

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

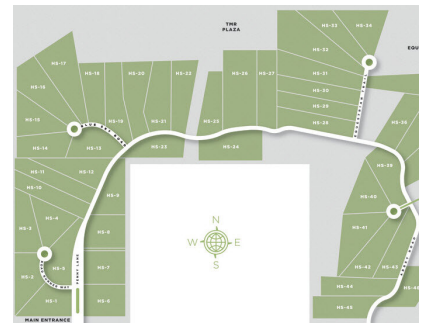
EXPENSES: \$6,000

NOI: \$-6,000

DEBT SERVICE: \$0

CASH FLOW: \$-6,000

CAP RATE: 0.00%



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