

Coronado

164 Luxury Apartments

Operational Statement

Site Address: East Nees Ave near First street Fresno Ca 93720

Existing General Plan Designation:

Existing Zone District:

APN: 402-022-51

Project Description:

Coronado will be a Gated Luxury Market rate apartment. The project has upscale amenities and open space that will encourage residents to be socially active. The property consists of 164 residences, a Community Building with exercise room, public restrooms, activity and meeting area with full kitchen, and outdoor recreation areas featuring a covered patio, sun deck, pool, and picnic area. The 16 courtyard units with attached garages, are composed of 4 forplexes. 128 units are composed of 16 8plex buildings with detached garages. Then attached to the community building, we have 20 micro one bedroom units, for a total of 164 apartment units.

Location

The proposed site for Coronado is an ideal location for a Market rate luxury apartment community. It is in an area with both single and multifamily family residential, with a variety of commercial and retail services within walking distance. Coronado will attract persons already living in the neighborhood who want to adopt the more carefree lifestyle of condominium living.

Sense of Community

Residents of Coronado will value the opportunity to interact with other residents of the apartment community. Seasonal social events hosted in the Community Meeting Room, such as informational seminars, flu clinics and cookie exchanges, will allow the residents to meet and get to know each other.

Security

Security is high on our residents list of priorities when looking for a new home. Coronado features a gated entrance, enclosed attached and detached parking garages, keyed common areas, direct access entries, and close proximity of neighbors, which all play a vital role in creating a sense of safety and well being for the residents of the community. The common areas will be under video surveillance, monitored by a professional security company.

Amenities

Each unit features many luxury amenities, including:

- ◆ Covered Porch
- ◆ Luxury Vinyl Flooring
- ◆ Nine and Ten Foot Ceilings
- ◆ Dining Area with Raised Ceiling Treatment
- ◆ Chef's Kitchen: Granite Counters, Dishwasher, Garbage Disposal, Self Cleaning Electric Range and Refrigerator with Ice Maker
- ◆ Abundant Storage Space: Coat Closet, Pantry and Walk-in Bedroom Closets
- ◆ Oversized Showers and "Comfort Height" Elongated Bowl Toilets
- ◆ Interior Laundry Room
- ◆ Some units will have Private Patio and Yard Area
- ◆ Attached or Detached Garage
- ◆ Energy Efficient Design: Dual Pane Windows, High SEER Air

Conditioning

- ◆ Prewired for Cable and Internet
- ◆ LED lighting
- ◆ PV system throughout
- ◆ Smart HVAC system
- ◆ WIFI garage openers

The Site boasts many opulent elements for the residents enjoyment, including:

- ◆ Gated Access
- ◆ Clubhouse: Meeting/Activities Area, Business Center with Computer & Internet Access, Fitness Center, Full Kitchen and Large Covered Patio
- ◆ Swimming Pool with Sun Deck
- ◆ "Green Area" with Picnic Benches and Gated Dog Run
- ◆ Extensive Landscaping & Walking Paths Throughout the Property
- ◆ Open Guest Parking to Complement Resident's Garage Parking