


Property Details

CONTROL:	Owner	VALUE: \$699,000 LOAN: \$0 EQUITY: \$699,000
TITLE: TYPE:	TEN ACRES TO CREATE: THE ESTATE or THE 4 LOTS or THE GROW Land 10 acres with panoramic hilltop views. Gated. All utilities plus well. Create your personal estate with room to grow. Create up to 4 lots. This property is in the county of San Diego. Grow Hemp or create a building to grow cannabis(license required)	
HAVE:		
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 hoa for riding.	
REMARKS:	The ground is fertile. Easy to work with. A land where eagles fly. Quiet and 1-35 pa	
OWNER:	Laura Latronica	
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