

Property Details

CONTROL:	Owner	VALUE: \$25,000
		LOAN: \$0
		EQUITY: \$25,000
TITLE:	1.95 Ac Corner Lot Joshua Tree Ca	
TYPE:	Land	
HAVE:	almost vacant lot in Joshua Tree Ca . about 1 hr north of Palm Springs and 100 miles east of LA. SEC of Aberdeen St and Sunburst Ave.	
ADDRESS:	62121 Aberdeen St, joshua Tree, California	
BENEFITS TO NEW OWNER:	land holding the earth together we'll add cash to this property	
GROSS SCHEDULED INCOME:	\$0 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$275	
NOI:	\$-275	
DEBT SERVICE:	\$0	
CASH FLOW:	\$-275	
CAP RATE:	0.00%	
BENEFITS SOUGHT:	will buy my way out of this property previous owner (acquired via trustees deed) may be occupying property. Ask for ugly history.	
MOTIVATION:	we don't want to deal with the present tenant who we evicted 18 mo ago from a local motel.	
CAN ADD:	\$25,000 to \$50,000 cash, TD's in the book, ask	
REMARKS:	remote but homes and mfg homes in the area. water and electricity in street Formerly was a cabin on site so we believe there is a septic tank in place. Gas would be via propane tank. Recent(March 9, 2025) appraisal at \$25,000 in file	
OWNER:	harp zweig capital LLC	
COUNSELOR:	Bob Zweig 8502 E. Chapman Ave. #106 Orange, California, 92869	Phone: 714-633-5969 Cell: 714-381-1031 Fax: 866-567-3106 Email: peartrei@aol.com