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San Joaquin Valley Homes and Presidio Residential Capital Acquire Land for New Home Community in Visalia, Calif.

Local Home Developer to Build Tiffany Ranch Offering 78 Single-Family Homes

VISALIA, Calif. – July 30, 2020 – [San Joaquin Valley Homes](#) (SVJ Homes) and [Presidio Residential Capital](#) recently closed on a parcel of land located on Hillsdale Avenue between Akers Avenue and Shirk Avenue in Visalia, Calif., with plans to build Tiffany Ranch, a new neighborhood of 78 single-family detached homes. Land development has already begun and model construction will start in August.

“These homes are thoughtfully designed for both entry-level and move-up buyers,” said Danny Garcia, vice president of sales at SVJ Homes. “There haven’t been newly constructed homes in this area for some time, so this is a great opportunity for homebuyers to get into a beautiful, family friendly neighborhood in this coveted vicinity of Visalia.”

The community of Tiffany Ranch will offer single-story homes ranging from 1,443 to 2,100 square feet with Mediterranean, Tuscan and Craftsman exteriors. The three- to four-bedroom homes with open and flexible floorplans are situated upon 7,500-square-foot lots on average. These roomy residences also include two- and three-car attached garages.

Students living at Tiffany Ranch can attend schools within the Visalia Unified School District including Hurley Elementary School and Ridgeview Middle School, two of the highest rated schools in this area. High schools in the area include Central Valley Christian High School and Redwood High School.

This northwest neighborhood, located in Tulare County is surrounded by agricultural land, yet Visalia is about 45 miles south of Fresno with easy freeway access. The community is just north of Highway 198, the major east-west corridor in the region. Top employers in this area include Visalia Unified School District, Tulare County Office of Education, Sequoia Beverage Co., California Dairies and College of the Sequoias. Major retail and services are less than three miles from Tiffany Ranch, and Visalia Medical Clinic, the area’s largest medical center, is nearby.

This is SJV Homes' 24th joint venture project with Presidio Residential Capital, a San Diego-based real estate management company. According to [the National Association of Home Builders' formula to determine the local impact of single-family housing](#) in typical metro areas, adding 78 single-family homes will generate \$22.3 million in local income, \$2.8 million in taxes and other revenue for local governments and 307 local jobs.

Interested homebuyers can visit www.sjvhomes.com or call Karen Manuele at 559-636-8333 to be placed on the interest list.

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 investment firm in San Diego. It has since closed 2,000 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 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 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 on the housing industry. The firm's goal is to invest in excess of \$75 million in capital for home-building projects in the Western United States in the next 12 months. It currently has joint ventures in Arizona, California, Nevada and Washington with current committed capital of \$400 million focused on 65 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 billion. Online and social media: www.presidioresidential.com, [Facebook](#), [Twitter](#) and [LinkedIn](#).

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