

## Property Details

CONTROL: Owner VALUE: \$3,330,000  
LOAN: \$0  
EQUITY: \$3,330,000

TITLE: OCOTILLO WELLS, 1,021 ACRES ALONG THE 78 HIGHWAY  
TYPE: Land  
HAVE: 1021 Acres has highway frontage on route 78. Deep pottable well pumps over 390 gpm with 10,000 gallon holding tank for gravity feed. 15 minutes to Salton Sea, largest lithium mine in the world. Power poles run along the property. four parcels.

ADDRESS: 6411 East Highway 78, Borrego Springs, CA 92004, Borrego Springs, California

BENEFITS TO NEW OWNER: Create your own Coachella music/art community. Create RV Resort across the street from 85,000 acres of State Vehicular Recreation Area.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$4,200  
NOI: \$-4,200  
DEBT SERVICE: \$0  
CASH FLOW: \$-4,200  
CAP RATE: 0.00%



BENEFITS SOUGHT: Cash out or carry or 1031x

MOTIVATION: 15 minutes to one of the largest lithium resources in the world.

CAN ADD: 10 acres in Southern California has all utilities and Well. Can develop up to 4 lots here or Create your estate with room for vineyard or avos, mixed product. Top of the hill pano views!

REMARKS: In San Diego County. Has over 1 1/2 miles of highway frontage with power poles. Has 500 ft deep well that pumps 390 GPM of pottable\thermal water. These 1,021 acres are on 4 parcels. Mostly fenced.

OWNER: Laura Latronica

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