

## Property Details

CONTROL: Owner VALUE: \$649,900  
LOAN: \$0  
EQUITY: \$649,900

TITLE: TEN ACRES TO CREATE: THE ESTATE or THE 4 LOTS or THE GROW  
TYPE: Land  
10 acres with panoramic hilltop views. Gated. All utilities plus a working well. Create your personal estate with room to grow. Create up to 4 lots.

HAVE: This property is in the county of San Diego. Grow Hemp or create a building to grow cannabis.

ADDRESS: Sierra Rojo Road, Valley Center, California

BENEFITS TO NEW OWNER: Has hilltop views. End of the street. Private. Many possibilities. Build. Develop. Grow. Has all utilities and a well, gated, and fenced.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$4,000  
NOI: \$-4,000  
DEBT SERVICE: \$0  
CASH FLOW: \$-4,000  
CAP RATE: 0.00%



BENEFITS SOUGHT: Cash me out. Possible Carry. 1031X.

MOTIVATION: Can split up to four parcels and build houses with ADUS and Junior ADUS.

CAN ADD: 1-35 2 acre parcels that are shovel ready with roads in. Underground electricity and high-speed internet at parcels. Gates with 155 acres of riding and hiking trails.

REMARKS: The ground is fertile. Easy to work with. A land where eagles fly.

OWNER: Laura Latronica

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