



EXCLUSIVE LISTING | FEBRUARY 2025

FLORA

89 MULTIFAMILY & TOWNHOME UNITS
LA QUINTA, CA

DISCRETIONARY ENTITLEMENTS APPROVED | PARTIALLY IMPROVED PROPERTY

BEACON
REALTY ADVISORS

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01

PROJECT OVERVIEW

FLORA

FLORA SUMMARY

PREMIER MULTIFAMILY DEVELOPMENT OPPORTUNITY

Flora is an entitled multifamily development project located in La Quinta, California, at the intersection of Fred Waring Dr. and Jefferson St. The ±5.1-acre site will feature 89 residential units, including 71 apartments and 18 townhomes. The apartments will range from 697 SF to 1,233 SF, while the 2 & 3-story townhomes will range from 1,734 SF to 2,114 SF.

Flora's location provides convenient access to nearby Monticello Park and shopping centers, including Jefferson Square, home to Dutch Bros, CVS, and Rapport, as well as [Heritage Court](#), which features a Walmart Neighborhood Market and Walgreens.

All discretionary entitlements including Tentative Tract Map No. 38604 for Flora were approved with appeals having expired in January 2025. The subject site is improved with a parking lot and graded building pads. Flora will be delivered in "as-is, where-is" condition. Construction is anticipated to begin in November 2025 and completion is expected in June 2027. Project stabilization is anticipated in July 2028.

Flora offers a prime location in La Quinta, providing an exceptional opportunity for entry-level housing in one of the Coachella Valley's most sought-after communities. Residents enjoy unparalleled access to world-class events, including the American Express PGA Tournament, the BNP Paribas Open, and the Empire Polo Grounds—home to renowned festivals like Coachella and Stagecoach, as well as a variety of year-round entertainment experiences.



FLORA FAST FACTS

Municipality	City of La Quinta, County of Riverside
Gross Acreage	±5.1
Product Type	3-Story Multifamily Flats and 2 & 3-Story Townhomes
Total Unit Count	89
Entitlement	TTM, SP, & Site Development Permit (Approved)
Site Condition	Improved w/a Parking Lot & Graded Building Pads
Unit Size Range	697 SF to 2,114 SF
School District	Desert Sands Unified School District

EXECUTIVE SUMMARY

OFFERING

Seller is seeking “all-cash” offers to purchase the entitled 89 unit Flora project.

MUNICIPALITY

City of La Quinta, County of Riverside

LOCATION

Flora is located at the SWC of Fred Waring Drive & Jefferson Street. More specifically, Flora is located a 44155 Jefferson Street.

ASSESSOR PARCEL NOS.

604-521-013 (Parcel 6), 014 (Parcel 7)

ACREAGE

±5.1 acres



ZONING

Neighborhood Commercial (C-N), Jefferson Square Specific Plan, Mixed-Use Overlay

DENSITY

±17.5 du/ac

SITE CONDITION

The property is currently improved as a parking lot and graded building pads.

ENTITLEMENT

Tentative Tract Map No. 38604, Site Development Permit 2022-0015, and Specific Plan Amendment No. 3 are approved and all appeals periods expired in January 2025. The discretionary entitlements are approved and no final engineering or architectural construction drawings have commenced. The improvement plans and architectural construction drawings will be the responsibility of the buyer.

CEQA

Mitigated Negative Declaration (MND) – Approved

AGENCY PERMITS

No agency permits are required for Flora.

POWER CAPACITY / IID

The project currently has power capacity and an existing will serve letter that is valid May 29, 2025. Based on the current May 29, 2024 will serve letter IID can accommodate the power requirement of the project with a new underground backbone line extension (conduit and cable) from circuit N921 with existing circuit reconfigurations and/or upgrades to existing PMH Switch No. 1196915 located on the northeast side of Miles Avenue and Jefferson Street.

EXECUTIVE SUMMARY

ARCHITECTURE

The architecture is currently conceptual and was required to be included within the submittal package. Buyer can modify the product while they process construction drawings but the home sizes, floor plans, and elevations have all been reviewed and supported by the planning staff as part of the tentative map approval.

UNIT SUMMARY

	UNITS	SQ FT	BED	BATH
3-Story Multifamily Flat Units	71	878		
Unit B1	24	697	1	1
Unit B2	18	752	1	1
Unit C1	21	1,063	2	2
Unit C2	6	1,233	2	2
Unit C3	2	1,173	2	2
2 & 3-Story Townhomes	18	1,936		
Unit D1	4	2,028	3	3.5
Unit D2	4	2,074	3	3.5
Unit D3	2	2,114	3	3.5
Unit D4	2	1,907	3	2.5
Unit D5	6	1,734	3	2.5
Total/Avg.	89	1,092		

HOMEOWNERS ASSOCIATION

Buyer is responsible for processing its own CC&Rs. No HOA budget has been prepared by owner.

COMMUNITY FACILITIES DISTRICT

No CFD has been formed and/or considered by the current owner.

TAX RATE

±1.2%



EXECUTIVE SUMMARY

EDUCATION

- Desert Sands Unified School District
- Amelia Earhart Elementary School (K-5)
 - John Glenn Middle School (6-8)
 - La Quinta High School (9-12)

UTILITY PROVIDERS

Water/Sewer: Coachella Valley Water District
Gas: Southern California Gas Company
Electricity: Imperial Irrigation District
Telephone: Verizon
Cable TV: Spectrum

DEVELOPMENT TEAM

Developer: Beacon Realty Advisors
Project Manager: goUrban Development
Architect: Aero Collective
Surveyor & Civil Engineer: DRC Engineering, Inc.
Landscape Architect: LandStudio360
Lighting Consultant: First Circle Design, Inc.





INDIAN WELLS

Bermuda Dunes



Bermuda Dunes Country Club

LA QUINTA

MONTICELLO AVE

Monticello Park

FRED WARING DR

REPORT

Jefferson Square



Heritage Palms Golf Club

FLORA
71 Apartments
18 Townhomes

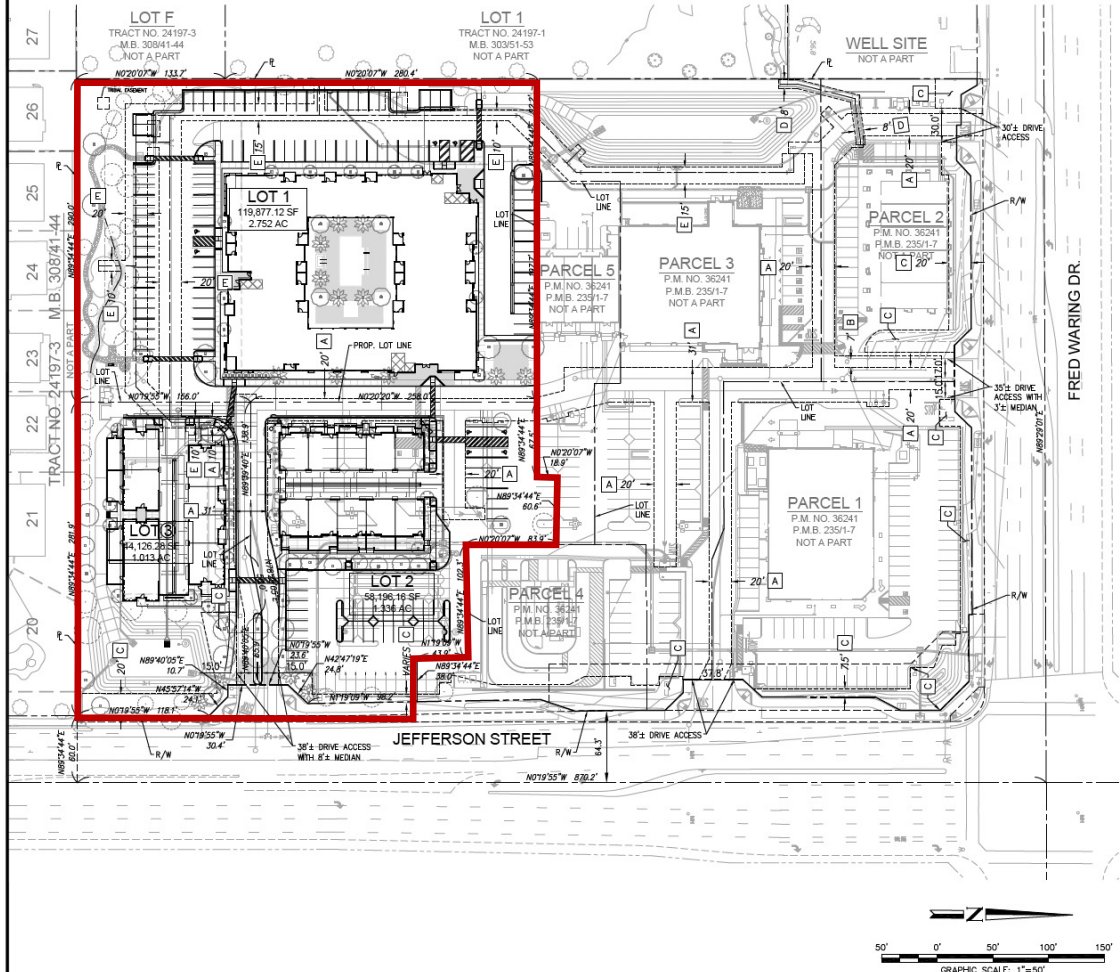
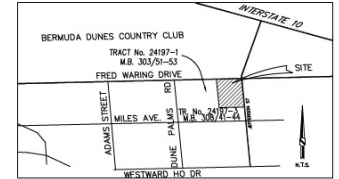
JEFFERSON ST

Heritage Court



TENTATIVE MAP

IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TENTATIVE TRACT MAP NO. 38604 BEING A SUBDIVISION OF PARCELS 6 AND 7 AS PER MAP RECORDED IN BOOK 235, PAGES 1 TO 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (FOR PURPOSE OF SUBDIVISION OF EXISTING PARCEL) FOR CONDOMINIUM PURPOSES



- EASEMENT NOTES:**
- AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED "MEMORANDUM OF LEASE" RECORDED MARCH 28, 2008 AS INSTRUMENT NO. 2008-0154694, OFFICIAL RECORDS.
 - EASEMENT(S) GRANTED TO COACHELLA VALLEY WATER DISTRICT FOR PIPELINE AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED AUGUST 12, 2008 AS INSTRUMENT NO. 2008-0443679, OFFICIAL RECORDS.
 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "COMMERCIAL DOMESTIC WATER AND/OR SANITATION INSTALLATION AGREEMENT" RECORDED SEPTEMBER 12, 2008 AS INSTRUMENT NO. 2008-0503074, OFFICIAL RECORDS. DOCUMENT DOES NOT AFFECT.
 - EASEMENT(S) GRANTED TO VERIZON CALIFORNIA INC., A CORPORATION FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED SEPTEMBER 26, 2008 AS INSTRUMENT NO. 2008-0524518, OFFICIAL RECORDS. DOCUMENT DOES NOT AFFECT - NOT PLOTTABLE FROM RECORD INFORMATION.
 - EASEMENT(S) GRANTED TO COACHELLA VALLEY WATER DISTRICT FOR PIPELINE AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED OCTOBER 22, 2008 AS INSTRUMENT NO. 2008-0566382, OFFICIAL RECORDS.
 - EASEMENT(S) GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION FOR RIGHT OF WAY AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED NOVEMBER 13, 2008 AS INSTRUMENT NO. 2008-0606993, OFFICIAL RECORDS. DOCUMENT DOES NOT AFFECT - NOT PLOTTABLE FROM RECORD INFORMATION.
 - AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED "MEMORANDUM OF LEASE" RECORDED DECEMBER 15, 2008 AS INSTRUMENT NO. 2008-0654035, OFFICIAL RECORDS, AN AMENDED AND RESTATED MEMORANDUM OF LEASE WAS RECORDED FEBRUARY 19, 2009 AS INSTRUMENT NO. 2009-0078661. DOCUMENT DOES NOT AFFECT.
 - COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED FEBRUARY 19, 2009 AS INSTRUMENT NO. 2009-0078662, OFFICIAL RECORDS, MODIFICATIONS(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 25, 2012 AS INSTRUMENT NO. 2012-0511307, OFFICIAL RECORDS. BLANKET IN NATURE.
 - THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID MAP/PLAT AFFECTS: FRED WARING DRIVE AND JEFFERSON STREET. DOCUMENT DOES NOT AFFECT.
 - EASEMENT(S) FOR LANDSCAPE AND SIDEWALK AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT.
 - EASEMENT(S) FOR ACCESS AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT.
 - EASEMENT(S) FOR WATER AND ACCESS AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT.
 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "OPENING AGREEMENT" RECORDED JUNE 30, 2020 AS DOCUMENT NO. 2020-0281856, OFFICIAL RECORDS. DOCUMENT DOES NOT AFFECT.
- APNs:**
604-521-013 & 604-521-014
- LEGAL DESCRIPTION:**
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LA QUINTA IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL A:
PARCELS 6 AND 7 OF PARCEL MAP 36241, IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 235, PAGES 1 TO 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL B:
EASEMENTS FOR INGRESS, EGRESS, PARKING, UTILITIES, DRAINAGE AND ENFORCEMENT PURPOSES AND EMERGENCY ACCESS, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (JEFFERSON SQUARE), RECORDED FEBRUARY 19, 2009 AS INSTRUMENT NO. 2009-0078662 OFFICIAL RECORDS, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (JEFFERSON SQUARE), RECORDED OCTOBER 25, 2012 AS INSTRUMENT NO. 2012-0511307 OFFICIAL RECORDS.
APN: 604-521-013, 604-521-014

LOT TABULATION:

LOT 1	119,877.12 SF	2.732 AC
LOT 2	58,196.58 SF	1.336 AC
LOT 3	44,126.28 SF	1.013 AC
TOTAL	222,199.98 SF	5.101 AC

BENCHMARK:
THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:
BM NO. PD 2-1
LOCATION: AT THE INTERSECTION OF JEFFERSON STREET AND MILES AVE.
DESCRIPTION: 1 1/4" IRON PIPE
ELEV: 38.847' DATUM: NAVD 83 (2009 ADJUSTMENT)
PER THE CITY OF LA QUINTA PUBLIC WORKS DEPARTMENT.
CONTOUR INTERVAL = 1 FOOT

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF PARCEL MAP NO. 27864, FILED IN PARCEL MAP BOOK 186, PAGES 91 AND 92, BEING NORTH 89°56'02" EAST.

NOTE:
PROPERTY LINE INFORMATION SHOWN HEREON BASED ON RECORD DRAWINGS AND ON FIELD SURVEY AND FOUND MONUMENTS CONDUCTED BY ORC ENGINEERING ON 09/11/2020 AND ALL PRECEDING FIELD SURVEYS.

UTILITIES:
COACHELLA VALLEY WATER DISTRICT (760) 398-2651
IMPERIAL IRRIGATION DISTRICT (800) 303-7756
THE GAS COMPANY (800) 427-2200
VERIZON (FORMERLY CTE) (888) 553-1555
TIME WARNER CABLEVISION (760) 340-1312

ALTANSPWS TABLE A ITEM NOTES:
THE LAND SHOWN ON THIS SURVEY LIES WITHIN FLOOD ZONE "X" (UNSHADED), BEING AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06065232325 DATED AUGUST 28, 2008.

TITLE INFORMATION:
THE TITLE INFORMATION SHOWN HEREON IS PER COMMITMENT FOR TITLE INSURANCE NO. NCS-1009223-S41 DATED AUGUST 12, 2020 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, IRVINE, CALIFORNIA (TITLE OFFICER: JEFFERY PASCHAL/RYAN ACHERBERG, TELEPHONE: (949) 885-2481) NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID COMMITMENT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

RECORD OWNER:
BEACON REALTY ADVISORS LLC
1844 CANINO DEL MAR #11, DEL MAR, CA 92014
CONTACT: OMAR HUSSEIN
PHONE: (214) 923-3246

GENERAL PLAN DESIGNATION:
GENERAL COMMERCIAL
EXISTING ZONING DESIGNATION:
NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING DESIGNATION:
NEIGHBORHOOD COMMERCIAL
MEDIUM/HIGH DENSITY RESIDENTIAL (FOR CONDOMINIUM PURPOSES)



ORC
ORC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road
Suite 210
Azulejo Hills, CA 92008
714-885-8860

PREPARED UNDER DIRECT SUPERVISION

JARE W. LAPPERT PLS 9303

DATE _____

MARK	REVISIONS	APPR.	DATE
DESIGNED BY: <i>RY</i>	DRAWN BY: <i>DS</i>	CHECKED BY: <i>JE</i>	

CITY OF LA QUINTA, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: _____ CITY OF LA QUINTA

BRYAN MCKINNEY
CITY ENGINEER
R.C.E. NO. 48418

DATE _____

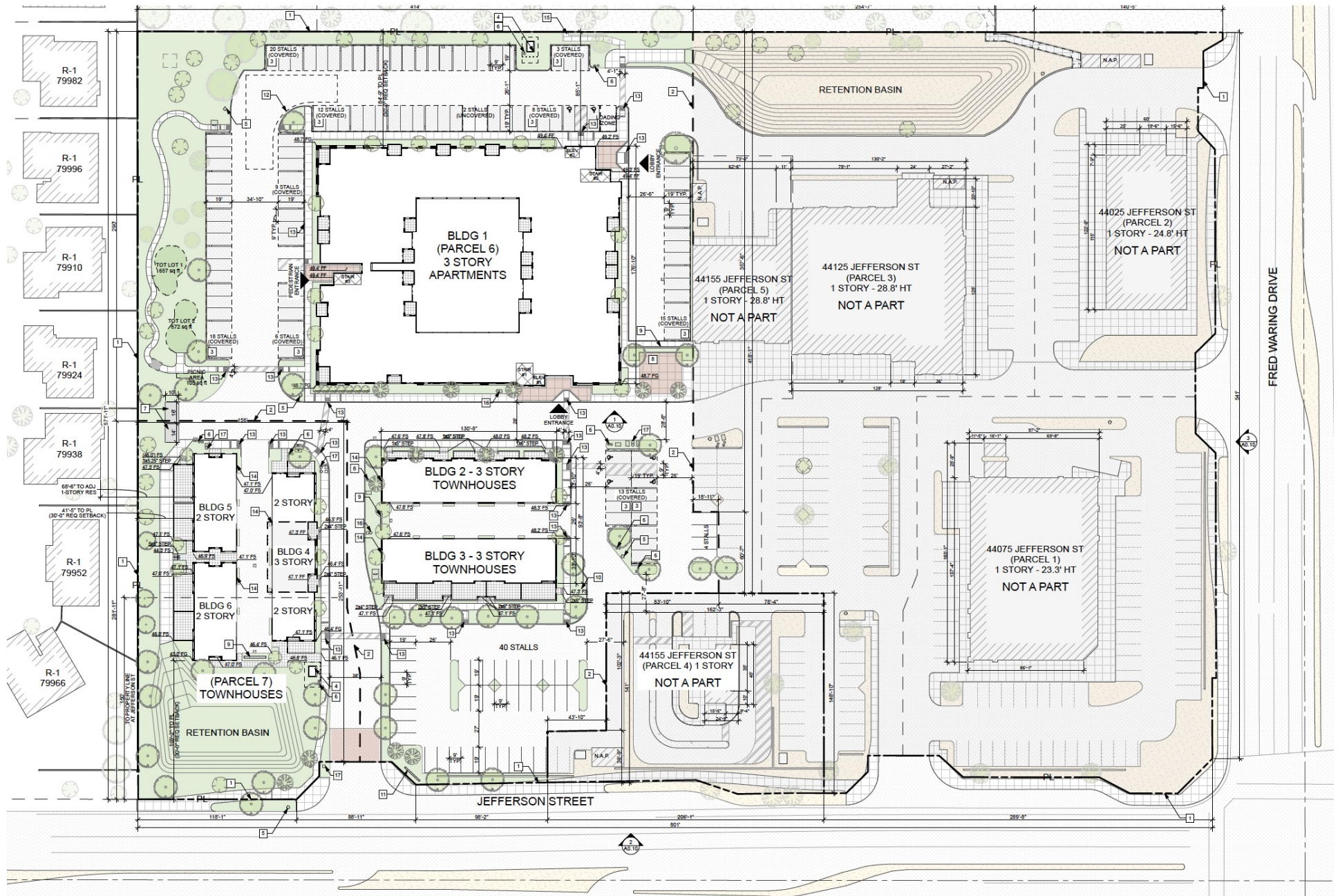
EXP. DATE: 9-30-24

DATE ISSUED: 7/31/23

SHEET **1** OF **1**

SCALE: AS NOTED

SITE PLAN





02

PRODUCT ELEVATIONS & FLOOR PLANS

FLORA

PRODUCT ELEVATIONS & FLOOR PLANS

BUILDING 1 | APARTMENTS



697 SF - 2,133 SF

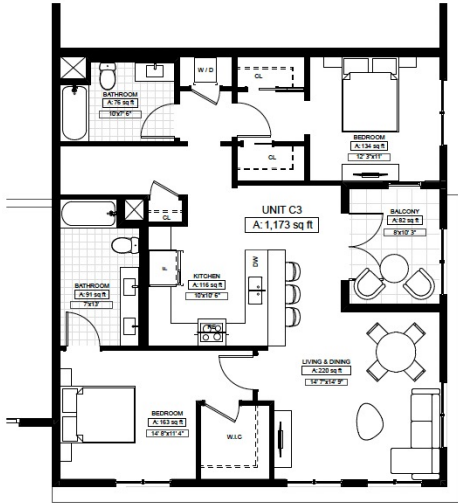
1 - 2 BEDROOMS

1 - 2 BATHROOMS

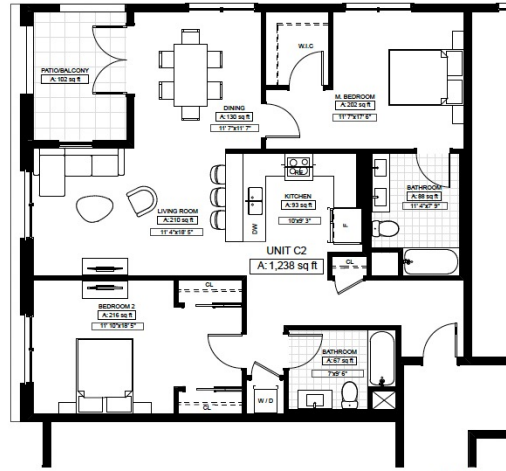
IN-UNIT WASHER + DRYER

PRODUCT ELEVATIONS & FLOOR PLANS

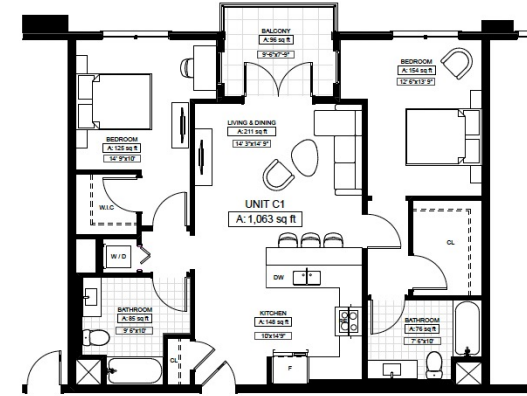
BUILDING 1 | APARTMENTS



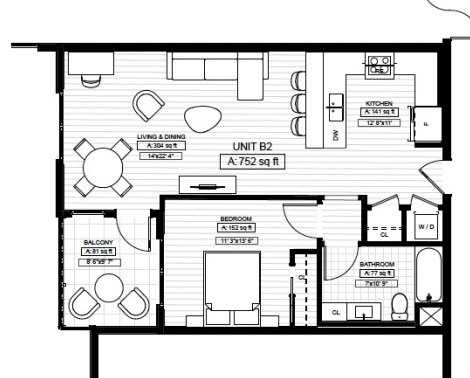
Unit C3
SCALE 1/4" = 1'-0" 5



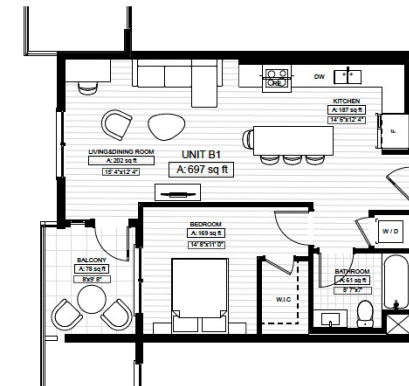
Unit C2
SCALE 1/4" = 1'-0" "UNIT C2" SIMILAR 4



Unit C1
SCALE 1/4" = 1'-0" 3



Unit B2
SCALE 1/4" = 1'-0" 2



Unit B1
SCALE 1/4" = 1'-0" 1

697 SF - 2,133 SF
1 - 2 BEDROOMS
1 - 2 BATHROOMS
IN-UNIT WASHER + DRYER

FLOOR PLANS

BUILDING 1 | 3-STORY APARTMENTS | 1ST FLOOR



FLOOR PLANS

BUILDING 1 | 3-STORY APARTMENTS | 2ND FLOOR



FLOOR PLANS

BUILDING 1 | 3-STORY APARTMENTS | 3RD FLOOR



PRODUCT ELEVATIONS & FLOOR PLANS

BUILDINGS 2-3 | TOWNHOMES



2,028 SF – 2,074 SF

3 BEDROOMS

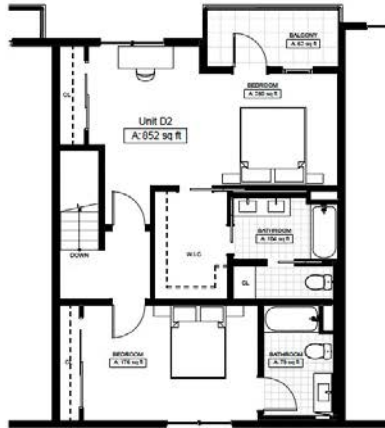
3.5 BATHROOMS

BALCONY, IN-UNIT WASHER + DRYER

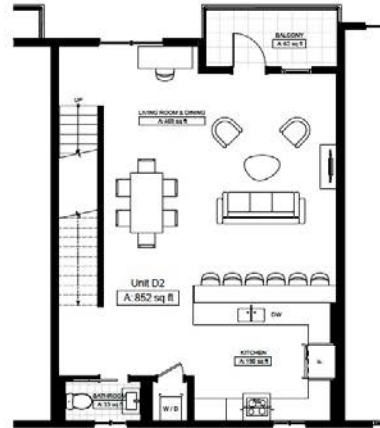
ATTACHED GARAGE

PRODUCT ELEVATIONS & FLOOR PLANS

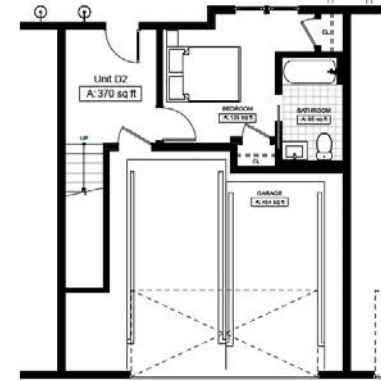
BUILDINGS 2-3 | 3-STORY TOWNHOMES



Unit D2 - 3rd Flr
SCALE: 1/8" = 1'-0"
*UNIT D3 SIMILAR 6



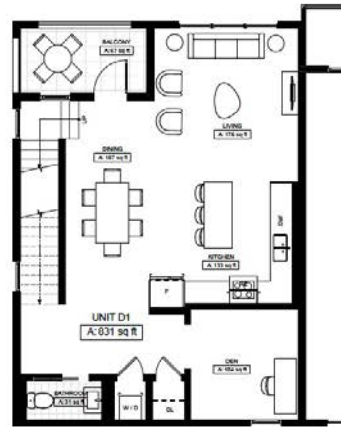
Unit D2 - 2nd Flr
SCALE: 1/8" = 1'-0"
*UNIT D3 SIMILAR 5



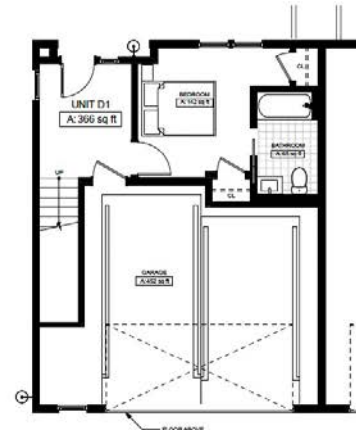
Unit D2 - 1st Flr
SCALE: 1/8" = 1'-0"
*UNIT D3 SIMILAR 4



Unit D1 - 3rd Flr
SCALE: 1/8" = 1'-0" 3



Unit D1 - 2nd Flr
SCALE: 1/8" = 1'-0" 2



Unit D1 - 1st Flr
SCALE: 1/8" = 1'-0" 1

2,028 SF – 2,074 SF

3 BEDROOMS

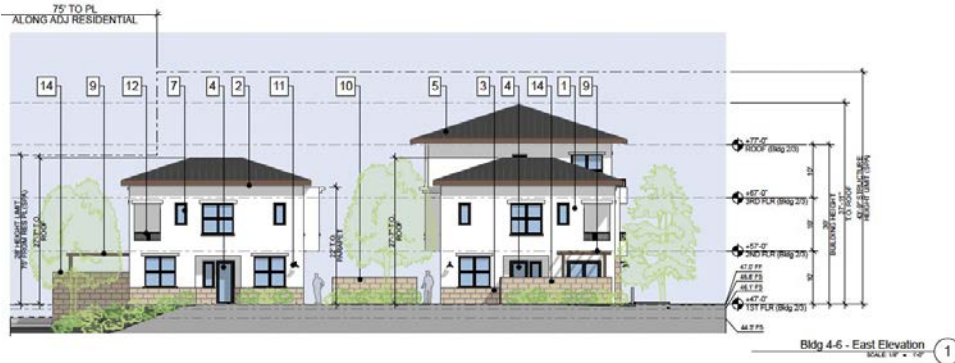
3.5 BATHROOMS

BALCONY, IN-UNIT WASHER + DRYER

ATTACHED GARAGE

PRODUCT ELEVATIONS & FLOOR PLANS

BUILDINGS 4-6 | TOWNHOMES

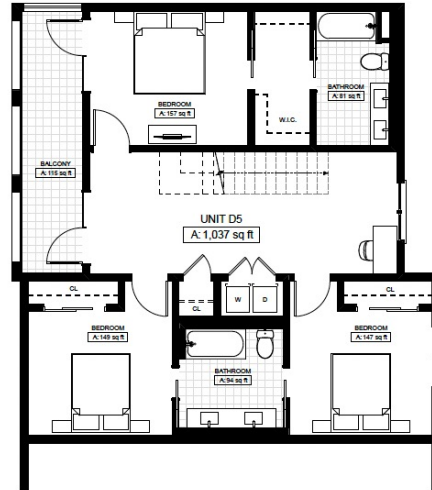


1,734 SF - 2,114 SF
 3 BEDROOMS
 3.5 BATHROOMS
 BALCONY, IN-UNIT WASHER + DRYER
 ATTACHED GARAGE

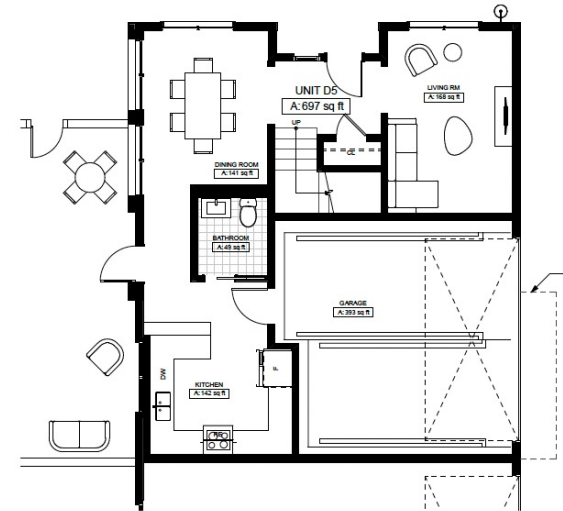
PRODUCT ELEVATIONS & FLOOR PLANS

BUILDINGS 4-6 | 2 & 3-STORY TOWNHOMES

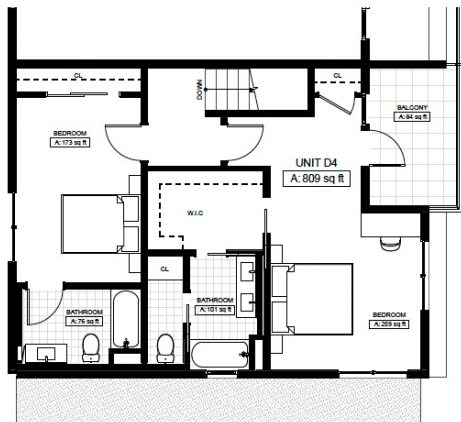
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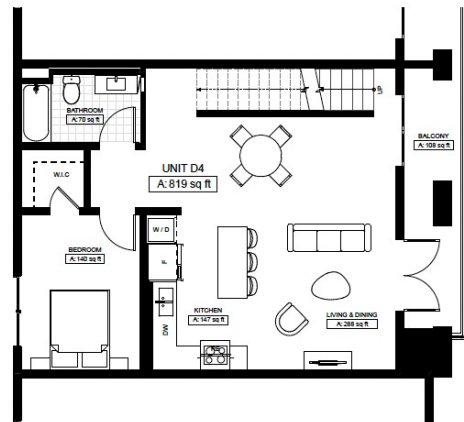
Unit D5 - 2nd Flr
SCALE 1/4" = 1'-0"



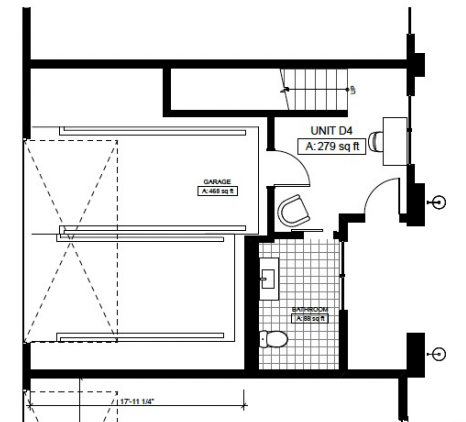
Unit D5 - 1st Flr
SCALE 1/4" = 1'-0"



Unit D4 - 3rd Flr
SCALE 1/4" = 1'-0"



Unit D4 - 2nd Flr
SCALE 1/4" = 1'-0"



Unit D4 - 1st Flr
SCALE 1/4" = 1'-0"

1,734 SF - 2,114 SF

3 BEDROOMS

3.5 BATHROOMS

BALCONY, IN-UNIT WASHER + DRYER

ATTACHED GARAGE

FLOOR PLANS

BUILDINGS 2-6 | 2 & 3-STORY TOWNHOMES | 1ST FLOOR



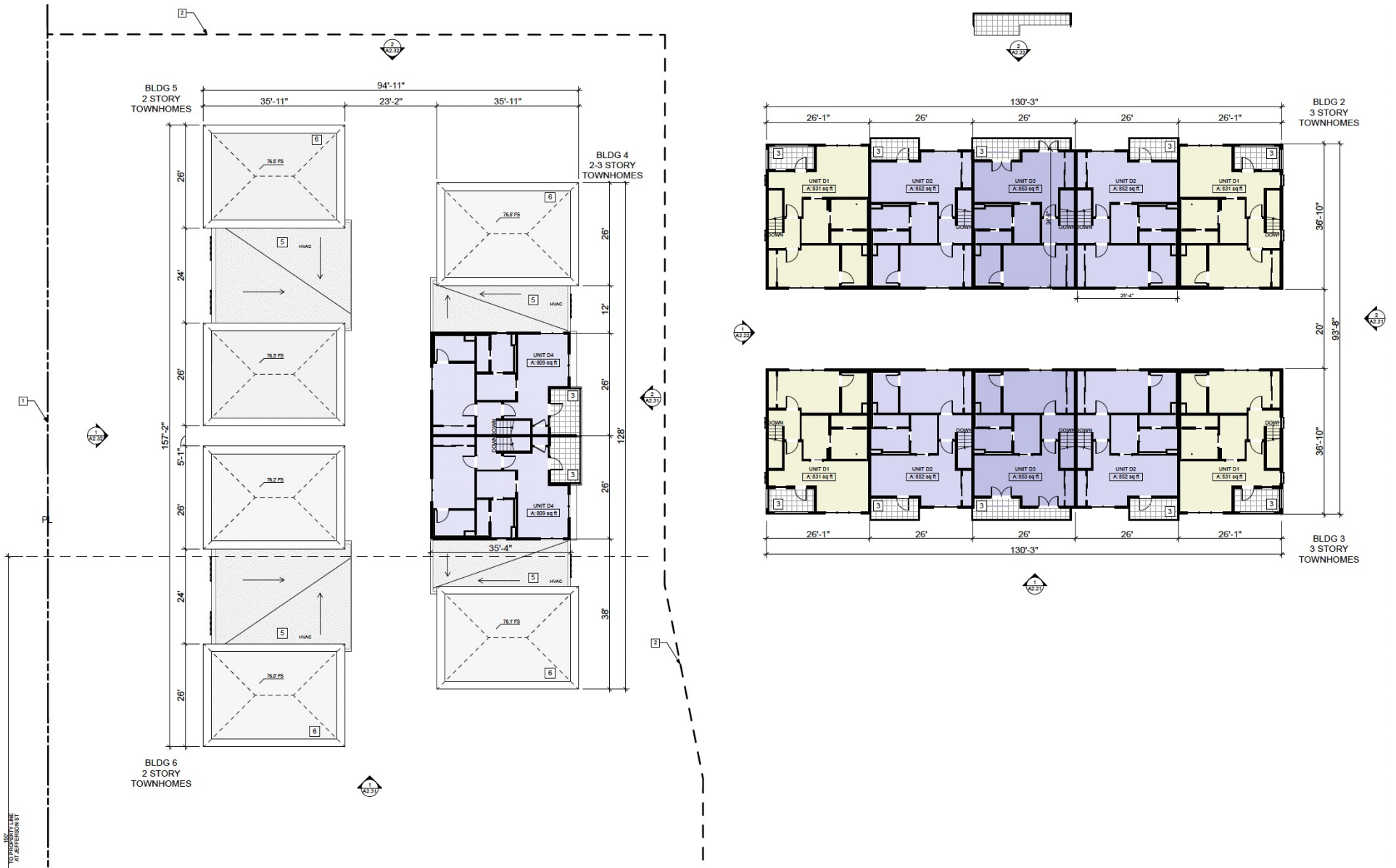
FLOOR PLANS

BUILDINGS 2-6 | 2 & 3-STORY TOWNHOMES | 2ND FLOOR



FLOOR PLANS

BUILDINGS 2-6 | 2 & 3-STORY TOWNHOMES | 3rd FLOOR





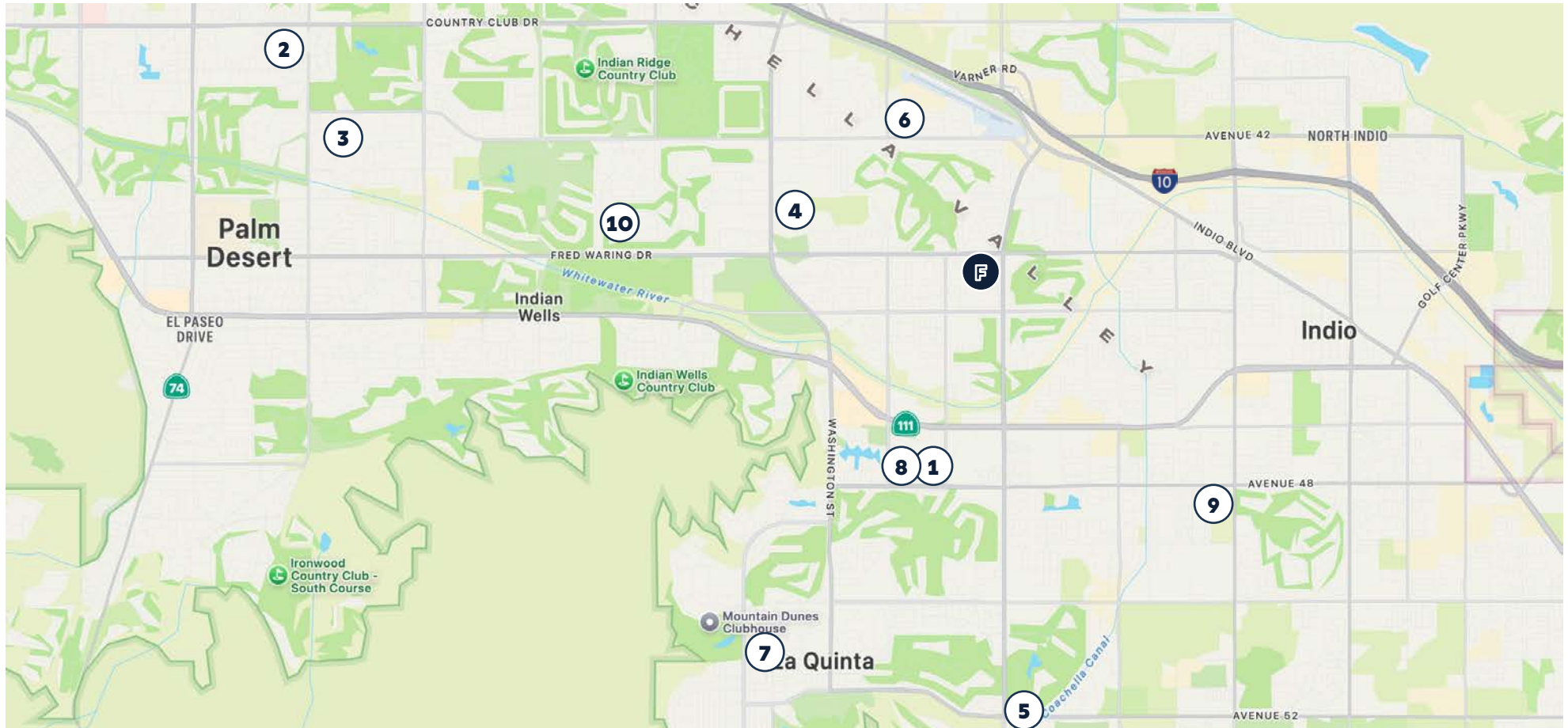
03

PRICING COMPARISON & COMP ANALYSIS

FLORA

MULTIFAMILY COMPS MAP

COSTAR | FEBRUARY 2025



#	COMMUNITY	OWNER	CITY	BED	BATH	AVG. UNIT SF	UNITS	AVG. \$/MO	AVG. \$/SF	Occupancy
F	Flora	Beacon Realty Advisors	La Quinta	1 - 3	1 - 3.5	1,092	89	TBD	TBD	N/A
1	SoLTerra	Shopoff Realty Investments	La Quinta	3 - 4	2 - 3.5	1,993	131	\$3,787	\$1.90	80.1%
2	Everleigh	Gep Xi Palm Desert	Palm Desert	1 - 2	1 - 2	920	161	\$2,762	\$3.00	73.3%
3	Canterra	Canterra Apartments	Palm Desert	1 - 3	1 - 2	1,003	306	\$2,516	\$2.51	94.4%
4	Mediterra	Mediterra La Quinta Owner	La Quinta	1 - 2	1 - 2	961	223	\$2,459	\$2.56	92.4%
5	Villagio at La Quinta	Hanes Investment Realty	La Quinta	1 - 2	1 - 2	1,035	149	\$2,276	\$2.20	96.4%
6	Medici	Stadium Way Partnership	Bermuda Dunes	1 - 2	1 - 2	1,016	140	\$2,144	\$2.11	94.7%
7	Silverhawk	Silverhawk Apartments	La Quinta	Studio - 3	1 - 2	905	222	\$2,089	\$2.31	97.3%
8	Aventine	Tricor Southwest Corporation	La Quinta	1 - 2	1 - 2	951	200	\$2,018	\$2.12	99.5%
9	Parkwood at Polo Grounds	Parkwood Housing	Indio	1 - 2	1 - 2	744	125	\$1,742	\$2.25	95.4%
10	Villas on the Green	PD Villas on the Green	Palm Desert	Studio - 1	1	658	76	\$1,642	\$2.50	92.3%

MULTIFAMILY COMPS

COSTAR | FEBRUARY 2025



SOLTERRA | Shopoff Realty Investments | 47470 Aloe Way, La Quinta

UNIT TYPE	UNIT SF	UNITS	AVG. \$/MO	AVG. \$/SF
3 Br / 2 Ba	1,520	20	\$3,321	\$2.18
3 Br / 2.5 Ba	1,777	10	\$3,720	\$2.09
3 Br / 2.5 Ba	1,897	22	\$3,710	\$1.96
3 Br / 3 Ba	1,909	10	\$3,835	\$2.01
3 Br / 3 Ba	1,941	7	\$3,818	\$1.97
3 Br / 3 Ba	1,980	17	\$3,822	\$1.93
4 Br / 3 Ba	2,387	17	\$4,104	\$1.72
4 Br / 3 Ba	2,441	17	\$4,048	\$1.66
4 Br / 3.5 Ba	2,066	11	\$3,843	\$1.86
Total/Avg.	1,993	131	\$3,787	\$1.90



EVERLEIGH | Gep Xi Palm Desert | 40445 Portola Ave, Palm Desert

UNIT TYPE	UNIT SF	UNITS	AVG. \$/MO	AVG. \$/SF
1 Br / 1 Ba	765	2	\$2,431	\$3.18
1 Br / 1 Ba	802	64	\$2,475	\$3.09
1 Br / 1 Ba	809	2	\$2,426	\$3.00
1 Br / 1 Ba	890	2	\$2,645	\$2.97
1 Br / 1 Ba	893	2	\$2,961	\$3.32
1 Br / 1.5 Ba	891	24	\$2,560	\$2.87
2 Br / 2 Ba	934	2	\$3,168	\$3.39
2 Br / 2 Ba	962	1	\$3,119	\$3.24
2 Br / 2 Ba	1,005	1	\$3,335	\$3.32
2 Br / 2 Ba	1,050	2	\$2,942	\$2.80
2 Br / 2 Ba	1,059	57	\$3,130	\$2.96
2 Br / 2 Ba	1,185	2	\$3,400	\$2.87
Total/Avg.	920	161	\$2,762	\$3.00

Source: Costar | February 5, 2025

MULTIFAMILY COMPS

COSTAR | FEBRUARY 2025



CANTERRA | Canterra Apartments | 74401 Hovley Ln E, Palm Desert

UNIT TYPE	UNIT SF	UNITS	AVG. \$/MO	AVG. \$/SF
1 Br / 1 Ba	689	68	\$2,034	\$2.95
1 Br / 1 Ba	851	54	\$2,285	\$2.69
2 Br / 1 Ba	1,032	48	\$2,662	\$2.58
2 Br / 2 Ba	1,165	54	\$2,804	\$2.41
2 Br / 2 Ba	1,206	68	\$2,789	\$2.31
3 Br / 2 Ba	1,396	14	\$2,819	\$2.02
Total/Avg.	1,003	306	\$2,516	\$2.51



MEDITERRA | Mediterra La Quinta Owner | 43100 Palm Royale Dr, La Quinta

UNIT TYPE	UNIT SF	UNITS	AVG. \$/MO	AVG. \$/SF
1 Br / 1 Ba	755	34	\$2,241	\$2.97
1 Br / 1 Ba	801	58	\$2,358	\$2.94
1 Br / 1 Ba	948	34	\$2,480	\$2.62
2 Br / 2 Ba	1,049	63	\$2,536	\$2.42
2 Br / 2 Ba	1,239	17	\$2,686	\$2.17
2 Br / 2 Ba	1,344	17	\$2,690	\$2.00
Total/Avg.	961	223	\$2,459	\$2.56

Source: Costar | February 5, 2025

MULTIFAMILY COMPS

COSTAR | FEBRUARY 2025



VILLAGIO AT LA QUINTA | Hanes Investment Realty | 80175 Avenue 52, La Quinta

UNIT TYPE	UNIT SF	UNITS	AVG. \$/MO	AVG. \$/SF
1 Br / 1 Ba	830	12	\$2,029	\$2.44
1 Br / 1 Ba	840	8	\$2,049	\$2.44
1 Br / 1 Ba	873	2	\$2,289	\$2.62
1 Br / 1 Ba	907	8	\$2,089	\$2.30
1 Br / 1 Ba	990	8	\$2,164	\$2.19
2 Br / 2 Ba	1,050	36	\$2,259	\$2.15
2 Br / 2 Ba	1,072	4	\$2,676	\$2.50
2 Br / 2 Ba	1,087	9	\$2,678	\$2.46
2 Br / 2 Ba	1,090	33	\$2,279	\$2.09
2 Br / 2 Ba	1,128	29	\$2,359	\$2.09
Total/Avg.	1,035	149	\$2,276	\$2.20



MEDICI | Stadium Way Partnership | 79090 Avenue 42, Bermuda Dunes

UNIT TYPE	UNIT SF	UNITS	AVG. \$/MO	AVG. \$/SF
1 Br / 1 Ba	820	34	\$1,901	\$2.32
2 Br / 2 Ba	1,022	53	\$2,166	\$2.12
2 Br / 2 Ba	1,136	53	\$2,277	\$2.00
Total/Avg.	1,016	140	\$2,144	\$2.11

Source: Costar | February 5, 2025

MULTIFAMILY COMPS

COSTAR | FEBRUARY 2025



SILVERHAWK | Silverhawk Apartments | 50660 Eisenhower Dr, La Quinta

UNIT TYPE	UNIT SF	UNITS	AVG. \$/MO	AVG. \$/SF
Studio / 1 Ba	670	8	\$1,800	\$2.69
1 Br / 1 Ba	743	68	\$1,850	\$2.49
2 Br / 2 Ba	889	70	\$2,160	\$2.43
2 Br / 2 Ba	958	7	\$2,135	\$2.23
2 Br / 2 Ba	966	15	\$2,255	\$2.33
2 Br / 2 Ba	1,047	15	\$2,200	\$2.10
3 Br / 2 Ba	1,177	39	\$2,320	\$1.97
Total/Avg.	905	222	\$2,089	\$2.31



AVENTINE | Tricor Southwest Corporation | 47750 Adams St, La Quinta

UNIT TYPE	UNIT SF	UNITS	AVG. \$/MO	AVG. \$/SF
1 Br / 1 Ba	792	72	\$1,895	\$2.39
2 Br / 2 Ba	960	64	\$1,975	\$2.06
2 Br / 2 Ba	1,121	64	\$2,200	\$1.96
Total/Avg.	951	200	\$2,018	\$2.12

Source: Costar | February 5, 2025

MULTIFAMILY COMPS

COSTAR | FEBRUARY 2025



PARKWOOD AT POLO GROUNDS | Parkwood Housing | 81777 Avenue 48, Indio

UNIT TYPE	UNIT SF	UNITS	AVG. \$/MO	AVG. \$/SF
1 Br / 1 Ba	730	84	\$1,721	\$2.36
1 Br / 1 Ba	750	12	\$1,733	\$2.31
2 Br / 2 Ba	910	28	\$1,804	\$1.98
2 Br / 2 Ba	963	1	\$1,839	\$1.91
Total/Avg.	744	125	\$1,742	\$2.25



VILLAS ON THE GREEN | PD Villas on the Green | 77120 California Dr, Palm Desert

UNIT TYPE	UNIT SF	UNITS	AVG. \$/MO	AVG. \$/SF
Studio / 1 Ba	510	12	\$1,456	\$2.85
1 Br / 1 Ba	650	36	\$1,676	\$2.58
1 Br / 1 Ba	680	16	\$1,676	\$2.46
1 Br / 1 Ba	800	12	\$1,680	\$2.10
Total/Avg.	658	76	\$1,642	\$2.50

Source: Costar | February 5, 2025



04

PROJECT TIMELINE, COSTS & AMENITIES

FLORA



DEVELOPMENT TIMELINE

January 2025
ENTITLEMENTS

November 2025
**CONSTRUCTION
START**

July 2028
**PROJECT
STABILIZATION**

September 2025
**CONSTRUCTION
DOCS**

June 2027
**CONSTRUCTION
FINISH**





CITY PERMIT & DEVELOPMENT FEES

CITY OF LA QUINTA | FEBRUARY 2025

		Site	Bldg 1	Bldg 2	Bldg 3	Total
Unit Count			71	10	8	
Livable Area			62,331	20,636	14,218	
Gross Area		5.1	77,914	24,278	16,618	
Permit Valuation			11,687,063	3,641,647	2,492,700	
Development Impact Fees						-
Park Improvements	DIF		\$121,836	\$17,940	\$14,352	\$154,128
Comm / Cultural	DIF		\$55,309	\$8,140	\$6,512	\$69,961
Library	DIF		\$22,933	\$3,380	\$2,704	\$29,017
Civic Center	DIF		\$44,588	\$11,150	\$8,920	\$64,658
Maintenance Fee	DIF		\$14,058	\$2,470	\$1,976	\$18,504
Fire	DIF		\$13,348	\$3,350	\$2,680	\$19,378
Tranportation	DIF		\$161,951	\$30,760	\$24,608	\$217,319
TUMF County Transportation Fee	DIF		\$106,282	\$25,999	\$11,975	\$144,256
RBBB County Transporation Fee	DIF	NA	NA	NA	NA	\$0
Multi-Species	DIF	\$2,585				\$2,585
School Dev. Fee	DIF		\$254,310	\$84,195	\$58,009	\$396,515
Public Works Fees						
Parcel Map	PWks	\$4,640				\$4,640
Record of Survey	PWks	\$520				\$520
Rough Grading	PWks	\$7,081				\$7,081
Precise Grading	PWks	\$7,406				\$7,406
PM10	PWks	\$579				\$579
Storm Drain	PWks	\$4,524				\$4,524
Signs and stiping	PWks	\$1,481				\$1,481
Hydro Study	PWks	\$1,721				\$1,721
Traffic Study	PWks	\$1,321				\$1,321
Erosion Control (SWPPP)	PWks	\$1,801				\$1,801
Prelim and Final WQMP	PWks	\$1,561				\$1,561
Sewer and Water	PWks	\$2,561				\$2,561
Permit Inspection - Rough Grading	PWks	\$4,002				\$4,002
Permit Inspection - Precise Grading	PWks	\$4,002				\$4,002
Permit Inspection - Storm Drain	PWks	\$1,601				\$1,601
Permit Inspection - Striping	PWks	\$1,601				\$1,601
Permit Inspection - NPDES	PWks	\$1,921				\$1,921
Final Inspection	PWks	\$2,882				\$2,882
Traffic Control	PWks	\$2,962				\$2,962
Sidewalk	PWks	\$4,241				\$4,241
Sewer and Water	PWks	\$1,281				\$1,281



CITY PERMIT & DEVELOPMENT FEES

CITY OF LA QUINTA | FEBRUARY 2025

		Site	Bldg 1	Bldg 2	Bldg 3	Total
Unit Count			71	10	8	
Livable Area			62,331	20,636	14,218	
Gross Area		51	77,914	24,278	16,618	
Permit Valuation			11,687,063	3,641,647	2,492,700	
Building						
Plan Check	BLDG	\$5,000	\$29,905	\$9,952	\$7,103	\$51,960
Building Permit	BLDG		\$51,363	\$16,849	\$11,920	\$80,132
MEP PC (assume Bldg PC)	BLDG		\$7,476	\$2,488	\$1,776	\$11,740
MEP Permit (assume Bldg Permit)	BLDG		\$12,841	\$4,212	\$2,980	\$20,033
Grading	BLDG	\$5,000				\$5,000
Strong Motion Fee	BLDG		\$1,519	\$473	\$324	\$2,317
Art in Public Places	BLDG		\$28,718	\$8,604	\$5,732	\$43,054
Building Stds Admin Spec Revol Fund	BLDG		\$467	\$146	\$100	\$713
Misc	BLDG	\$5,000				\$5,000
Coachella Valley Water District						
Plan Check / Inspection	CVWD	\$5,000				\$5,000
Domestic Water Meter 1-inch / SFA	CVWD			\$36,000	\$28,800	\$64,800
Domestic Water Meter (2) 2-inch	CVWD	\$8,580	\$78,849			\$87,429
Irrigation Meter (2) 2-inch	CVWD					\$0
Fire Protect Service 10-inch	CVWD	\$50,000				\$50,000
Water System Backup Facility Charge	CVWD		\$263,197	\$37,070	\$29,656	\$329,923
Water System Backup Facility Charge (Credit)	CVWD	-\$86,000				-\$86,000
Sewer Connection to System	CVWD		\$344,421	\$48,510	\$38,808	\$431,739
Supplemental Water Supply Charge	CVWD	\$59,884				\$59,884
Supplemental Water Supply Charge (Credit)	CVWD	-\$40,662				-\$40,662
Dry Utilities						
Electrical	DU	\$100,000				\$100,000
Gas	DU	\$25,000				\$25,000
Communication	DU	\$25,000				\$25,000
TOTALS		\$224,076	\$1,613,372	\$351,689	\$258,935	\$2,448,071

SUMMARY		
Development Impact Fees	DIF	\$1,116,321
Public Works Fees	PWGs	\$59,689
Building	BLDG	\$219,948
Coachella Valley Water District	CVWD	\$902,113
Dry Utilities	DU	\$150,000
TOTAL		\$2,448,071
Total / Du:		\$27,506
Total/ Du w/ 5% Contingency:		\$28,882

AMENITIES



In-Unit

- Open Floor Plan
- Walk-In Closet
- Private Balcony
- Workstation
- Upgraded Finishes / Stainless Steel Appliances

Site

- Outdoor Courtyard w/Pool
- Spa, Lounge, BBQ, Activity Area, Gym
- Community Room
- Co-Working Space
- Guest Parking w/Community EV Charging
- Pet-Friendly Dog Area

Neighborhood

- Adjacent Shopping and Dining
- Direct access to Monitcello Park
- Excellent Schools
- Close Proximity to I-10
- Nearby Public Transit



05

OFFERING GUIDELINES

FLORA

OFFERING GUIDELINES

SELLER

AABC Beacon Jefferson Square, LLC

LETTERS OF INTENT

All letters of intent should identify the purchase price, acquisition structure, feasibility period and source of capital which will be used to purchase the property. The feasibility period shall commence upon acceptance of the Letter of Intent.

ACQUISITION STRUCTURE

Seller is seeking “all-cash” offers to purchase Flora in its current condition.

PURCHASE AND SALE AGREEMENT

Upon the Seller’s acceptance of a letter of intent, the Seller shall provide the Purchase & Sale Agreement.

FEASIBILITY PERIOD

The Feasibility Period shall be 45 days and begin upon acceptance of the Letter of Intent.

DEPOSITS

Ten percent (10%) of the purchase price shall be non-refundable and released following approval of the Feasibility Period.

CLOSE OF ESCROW

Close of Escrow shall occur 10 days following the approval of the feasibility period.

DUE DILIGENCE DOCUMENTS

Please [click here](#) to review the due diligence documents.

TITLE & ESCROW

Title Company: Chicago Title Co.

OFFERS DUE

Submit all offers in writing by Thursday, March 13, 2025.

CONTACT INFO

Omar Hussein

214.923.3246

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BROKER DISCLAIMER

The information contained in the foregoing offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Beacon Realty Advisors and should not be made available to any other person or entity without the written consent of Beacon Realty Advisors. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of this offering memorandum.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective buyer(s). The information contained herein is not a substitute for a thorough due diligence investigation. Beacon Realty Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Beacon Realty Advisors makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

BEACON
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