## **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

occupency (1 to 35 lots for sale)

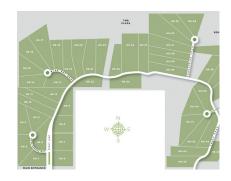
WEBSITE URL: https://www.tmranza.com/

ADDRESS: Upper Valley Road, Anza, California

BENEFITS TO NEW Shovel ready, marked parcels with underground electricity and hi-speed

OWNER: 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.

Majority owner can direct the 155 acres of HOA. Bring your equestrian buyers. Last house at the

REMARKS: 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

2683 Camino Ramon, Suite 200, Cell: 760-310-9915

San Ramon, California, 94883 Email: laura.latronica@gmail.com