

Property Details

CONTROL:	Exclusive	VALUE: \$650,000
		LOAN: \$0
		EQUITY: \$650,000
TITLE:	SFR Home in Stallion Springs, CA	
TYPE:	Homes/Condos	
HAVE:	Brand-new home sits on 4.89 acres in Stallion Springs, perfect if you're dreaming of space for horses, a barn, workshop, or just room to spread out.	
WEBSITE URL:	https://www.realtor.com/realestateandhomes-detail/29300-Horsethief-Dr_Stallion-Springs_CA_93561_M94352-19844	
ADDRESS:	29300 Horsethief Dr, Tehachapi, California	
BENEFITS TO NEW OWNER:	This is a turnkey, brand-new home offering a rare combination of updated comforts and substantial land in a competitive market. Ideal for rental income.	
GROSS SCHEDULED INCOME:	\$42,000	Projected
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$3,000	
NOI:	\$39,000	
DEBT SERVICE:	\$0	
CASH FLOW:	\$39,000	
CAP RATE:	6.00%	
BENEFITS SOUGHT:	Unlock equity tied into this debt-free home to fund larger, more scalable projects with stronger ROI.	
MOTIVATION:	High	
REMARKS:	As the current owner, I am seeking for an exchange or use it as a down payment for a bigger project.	
OWNER:	Claudiu Ilie	
COUNSELOR:	Claudiu Ilie 30041 Poseidon Laguna Niguel, California, 92677	Phone: 9493852213 Cell: 9497059443 Email: clawodyro@gmail.com

