

Property Details

CONTROL: Partner VALUE: \$4,900,000
LOAN: \$0
EQUITY: \$4,900,000

TITLE: 240 Ac-Top of Palomar Mountain San Diego CA with 4 Cabins
TYPE: Ranch
240 Ac 3 parcels(40-80-120)-1320 SF 2bd/2bth on 40 Ac-2500 SF lodge-800 SF Cabin & Two 150 SF cabins 1B/1Bth. 3 Water Wells-Natural Spring with Pond, security gate and newly cemented driveway that cost about 1 million dollar. Exclusive area.

HAVE:

ADDRESS: 34320 Canfield Rd Palomar Mountain CA 92060, Palomar Mountain, California

BENEFITS TO NEW OWNER: Sell parcels separately-House on 40 Ac-Great resort area-Farming-Hunting-Snow-Biking-gated-Exclusive-Casino at bottom of the mountain. ARBNB opportunity- corporate Resort-2500 SF lodge with Large Room- Kitchen-3.5 bath- 3 storage rooms & laundry room

GROSS SCHEDULED INCOME: \$0 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$25,000
NOI: \$-25,000
DEBT SERVICE: \$0
CASH FLOW: \$-25,000
CAP RATE: 0.00%



BENEFITS SOUGHT: Move equity- Family is occasionally using the property.

MOTIVATION: Medium but can be creative

CAN ADD: 1 Million in Cash- 20 Buildable lots in CA- Notes- Ask

REMARKS: Beautiful Ranch - Owner had improved on the property for personal use- Great potential for Airbnb -Was used for Girl Scout in the past.

OWNER: AK Ranch

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