

## Property Details

CONTROL: Exclusive VALUE: \$290,000  
LOAN: \$0  
EQUITY: \$290,000

TITLE: Beautiful Desert Home 55+ Community  
TYPE: Homes/Condos  
2 bedroom modular home on owned land in Desert Willows, of Desert Hot Springs, CA. 1240 sq. ft., 2 car garage on view lot (best view in the community!) Could rent \$2500+ long term, 30 day minimum, vacation would get a little more.

HAVE:

ADDRESS: 65565 Acoma Ave. #134, Desert Hot Springs, California  
BENEFITS TO NEW OWNER: Best view in the community, no work to do, pick out your own appliances

GROSS SCHEDULED INCOME: \$30,000 Projected  
VACANCY LOSS: \$1,500  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$3,300  
NOI: \$25,200  
DEBT SERVICE: \$0  
CASH FLOW: \$25,200  
CAP RATE: 8.69%

BENEFITS SOUGHT: Out and into another project, not area bound

MOTIVATION: 8 have done as much as can be done and ready to move on. Not area bound

CAN ADD: Sweat Equity?

REMARKS: Desert Hot Springs is in the high(er) desert between Palm Springs (8 miles) and Joshua Tree (25 miles), known for their natural mineral springs. Close to I-10 commuting East to AZ, 4 hrs. or West to LA, 2.5 hrs. Casinos in either directions about 6 miles.

OWNER: Jeff Loreno

COUNSELOR: Debbie Ferrari Phone: 949-463-4111  
635 Camino De Los Mares, 3rd Floor Cell: 949-463-4111  
San Clemente, California, 92673 Fax: 949-625-8622  
Email: Deb4re@gmail.com