

Property Details

CONTROL: Partner VALUE: \$1,100,000
LOAN: \$0
EQUITY: \$1,100,000

TITLE: FILM INVESTMENT SECURED BY REAL ESTATE
TYPE: Business Opportunity
HAVE: A FEATURE FILM SEEKING \$1,100,000 INVESTMENT IN LLC SHARES,
WITH INVESTMENTS OF \$100,000 OR MORE SECURED BY A
MORTGAGE ON FIVE ACRE LOTS IN TAOS, NEW MEXICO
ADDRESS: SHEEPHERDER ROAD, TAOS, New Mexico
BENEFITS TO NEW OWNER: LOW RISK/HIGH REWARD OPPORTUNITY WITH 100% WRITE-OFF FIRST
YEAR, IRS 1045 OFFERS POSSIBLE LLC TAX DEFERRED EXCHANGE

GROSS SCHEDULED INCOME: \$10,000,000 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$1,100,000
NOI: \$8,900,000
DEBT SERVICE: \$0
CASH FLOW: \$8,900,000
CAP RATE: 809.09%

BENEFITS SOUGHT: CASH INVESTMENT IN "RIVER OF LIES"
MOTIVATION: HIGH
CAN ADD: "ON SCREEN" PRODUCER CREDIT

REMARKS: A HOLLYWOOD ANALYST ESTIMATES PROFIT RANGE OF 250% to 5%,
median is 150%. FILMING IN SUMMER, 2025, RELEASE IN SPRING,
2026

OWNER: RIVER OF LIES LLC

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