

Property Details

CONTROL: Exclusive VALUE: \$3,500,000
LOAN: \$1,100,000
EQUITY: \$2,400,000

TITLE: Industrial Building plus value add land
TYPE: Industrial
HAVE: 19500 sq.ft industrial bldg concrete tilt up on 2.5A of land Zoned for Marijuana processing, cultivation, etc. market Leased for call Tom .
ADDRESS: 65311 San Jacinto Lane, Desert Hot Springs, California
BENEFITS TO NEW OWNER: Passive mail box money. Green allows Marijuana cultivating, etc. Built in 2018, needs roof

GROSS SCHEDULED INCOME: \$213,000 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$213,000
DEBT SERVICE: \$52,500
CASH FLOW: \$160,500
CAP RATE: 6.09%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$500,000	\$4,250	10%	12/01/2027	No
LOAN 2	\$600,000	\$5,000	10%	12/01/2027	No

BENEFITS SOUGHT: Looking for problem to solve. Financial physical management etc.

MOTIVATION: Medium. NOT a don't want but a rather have or a tenant

CAN ADD: Up to \$1M in cash. Motel Joshua Tree CA, \$400,000 in paper @\$8261/mo, NNN leased comml Wimberley TX. all in book

REMARKS: Existing \$600,000 second will move to upleg(family member). Property located in 10 sq.mi marijuana (Green) zoned district. Perfect 1031 holding property.

OWNER: Bob Zweig

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