

Property Details

CONTROL: Owner VALUE: \$850,000
LOAN: \$473,875
EQUITY: \$376,125

TITLE: Two Houses on 1.2 AC Horse Property
TYPE: Multi-Family
HAVE: Two SFR's on one 1.19 Ac lot zoned for large animals (up to 7) in Norco CA
ADDRESS: aka "Horse Town USA" Tenant occupied : same extended family for 9 years
4320 California Ave, Norco, California
BENEFITS TO NEW OWNER: Happy Long term tenants: Extended family with horses Great conventional existing financing. 'Near' Mailbox \$

GROSS SCHEDULED INCOME: \$48,960 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$4,300
NOI: \$44,660
DEBT SERVICE: \$27,720
CASH FLOW: \$16,940
CAP RATE: 5.25%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$473,875	\$2,409	4%	01/01/2052	No

BENEFITS SOUGHT: to use as can add for other package(s) in book eg \$175k cash 1031 NOT a dont want: prefer to create against this

MOTIVATION: LOW

CAN ADD: \$175k cash 1031;

REMARKS: Horse community. Rural setting, western Riverside Co about 40 mi east of LA

OWNER: harp zweig capital LLC

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