Property Details

CONTROL:	Buyers Broker	VALUE:	$389,000
		LOAN:	$0
		EQUITY:	$389,000

TITLE:	42 Acres, Bear River Frontage
TYPE:	Land
HAVE:	Recreational Forest, can build a Residence plus 5 cabins according to owner using septic. Utilities 1.5 miles, so Solar and Propane needed. APN#063-010-039-00, 0000 Secret Town Rd, Colfax, CA 95713 Colfax, CA Off Highway 80
ADDRESS:	0000 Secret Town Rd., Colfax, California
BENEFITS TO NEW OWNER:	45 minutes to Lake Tahoe, or Sacramento. 2800 Elevation. 2,000 ft. frontage on the Bear River for good fishing and Gold dredging!

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

BENEFITS SOUGHT:	Passive cash flow.
MOTIVATION:	5
CAN ADD:	Mexico properties, and others in US.
REMARKS:	5 minute drive to Colfax for shopping, dining, etc. 45 minutes to Lake Tahoe, or Sacramento. 2800 Elevation. 2,000 ft. frontage on the Bear River for good fishing and Gold dredging!
OWNER:	Tom O'Donnell

COUNSELOR:	Debbie Ferrari 635 Camino De Los Mares, 3rd Floor San Clemente, California, 92673	Phone: 949-463-4111 Cell: 949-463-4111 Fax: 949-625-8622 Email: Deb4re@gmail.com