

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

COUNSELOR: Laura Latronica
 2683 Camino Ramon, Suite 200,
 San Ramon, California, 94883
 Phone: 760-310-9915
 Cell: 760-310-9915
 Email: laura.latronica@gmail.com