

VILLAGE 42

*75,000 square feet of prime
retail and office space*

*Coming Soon to the Fast Growing
Coachella Valley,
Indio, California*


Northwest
Resource Management Group

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Coachella Valley,
Indio, California

Growth Summary

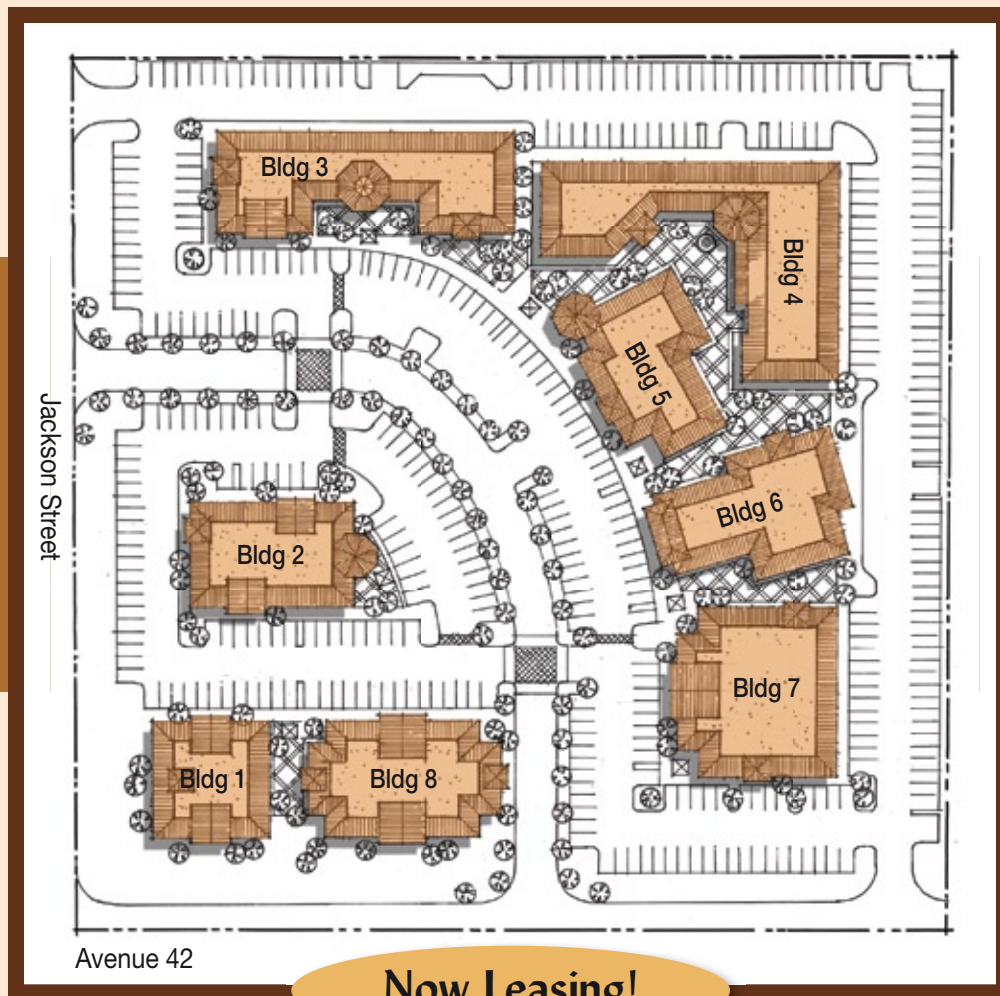
Compiled from the Desert Sun Newspaper

- During 2004 the Coachella Valley's population rose by 19,000 people to 319,00 (53 people per day)
- Fastest valley growth occurred in Indio, where an average of 16 people per day relocated last year - and where 25,000 thousand more new homes are planned
- The population of Indio increased by 6,000 people to 66,000 in 2004
- Riverside County had sales figures nearly 10% over their California counterparts
- Sales for the third quarter of 2004 in Indio were \$187.3 million

VILLAGE 42
Jackson Street at Ave 42

- ◆ New Homes
- New Commercial





- There are at least 15 housing subdivisions either underway or recently completed in the area of Indio, north of Interstate 10 with many of the new homes concentrated along Jackson and Monroe streets
- Home Depot has plans to open a store in Indio, across the street from Village 42
- The Coachella Valley's median annual income is around \$43,000
- May 2005 median home price is \$385,000 up nearly 25% from May 2004; up 64% from May 2003
- Sellers are getting 97% of their asking price on home sales
- The Riverside/San Bernadino counties region is among the nation's fastest growing real estate markets, ranking fourth among 136 metro areas in the first three months of 2005 with a 32.6% increase in its median sales price over one year ago.
- The city of Indio has plans for \$160 million dollars in road improvements for its 168 miles of paved streets
- The Village 42 location is within a two-hour drive of 13 million Southern Californians



“During 2004 the Coachella Valley’s population rose by 19,413 people. That’s akin to erecting a city the size of Desert Hot Springs on the valley floor in a single year.”

– Desert Sun, August 17, 2005



“Demand for housing shows no signs of slowing down with an estimated 53 people moving to the valley every day.”

– Desert Sun, July 10, 2005



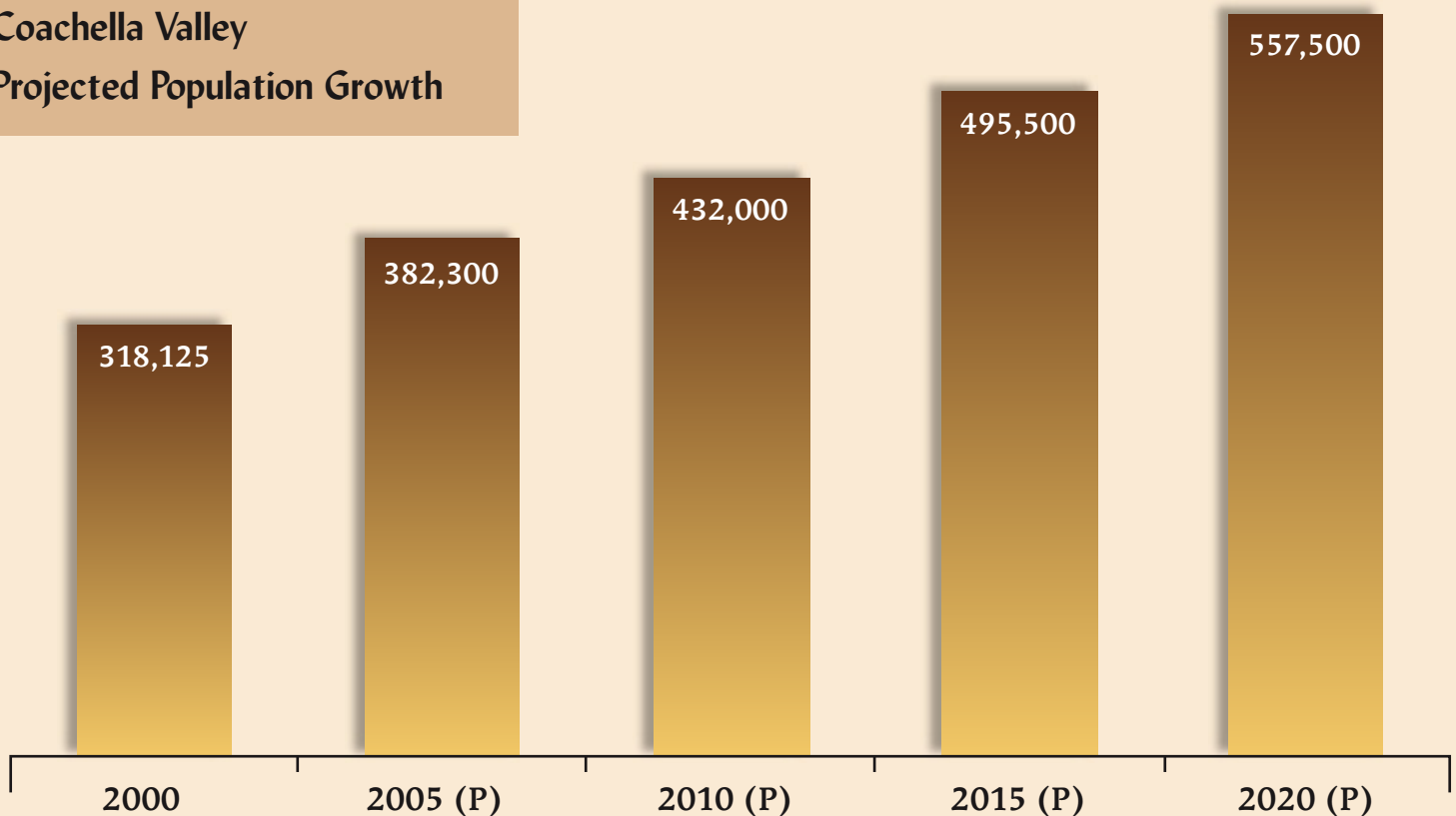
“In about 18 months, people might begin to see large retail centers pop up north of Interstate 10 in Indio.”

– Desert Sun, June 10, 2005

“The region’s housing market ranked fourth among 136 metro areas (in the U.S.) in the first three months of 2005, posting a 32.6 percent increase in its median sales price over one year ago.”

– Desert Sun, July 10, 2005

Coachella Valley Projected Population Growth



Source: Department of Finance, Southern California Association of Governments



- The current population of Indio is 69,562, and is expected to grow to 84,203 by 2006.
- 9,000 new homes have been built north of the I-10 Freeway, and another 27,000 homes have been approved.
- Currently there are 2,672 units under construction; 14,320 units with tentative map approval and 17,102 units in plan check.
- Indio is the 12th fastest growing city in the state of California and the fastest growing city in the Coachella Valley.
- The City of Indio population will be 172,661 at build-out of all units proposed over the next five years.





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