

# Property Details

CONTROL: Partner VALUE: \$4,900,000  
LOAN: \$0  
EQUITY: \$4,900,000

TITLE: 240 Ac-Top of Palomar Mountain San Diego CA with 4 Cabins  
TYPE: Ranch  
240 Ac 3 parcels(40-80-120)-1320 SF 2bd/2bth on 40 Ac-2500 SF lodge-800 SF Cabin & Two 150 SF cabins 1B/1Bth. 3 Water Wells-Natural Spring with Pond, security gate and newly cemented driveway that cost about 1 million dollar. Exclusive area.

HAVE:

ADDRESS: 34320 Canfield Rd Palomar Mountain CA 92060, Palomar Mountain, California

BENEFITS TO NEW OWNER: Sell parcels separately-House on 40 Ac-Great resort area-Farming-Hunting-Snow-Biking-gated-Exclusive-Casino at bottom of the mountain. ARBNB opportunity- corporate Resort-2500 SF lodge with Large Room- Kitchen-3.5 bath- 3 storage rooms & laundry room

GROSS SCHEDULED INCOME: \$0 Projected  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$25,000  
NOI: \$-25,000  
DEBT SERVICE: \$0  
CASH FLOW: \$-25,000  
CAP RATE: 0.00%



BENEFITS SOUGHT: Move equity- Family is occasionally using the property.

MOTIVATION: Medium but can be creative

CAN ADD: 1 Million in Cash- 20 Buildable lots in CA- Notes- Ask

REMARKS: Beautiful Ranch - Owner had improved on the property for personal use- Great potential for Airbnb -Was used for Girl Scout in the past.

OWNER: AK Ranch

COUNSELOR: George Noor Phone: 909-841-4545  
330 Cessna Circle Email: george.noor@gmail.com  
Corona, California, 92880