

Property Details

CONTROL: Owner VALUE: \$35,000,000
LOAN: \$0
EQUITY: \$35,000,000

TITLE: Mazatlan, MX on the Pacific Ocean
TYPE: Land
HAVE: Devl'm't Prop w/entlmt's & permits for 2100 homes & Condos. Shovel
Ready for 95 Ocean Front lots (parceled out & approved w/sep APN's from
master plan at \$3MM). Project on 1.5 (m/l) miles of beach front. 3
Hotels, Marina, Golf Course, 30 Ac com. 688 ac. total

ADDRESS: 1234 Mazatlan Ocean Front, Mazatlan/Las Cruz, Arizona
BENEFITS TO NEW OWNER: Entitled w/permits potential \$500+ B profit See Feasibility study by
Concord Group w/offer.

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$50,000
NOI: \$-50,000
DEBT SERVICE: \$0
CASH FLOW: \$-50,000
CAP RATE: 0.00%

BENEFITS SOUGHT: Retirement & secure cash flow

MOTIVATION: 8

CAN ADD: APN#063-010-039-00, 0000 Secret Town Rd, Colfax CA 95713 off Hwy 80.
Add'l resort property in MX & US, unimproved.

REMARKS: Working with this client since 2006. Closed this project, helped with
entitlements. Client is politically connected w/good working relationships
in the area.

OWNER: Ca Sinaloa Pacific Corp

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