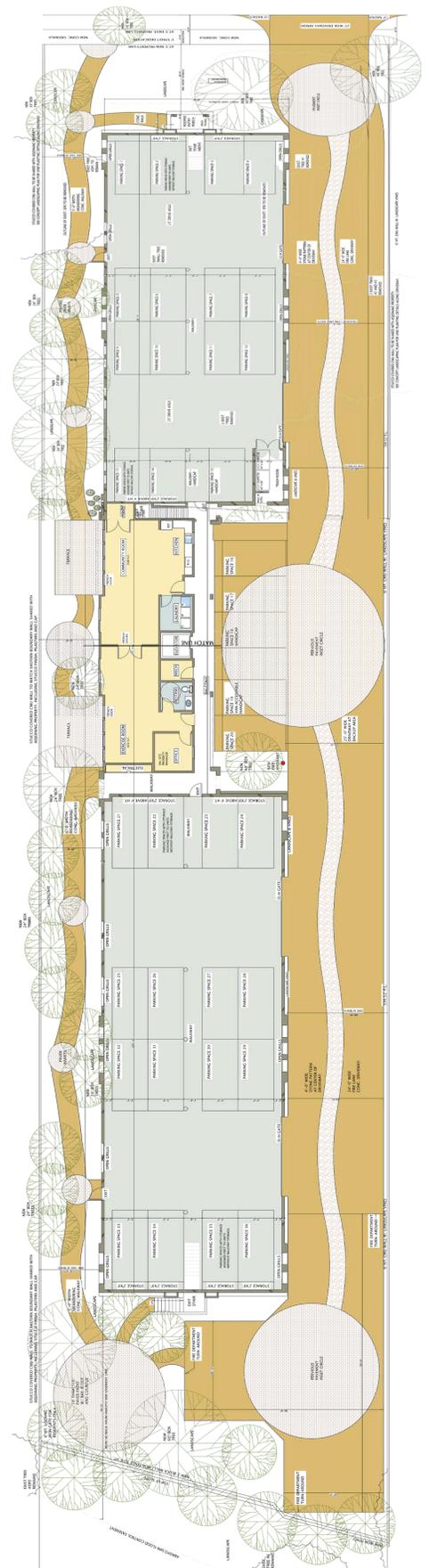
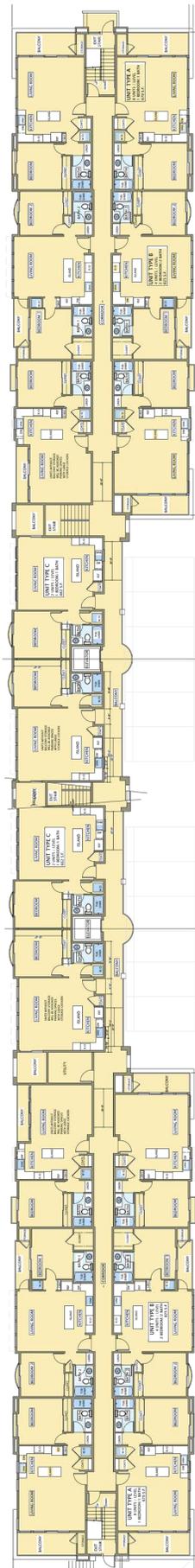


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