

# Property Details

CONTROL: Owner VALUE: \$35,000,000  
LOAN: \$0  
EQUITY: \$35,000,000

TITLE: Mazatlan, MX on the Pacific Ocean  
TYPE: Land  
HAVE: Devl'm't Prop w/entlmt's & permits for 2100 homes & Condos. Shovel Ready for 95 Ocean Front lots (parceled out & approved w/sep APN's from master plan at \$3MM). Project on 1.5 (m/l) miles of beach front. 3 Hotels, Marina, Golf Course, 30 Ac com. 688 ac. total

ADDRESS: 1234 Mazatlan Ocean Front, Mazatlan/Las Cruz, Arizona  
BENEFITS TO NEW OWNER: Entitled w/permits potential \$500+ B profit See Feasibility study by Concord Group w/offer.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$50,000  
NOI: \$-50,000  
DEBT SERVICE: \$0  
CASH FLOW: \$-50,000  
CAP RATE: 0.00%

BENEFITS SOUGHT: Retirement & secure cash flow

MOTIVATION: 8

CAN ADD: Another resort property in MX & US, unimproved.

REMARKS: Working with this client since 2006. Closed this project, helped with entitlements. Client is politically connected w/good working relationships in the area.

OWNER: Ca Sinaloa Pacific Corp

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