

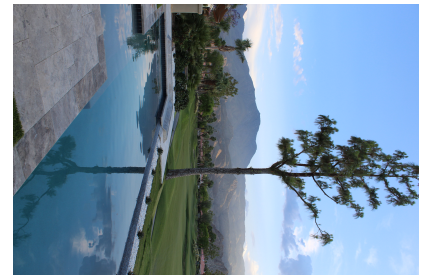
# Property Details

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