

Property Details

CONTROL:	Exclusive	VALUE: \$3,500,000
		LOAN: \$0
		EQUITY: \$3,500,000
TITLE:	Aggregate Quarry & Waste Dump Opportunity	
TYPE:	Industrial	
HAVE:	80 acres of raw land in Riverside County, strategically located and primed for long-term industrial use. The site is ideal for a two-phase development plan: Aggregate and mineral extraction, Post-extraction conversion into a regulated Landfill.	
ADDRESS:	Mecca, Mecca, California	
BENEFITS TO NEW OWNER:	High Initial CAP Rate (Phase 1 - Mining Operations) Long-Term Asset with Built-in Expansion Plan Phase 2: Even Higher CAP Rate (Landfill Conversion) Dual-Use Maximizes ROI Strategic Location in Riverside County Exit Flexibility & Infrastructure Synergy	
GROSS SCHEDULED INCOME:	\$1,925,000 Projected	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$825,000	
NOI:	\$1,100,000	
DEBT SERVICE:	\$242,812	
CASH FLOW:	\$857,188	
CAP RATE:	31.43%	
MOTIVATION:	High	
CAN ADD:	Other business packages in the book	
REMARKS:	Looking for investors or JV to get this project going.	
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