

## Property Details

CONTROL: Exclusive VALUE: \$550,000  
LOAN: \$0  
EQUITY: \$550,000

TITLE: 4+ Ac Subdivision Project  
TYPE: Land  
4.75 acre development property. Recently mapped for four 1+ acre parcels. Then expired. Zoned Residential. Flat, utilities in street. Owner will get map approved again. Appraised value of each 1A lot \$380,000 post subdivision.

HAVE:

ADDRESS: 43255 Anza Rd., Temecula, California  
BENEFITS TO NEW OWNER: make a profit by clearing title (removing TD above) and allowing owner to re-map and then develop or sell

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$4,957  
NOI: \$-4,957  
DEBT SERVICE: \$0  
CASH FLOW: \$-4,957  
CAP RATE: 0.00%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$250,000	\$0	0%	05/01/2024	No

BENEFITS SOUGHT: PS breakup. one 50% lives in Princeton NJ, other is my client , Attorney in CA Please submit anything near NJ will buy with paper.

MOTIVATION: high. has owned for over 20 years , prior partner died now dealing with his daughter (NJ) both want OUT. make offer, prefer splittable

CAN ADD: legal fees in CA Eviction, foreclosure, etc. \$8000 first tD in book. broker can add other packages in book

REMARKS: finished project would be four SFR's with 2500-3000 sq.ft. each and FMV of \$1.25M to \$1.75M ea. ADR's would also be allowed if buyers are O/O. Appraised value of finished lots approx \$380,000 each

OWNER: Overflow LLC

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