

# Property Details

CONTROL: Exclusive VALUE: \$3,450,000  
LOAN: \$1,100,000  
EQUITY: \$2,350,000

TITLE: Industrial Building plus value add land  
TYPE: Industrial  
HAVE: 19,634 sq.ft industrial bldg concrete tilt up on 2.5A of land Zoned for Marijuana processing, cultivation, etc. market Leased for call Tom .  
ADDRESS: 65311 San Jacinto Lane, Desert Hot Springs, California  
BENEFITS TO NEW OWNER: Passive mail box money. Green allows Marijuana cultivating, etc. Built in 2018, needs roof plus damages incurred since tenant eviction

GROSS SCHEDULED INCOME: \$213,000 Projected  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$213,000  
DEBT SERVICE: \$52,500  
CASH FLOW: \$160,500  
CAP RATE: 6.17%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$500,000	\$4,250	10%	12/01/2027	No
LOAN 2	\$600,000	\$5,000	10%	12/01/2027	No

BENEFITS SOUGHT: Looking for passive in 2026.

MOTIVATION: High. unless we get it leased then Medium. NOT a don't wanter but a rather haver or a tenant.

CAN ADD: Some cash available for DHS solution

REMARKS: Existing \$600,000 second will move to upleg(family member). Property located in 10 sq.mi marijuana (Green) zoned district. Perfect 1031 holding property.

OWNER: Bob Zweig

COUNSELOR: Debbie Ferrari  
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