

EL CENTRO TOWN CENTER VILLA

City of El Centro, CA



TOWNCENTER
Villa



TOWN CENTER VILLA

- 1 Clubhouse
- 2 Swimming Pool
- 3 Playground

TOWNCENTER Villa



TOWN CENTER VILLA

📍 2100 North 10th Street, El Centro, CA 92243

Strategically situated in the center of commercial activity in the city of El Centro, Town Center Villa is an upscale apartment community with ease of transportation and within walking distance to large national franchises such as Target, Walmart, Costco, retail stores and restaurants. The apartment complex encompasses 18.52 acres, and consists of 84 one-bedroom and two-bedroom units available for lease, with leasable areas ranging from 750 to 1,100 SF. The first phase has been completed. Complementing the apartments are amenities that include the community center, swimming pool, jacuzzi, fitness center, yoga room, playground, pet park, barbecue pits, etc.. Within the first week of its opening, Town Center Villa reached a remarkable lease rate of over 25 percent. As of August, 2017 the entire complex is fully leased with a waiting list. Pacific Anchor Holdings (PAH) is currently preparing to develop the second and third phases.



City of El Centro

The city of El Centro, with an area of 11.19 square miles, is located in the southeast corner of the state of California and is the largest city in the county of Imperial. To the west is the city of San Diego, the most vibrant city in the southernmost region of California; south of the border is the city of Mexicali, a bustling center of commercial and industrial activity. The apartment complex has direct access to Interstate 8, California State Route 86 and 111.



Points of Interest

Nearby Algodones Dunes is one of the largest sand dunes in the United States, attracting hundreds of thousands of visitors to enjoy desert off-road driving experience. The Blue Angels air show put on by the El Centro Naval and Air Facility attracts aviation aficionados around the world with attendance in excess of 35,000 spectators annually. Located just 60 miles east is a fun water attraction known as West Wetlands Park in Yuma, Arizona that the whole family will enjoy.



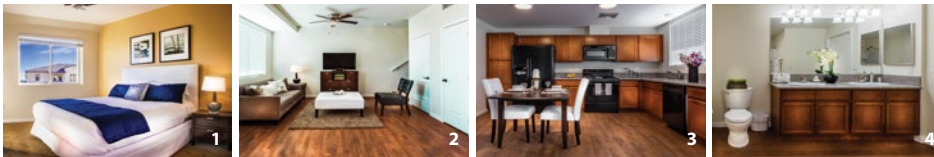
Algodones Dunes



The Blue Angels air show



West Wetlands Park in Yuma



TOWN CENTER VILLA MODEL HOME

- 1 Bedroom
- 2 Living Room
- 3 Kitchen
- 4 Bathroom

UNIT TYPES

TYPE 1

1Bedroom+1Bathroom
734 SQFT(20units)



TYPE 2A

2Bedroom+2Bathroom
1027 SQFT(140units)



TYPE 2B 2B+2, 5B/1089 SQFT(80units)



INVESTMENT PORTOFOLIO

	Phase I	Phase II	Phase III	Total
Lot Size (SF)	312,073	312,073	267,491	891,637
Bldg. Area (SF)	85,660	85,660	74,260	245,580
Unit(s)	84	84	72	240



PROJECT HIGHLIGHTS

● Ease of transportation

Located adjacent to Highway 86 and 111, less than half mile to nearest bus stop, walking distance to Target, Lowe's and other stores and restaurants

● Ample Land with High Potential

Possesses the potential for future expansion. Apartment residents are increasingly seeking housing with more affordable rent; renters are moving east from San Diego to Imperial County.

● Upscale Community with Plenty of Amenities

Distinctly comfortable and safe, Town Center Villa redefines the standard of luxury living.

● Governmental Support

Helps the government lower unemployment rate while acting as a catalyst for economic development and setting a precedent for higher standard of living.



2015 Demographics	City of El Centro, CA
Populations	43,959
Population percent change - 2010	3.2%
Households	12,441
Median household income	\$40,517
Median value of owner-occupied housing units	\$154,500

Source: CENSUS.GOV



“ They built the Lowe's, the Target, the University of Phoenix, the Social Security building, and they built this great, big, dynamic and beautiful project (Town Center Villa)... If you look around at these apartments, they are absolutely beautiful, and for the entire County. I couldn't be more pleased to have YK America continue to work in Imperial County. We are very happy with them. ”

MICHAEL KELLY
Imperial County Supervisor

Investment in stable projects



City of Pomona 72 Acres



City of Delano 45 Acres



City of Delano 77 Acres



City of El Centro 70 Acres



Pacific Anchor Holdings (PAH) is a real estate development company located in California. Since 2006 PAH has successfully acquired, developed and managed a number of real estate projects in central and southern California. These include projects in the cities of Pomona (*Los Angeles*), Delano (*Kern County*) and El Centro (*Imperial County*). Currently, PAH owns more than 284 acres of land with development projects that include retail, office, residential, hotel and mixed-use. By attracting major retailers into its centers, PAH is committed to creating high-yield, economically stable projects. PAH helps local communities raise their living standards through investment in real estate development projects by creating financially stable, low-risk investment opportunities for its investors.

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