

# Property Details

CONTROL: Partner VALUE: \$160,000  
LOAN: \$80,000  
EQUITY: \$80,000

TITLE: One to 35 TWO ACRE PARCELS IN GATED COMMUNITY WITH PANORAMIC VIEWS

TYPE: Land

HAVE: 30 miles from Palm Desert. This high desert 2 acre property has panoramic views. Green all year. Roads are in. Under ground Electricity placed with high speed internet at every parcel. I have builders and lenders. Land-bank for your retirement.

WEBSITE URL: <https://www.tmranza.com/>

ADDRESS: Upper Valley Rd, Anza, California

BENEFITS TO NEW OWNER: Appreciation. Pay only 30% to 50% down OR purchase lot with plans, builder, and mortgage with as low as 5% down. Lock your rate and float down rate at completion.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$960  
NOI: \$-960  
DEBT SERVICE: \$0  
CASH FLOW: \$-960  
CAP RATE: 0.00%



| ENCUMBRANCES | BALANCE  | PAYMENT | RATE | DUE        | ASSUMABLE |
|--------------|----------|---------|------|------------|-----------|
| LOAN 1       | \$80,000 | \$0     | 0%   | 07/04/2025 | No        |

BENEFITS SOUGHT: Liquidate, 1031x or income property

MOTIVATION: Land bank for your retirement home in the high desert. Or Build your get away or family compound.

CAN ADD: Additional lots. Builder with plans and lender.

REMARKS: Buy one or 35 parcels. Shovel ready with builder and lender available. Purchase your get away now.

OWNER: Frances Mouser

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