

Property Details

CONTROL:	Exclusive	VALUE: \$3,500,000
		LOAN: \$0
		EQUITY: \$3,500,000
TITLE:	Landfill Opportunity in Riverside CA	
TYPE:	Industrial	
HAVE:	Landfill Opportunity in Mecca CA.	
ADDRESS:	Riverside, Mecca, California	
BENEFITS TO NEW OWNER:	1. Proven Profitability (Phase 1 - Aggregate Quarry) 2. Dual-Use Asset - Two Distinct Revenue Streams 3. High Return Potential - Strong CAP Rate from Day One 4. Even Higher CAP Rate in Phase 2 5. Strategic Asset - Zoned, Positioned, and Essential	
GROSS SCHEDULED INCOME:	\$5,500,000 Projected	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$950,000	
NOI:	\$4,550,000	
DEBT SERVICE:	\$0	
CASH FLOW:	\$4,550,000	
CAP RATE:	130.00%	
MOTIVATION:	High, Great project with very high rewards	
CAN ADD:	Other business in the book	
REMARKS:	The land has already generated significant profit through aggregate mining (gravel, sand, stone), demonstrating the site's commercial viability and resource value.	
OWNER:	Sorin Ionescu	
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