

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 2702 Crown Valley Pkwy Ladera Ranch, California, 92694	Phone: 310-526-6070 Cell: 310-526-6070 Fax: 866-747-6411 Email: gwalden@pacificarealtycorp.com
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