



**San Joaquin Valley Homes and Presidio Residential Capital
Secure Land in Tulare County for 168 New Homes**

Construction to Start This Summer on Builder's First Community in Goshen



GOSHEN, Calif. – February 15, 2024 – San Joaquin Valley Homes (SVJ Homes) and Presidio Residential Capital, pioneers in home development, have successfully secured land for two new single-family home communities in Goshen. This marks the partnership's first project in this small historic town founded in the 1870's as a stagecoach stop west of Visalia in Tulare County.

The anticipated Stonebrook and Granite Hills neighborhoods are poised to host 168 new single-family homes, signaling a new era of residential development in the area. Model construction is scheduled to begin this summer, with the first homes entering the market in early fall 2024.

"We're very excited to start building in Goshen for the first time," said Lana Fahoum, sales manager for SVJ Homes. "Goshen is experiencing remarkable growth. Its population has jumped from around 3,000 to 5,400 since 2010. Its proximity to Visalia, coupled with the ongoing shortage of housing, positions Stonebrook and Granite Hills as ideal choices for those seeking a blend of suburban living with easy access to urban conveniences."

Embracing the essence of Goshen's growth, SVJ Homes recognizes the town's potential as a vibrant community. The decision to venture into Goshen is strategically aligned with the prevailing trends in the housing market:

- *Low Existing-Home Supply:* The current supply of listed resale homes in Tulare County stands at just 2.7 months. Typically, 3–4 months of supply represent equilibrium in the market. This scarcity is driving prospective buyers towards new home construction.
- *Commute Dynamics:* About 1,500 workers commute to Goshen for work, while 37,000 commute to Visalia, representing a large pool of potential buyers.
- *Post-COVID Demand:* Although the pandemic is in the past, more people are working from home, house extended family under the same roof, or want to escape more congested (and expensive) urban areas for the suburbs.

Stonebrook will feature 93 single-family homes with seven floorplans ranging from 1,590 to 2,855 sq ft. Interiors boast 3-5 bedrooms, 2-3.5 baths, and 2-3 car garages. Some plans offer flexibility for customization. Granite Hills will offer 75 homes ranging from 1,494 to 2,290 sq ft, with 3-4 bedrooms, 2-3 baths, and 1-2 car garages.

Charming exteriors include stone, brick, and siding accents. Kitchen highlights feature a pantry, center island, granite countertops, and stainless-steel appliances. Additionally, a two-acre community park is planned at the heart of both neighborhoods.

Both neighborhoods boast excellent freeway access just 4 miles (less than 10 minutes) from SR 99. This prime location provides swift access to employment centers across the Central Valley, including a newly proposed Costco and major employers like UPS and Amazon.

The assigned middle and high schools for Stonebrook and Granite Hills boast above-average ratings of 7 on the greatschools.org scale (ranging from 1 to 10). This academic excellence serves as a compelling draw for families seeking quality education within the community.

As SJV Homes embarks on this new venture, it reaffirms its commitment to crafting quality homes in meticulously planned neighborhoods. For those who cherish the Central Valley and seek enduring value, Stonebrook and Granite Hills beckon as not just homes but vibrant communities. Visit www.sjvhomes.com for more information.

About San Joaquin Valley Homes

San Joaquin Valley Homes (SJV Homes) is a local homebuilder with deep roots in and a strong commitment to the Central Valley. Founders Joe Leal, Jim Robinson and Randy Merrill share a vision to build quality new homes in carefully planned neighborhoods for people who love the Valley and want lasting value. In 2013, SJV Homes combined forces with Presidio Residential Capital, a real estate development management firm in San Diego. It has since closed more than 3,500 homes and is now one of the busiest homebuilders in the San Joaquin Valley. For more information, please visit www.sjvhomes.com.

About Presidio Residential Capital

Presidio Residential Capital is a real estate development management company focused on the residential housing sector. Headquartered in San Diego, California, the firm provides capital in the form of joint ventures for the development and build-out of for-sale residential projects

throughout the Western United States. Presidio has infused more than \$2 billion into the economy to capitalize the housing industry. The firm's goal is to invest in excess of \$100 million in capital for home-building projects in the Western United States in the next 12 months. It targets builders in Arizona, California, Nevada, Idaho, Colorado and Utah with current committed capital of \$250 million focused on 25 plus projects. Online and social media: www.presidioresidential.com, [Facebook](#), [Twitter](#) and [LinkedIn](#).