

Property Details

CONTROL: Owner VALUE: \$145,000
LOAN: \$0
EQUITY: \$145,000

TITLE: TWO R3 LOTS (MOTEL ADJACENT)
TYPE: Land
HAVE: two contiguous level buildable R3 Lots adjacent to the Joshua Tree Ranch House Motel (61589 Division St, Joshua Tree, Ca 92252) in mkt book. each lot is approx 80 x 175. all utilities in street except sewer (septic required)
ADDRESS: 61615 Division St, Joshua Tree,, California
BENEFITS TO NEW OWNER: best if owned by buyer/taker of JT Ranch House Motel (adjacent) for expansion / future development

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$4,500
NOI: \$-4,500
DEBT SERVICE: \$0
CASH FLOW: \$-4,500
CAP RATE: 0.00%

BENEFITS SOUGHT: owned by Self Directed IRA: down and out OWC or take paper on other RE
MOTIVATION: Medium. No pain as is
CAN ADD: Motel adjacent. in book. cash/ paper/ equities ALL packages in book
REMARKS: price based on one year old CMA. Will update :Local market is strong and appreciating. JT National Park attracts over 3M visitors a year and these lots are near the park entrance.

OWNER: Entrust Group custodian FBO Robert Zweig
COUNSELOR: Bob Zweig Phone: 714-633-5969
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