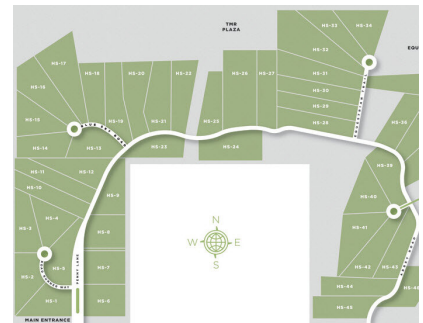


Property Details

CONTROL: Partner VALUE: \$500,000
 LOAN: \$270,000
 EQUITY: \$230,000

TITLE: 25 ACRES ADJOINING THOMAS MOUNTAIN RANCH
 TYPE: Land
 HAVE: 25 Acres adjoining Thomas Mountain Ranch, Gated Community. Could create a minimum of 10-12 2 acre parcels.
 WEBSITE URL: <https://www.tmranza.com/>
 ADDRESS: Upper Valley Road, Anza, California
 BENEFITS TO NEW OWNER: Adjoining Thomas Mountain Ranch. Create 12, 2 acres parcels to add to TMR.

GROSS SCHEDULED INCOME: \$0 Actual
 VACANCY LOSS: \$0
 GROSS EFFECTIVE INCOME: \$0
 EXPENSES: \$6,000
 NOI: \$-6,000
 DEBT SERVICE: \$0
 CASH FLOW: \$-6,000
 CAP RATE: 0.00%



ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$275,000	\$1,800	5%	02/22/2028	Yes

BENEFITS SOUGHT: Cash out or move to income properties or flips

MOTIVATION: Increase value of the 25 acres by adding to the gated community of Thomas Mountain Ranch.

CAN ADD: 1-35 2-acre lots in gated Thomas Mountain Ranch.

REMARKS: This property is situated to be a great fit to add to Thomas Mountain Ranch.

OWNER: Frances Mouser

COUNSELOR: Laura Latronica
 2683 Camino Ramon, Suite 200,
 San Ramon, California, 94883

Phone: 760-310-9915
 Cell: 760-310-9915
 Email: laura.latronica@gmail.com