

# Property Details

CONTROL: Partner

VALUE: \$3,850,000  
LOAN: \$2,820,000  
EQUITY: \$1,030,000

TITLE: THOMAS MOUNTAIN RANCHS 30 MILES FROM PALM DESERT, HIGH DESERT

TYPE: Development  
35, 2 acre parcels with underground electricity and hi-speed fiber optics.

HAVE: Roads are in. Gated, high desert panoramic views. Shovel ready. We have builders and a lender doing one-time close can float down rates at occupancy (1 to 35 lots for sale)

WEBSITE URL: <https://www.tmranza.com/>

ADDRESS: Upper Valley Road, Anza, California

BENEFITS TO NEW OWNER: Shovel ready, marked parcels with underground electricity and hi-speed fiber optics.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$28,800  
NOI: \$-28,800  
DEBT SERVICE: \$264,000  
CASH FLOW: \$-292,800  
CAP RATE: 0.00%



| ENCUMBRANCES | BALANCE     | PAYMENT  | RATE | DUE        | ASSUMABLE |
|--------------|-------------|----------|------|------------|-----------|
| LOAN 1       | \$1,400,000 | \$12,800 | 11%  | 02/22/2026 | Yes       |
| LOAN 2       | \$1,000,000 | \$10,000 | 12%  | 02/22/2026 | Yes       |
| LOAN 3       | \$425,000   | \$0      | 0%   | 07/04/2025 | No        |

BENEFITS SOUGHT: Sell or partner with developer/investor. Or 1031x for income properties or flips.

MOTIVATION: Have builders available. Lender ready with one-time close from lot to construction to mortgage. can float down at closing if rate changes.

CAN ADD: Have adjoining 25 acre parcel to include into TMR at 500000. Zoned 2 acre parcels! Add 12 lots to TMR's gated community.

REMARKS: Majority owner can direct the 155 acres of HOA. Bring your equestrian buyers. Last house at the ranch sold for \$850,000 over a year ago. Panoramic views and sounds of silence. 33 miles from Palm Desert. Last parcel just sold for \$145,000.

OWNER: Frances Mouser

COUNSELOR: Laura Latronica  
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