

## Property Details

CONTROL: Exclusive VALUE: \$1,149,000  
LOAN: \$648,000  
EQUITY: \$501,000

TITLE: Mid-Century Boutique Motel  
TYPE: Hotel/Motel  
HAVE: Eight room motel in Destination Location : Joshua Tree CA. The national park draws over 3M visitors a year. Located near the entrance. Each room has kitchenette, private bath, Dutch doors, old west style. Fully licensed and permitted and operating.

WEBSITE URL: JTRanchHouseMotel.com  
ADDRESS: 61589 Division St., Joshua Tree, California  
BENEFITS TO NEW OWNER: Est \$50k /yr for PT owner operator can offer events, weddings, reunions, film shoots. walk to all restaurants, bars, etc in JT Village

GROSS SCHEDULED INCOME: \$378,000 Projected  
VACANCY LOSS: \$171,000  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$107,000  
NOI: \$100,000  
DEBT SERVICE: \$54,396  
CASH FLOW: \$45,604  
CAP RATE: 8.70%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$648,250	\$4,505	8%	07/01/2029	Yes

BENEFITS SOUGHT: Members of the LLC prefer to go Down & Out or smaller income property.

MOTIVATION: High

CAN ADD: up to \$100,000 cash plus crank your down-leg. \$500,000 in paper.

REMARKS: Priced below 2023 appraisal of 1,350,000. Prefer to paper out SOFT terms. or trade for smaller improved RE. Motivated sellers. EXCESS LAND zoned R3 can accommodate up to 20 additional units. Co-listed w/encon commercial (John Scatoloni)

OWNER: Walsh Bros Investments,LLC

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