

Property Details

CONTROL:	Exclusive	VALUE:	\$1,500,000
		LOAN:	\$0
		EQUITY:	\$1,500,000

TITLE:	CAMPGROUND/ CORP RETREAT
TYPE:	Resort Property
HAVE:	Multiple buildings (see below) on 13 Ac outside of City Limits of Wimberley, TX (Hays Co) near Austin. OWC First TD @6.0%, Int Only, Terms TBD. 2021 Appr. \$1.7
ADDRESS:	10703 RANCH ROAD 12, Wimberly, Texas
BENEFITS TO NEW OWNER:	Seller will carry soft terms, 10 rentable cabins, commercial restaurant.

GROSS SCHEDULED INCOME:	\$0 Projected
VACANCY LOSS:	\$0
GROSS EFFECTIVE INCOME:	\$0
EXPENSES:	\$12,000
NOI:	\$-12,000
DEBT SERVICE:	\$0
CASH FLOW:	\$-12,000
CAP RATE:	0.00%

BENEFITS SOUGHT: looking for a problem to solve. Financial, physical, tenant, title, etc

MOTIVATION: 5. Don't want to would rather have anything else and willing to buy our way out

CAN ADD: UP TO \$1M in cash . 8 Un Motel Joshua Tree CA: v: 1.149M; L:648,250; E:501,000, \$400,000 in paper: \$8,261/mo 12%+ in book under Bob Zweig.

REMARKS: One large (4/3, 2200sq.ft) SFR , one small SFR, TEN cabins (sleep 3-4 ea) ave 280 sq.ft. one "great room" dining hall and commercial kitchen. Horse Stable. all on 13 AC outside of city limits. Have 2021 MAI at \$1.4 vacant or \$2.5 leased.

OWNER: Bob Zweig

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