



**Presidio Residential Capital and San Joaquin Valley Homes
Close on Land for 92 New Homes in North Visalia**

Sycamore Ranch Marks the 27th Community in Tulare County by Local Homebuilder



Sycamore Ranch in Visalia, Calif., available in fall 2024

SAN DIEGO – April 16, 2024 – San Diego real estate management company [Presidio Residential Capital](#) and joint venture partner [San Joaquin Valley Homes](#) (SVJ Homes) have purchased a 24.75-acre site to build 92 single-family homes in north Visalia, which is widely regarded as the most desirable part of the city. Construction at Sycamore Ranch will begin in July and model homes are expected to open in early fall 2024.

The partnership between Presidio Residential Capital and SVJ Homes is committed to providing quality homes in sought-after locations in the Central Valley. Sycamore Ranch represents the 40th community in the valley by the joint venture partners, which underscores their dedication to meeting the housing needs of the region.

"We're excited to break ground on Sycamore Ranch and contribute to the ongoing growth and vitality of the San Joaquin Valley," said Don Faye, principal of Presidio Residential Capital. "The combination of a prime location, strong market fundamentals, and our partnership's expertise in home construction positions this community for success."

With a low supply of existing homes for sale in Visalia and Tulare County, buyers are increasingly turning to new construction as a viable option. Sycamore Ranch addresses this demand by offering brand-new homes with modern amenities and customizable features, providing prospective buyers with an attractive alternative to the limited inventory of resale properties in the area.

Sycamore Ranch will offer a range of floor plans ranging between 1,930-3,205 square feet with 3-5 bedrooms and 2-3.5 baths. Homes will include covered patios, tile roofs and granite countertops. Some models will offer options such as lofts, portes cocheres, home office with French doors or guest suites with private baths.

Located in Northwest Visalia at 2780 N. Akers Street, between W. Ferguson and W. Modoc avenues, the development's proximity to highly rated schools, convenient access to retail centers and growing demand for suburban housing underscore its appeal to homebuyers.

Sycamore Ranch also benefits from a relatively strong real estate market, with sales among comparable properties averaging between two-to-four sales per month. Despite seasonal fluctuations, recent months have seen an uptick in sales, indicating strong demand for homes in the area.

"This positive market performance, coupled with competitive pricing, positions Sycamore Ranch as an attractive option for homebuyers seeking value and quality," said Paul Lucatuorto, principal of Presidio Residential Capital. "Our decision to fund the Sycamore Ranch project aligns perfectly with our investment strategy and reflects the strong market fundamentals driving demand for quality housing in desirable suburban locations in the Western United States."

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. 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](#).