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
HAVE:	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.
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. Glamping or ARBNB opportunity- corporate Resort-2500 SF lodge with Large Room-Kitchen-3.5 bath- 3 storage-laundry

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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