

Property Details

CONTROL: Owner VALUE: \$675,000
LOAN: \$290,000
EQUITY: \$385,000

TITLE: THREE UNITS ON 2 ACRES
TYPE: Multi-Family
HAVE: Three residential units on 2 + Acres
ADDRESS: 57614 Crestview Dr., Yucca Valley, California
BENEFITS TO NEW OWNER: we have local management in place. all tenants current and happy to be there great existing financing: talk to me

GROSS SCHEDULED INCOME: \$67,200 Actual
VACANCY LOSS: \$3,300
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$23,000
NOI: \$40,900
DEBT SERVICE: \$21,600
CASH FLOW: \$19,300
CAP RATE: 6.06%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$289,448	\$1,789	5%	01/01/2051	No
LOAN 2	\$6,000	\$500	0%	06/01/2025	Yes

BENEFITS SOUGHT: not a dont wantner. Use as can add for other packages in book.

MOTIVATION: foreclosed on this property to protect my elderly TD investor. Fixed all problems now has positive cash flow.

CAN ADD: cash paper other pkgs in book

REMARKS: 57 solar panels in place cost \$110,000. Appraised \$675,000 Dec 2023. first is reducing \$682/mo

OWNER: RL Zweig trustee ZFT

COUNSELOR: Bob Zweig Phone: 714-633-5969
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