

# 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 Phone: 760-310-9915  
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