

## Property Details

CONTROL: Exclusive VALUE: \$1,800,000  
LOAN: \$0  
EQUITY: \$1,800,000

TITLE: 11.98 ommercials Acres \$1.6 with \$330,000 Cash  
TYPE: Land

HAVE: 11.98 Commercial Acres in an Opportunity Zone. California HWY 86 in Coachella. Airport, Raceway, Casino owns land on 2 adjacent corners. 200 Zoned uses and its county so Conditional are easy to get. You could Plant Dates or build Space Ships.

WEBSITE URL: <https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.loopnet.com%2Fproperty%2F54050-harrison-st-thermal-ca-92274%2F06065-763230001%2F&data=05%7C02%7C%7C3d296016a1f84ad4c6c708dce3ddccde%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C638635788958542828%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=%2BwDUhB0V1AQ98x8UtpvpymNJgpk690BYXGICokQgstE%3D&reserved=0>

ADDRESS: 54050 Harrison St, Thermal, California

BENEFITS TO NEW OWNER: Well Priced. Major Hwy. \$330,000.00 Cash sitting on the Property. Adjacent to Major Casino Ownership. Wide range of uses. Miles from Coachella Fest, BMW Coachella Raceway, Polo, Golf,

GROSS SCHEDULED INCOME: \$1 Projected  
VACANCY LOSS: \$1  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$1  
NOI: \$-1  
DEBT SERVICE: \$1  
CASH FLOW: \$-2  
CAP RATE: 0.00%

BENEFITS SOUGHT: The are looking for \$1,600,000 and will let you keep the Cell Tower Lease. Have offers for the Celle Tower to \$330,000

MOTIVATION: Seller and siblings are ready to be done.

OWNER:

COUNSELOR: Dan Ruzicka Phone: 760-702-5324  
La Quinta, California, 92253 Cell: 760-702-5324  
Email: danruzicka@msn.com