Property Details

CONTROL:	Partner	VALUE:	$1,550,000
		LOAN:	$500,000
		EQUITY:	$1,050,000

TITLE:	Desert-Lux Home on Golf Course w/ Pano Views
TYPE:	Homes/Condos
HAVE:	Luxury 4/4 “desert modern” home in prestigious PGA West community. Dramatic Mountain views, oversized heated saltwater pool, spa, fire pits, full-furnished for vacation use. Currently operated as a short-term rental. Rents range from $900-$2000/night.
ADDRESS:	Jack Nicklaus Blvd, La Quinta, California
BENEFITS TO NEW OWNER:	Turnkey, renovated property in on golf course with rare Mountain View’s. Owner will sell, exchange or use as trustee deed collateral.

GROSS SCHEDULED INCOME:	$400,000 Projected
VACANCY LOSS:	$125,000
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$27,100
NOI:	$247,900
DEBT SERVICE:	$18,500
CASH FLOW:	$229,400
CAP RATE:	15.99%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	$500,000	$1,541	4%	04/01/2050	No

BENEFITS SOUGHT:	Owner is looking to activate equity for use in other ventures.
MOTIVATION:	9 — Owner loves the property, but is highly motivated for other opportunities.
CAN ADD:	Texas apartments, single family homes in FL, Luxury to be built homes in Los Angels. Opportunity in other investment projects.
REMARKS:	Home it’s very clean and ready to go. 100+ five-star reviews. assumable, non-recourse debt.

OWNER: CA Land Trust

COUNSELOR: Gregory Walden
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