



SAN JOAQUIN VALLEY HOMES & PRESIDIO RESIDENTIAL CAPITAL'S CHELSEA WEST COMMUNITY IS NOW OPEN, OFFERING 80 HOMES IN VISALIA

*City's Newest Neighborhood, an Extension of Chelsea Place,
Offers Ideal Family Location, Easy Commute*

VISALIA, Calif. – (June 21, 2017) [San Joaquin Valley Homes](#) (SJV Homes) newest community [Chelsea West](#), an 18-acre community offering 80 single-family homes at East Monte Vista Avenue and Santa Fe Street in Visalia, is now open. Interested homebuyers are invited to tour three model homes Sunday through Monday from 11 AM to 6 PM and Tuesday through Saturday from 10 AM to 6 PM. The community is scheduled to be complete by December 2018.

“We’re already seeing a lot of interest in Visalia’s newest community extending the gracious living at nearby Chelsea Place, which recently sold out,” said Danny Garcia, vice president of sales at SJV Homes. “Our first phase of five homes is already sold out and four out of five homes in our second phase are currently reserved. Our third phase of four homes was released last week.”

Chelsea West offers five home plans in Tuscan, Mediterranean and Craftsman styles with two- and three-car garages in sizes ranging from 1,443 to 2,100 square feet. All homes will feature tile roofs, covered front porches and private fenced rear and side yards on lots averaging 7,000 square feet with some up to 13,000 square feet. The homes have luxury finishes, including granite countertops, stylish cabinetry with brushed nickel hardware, tile flooring and stainless steel appliances.

Surrounded by single-family residential neighborhoods, Chelsea West is next to a public park with a children’s play area, basketball court, picnic tables and a walking path. The community is conveniently located close to Visalia Mall and Packwood Creek Shopping Center with easy access to Highway 198 linking directly to Hanford, I-5 and Highway 99, which leads to Fresno and Bakersfield.

Founded in 2013 by Joe Leal, Jim Robinson and Randy Merrill, SJV Homes plans on selling its 1,000th home by July, making it one of the region's most active homebuilders.

Chelsea West is a joint venture project with Presidio Residential Capital, a San Diego-based real estate investment company that funds 100 percent of the projects and operations of SJV Homes.

About SJV Homes

Deeply rooted in residential construction, the founders of Visalia, California-based San Joaquin Valley Homes have built thousands of quality homes and attractive neighborhoods for Central Valley residents. Founders Joe Leal, Jim Robinson and Randy Merrill share a vision of delivering excellence through every level of building, delivering wonderful homes in great neighborhoods. In 2013, SJV Homes combined forces with Presidio Residential Capital, a real estate investment company based in San Diego. www.sjvhomes.com

About Presidio Residential Capital

Presidio Residential Capital is a real estate investment company focused on the residential housing sector. Headquartered in San Diego, California, the firm provides capital in the form of joint ventures for the entitlement, development and build-out of for-sale residential projects throughout the Western United States. Presidio has infused more than \$1 billion into the economy to capitalize the housing industry. The firm's goal is to fund an additional \$150 million in capital for home-building projects in the Western United States through 2017. It currently has investments in Arizona, California, Nevada, Colorado and Washington with current committed capital of \$650 million focused on 95+ projects. The firm is affiliated with a privately held registered investment advisor specializing in alternative investment strategies who has a long history of investing in the home-building sector. Current assets under management total more than \$2.5 billion. Online and social media: www.presidioresidential.com, [Facebook](#), [Twitter](#) and [LinkedIn](#).