

## Property Details

CONTROL: Partner VALUE: \$1,960,000  
LOAN: \$0  
EQUITY: \$1,960,000

TITLE: 960 ACRE GOLD CLAIMS NEAR LAS VEGAS  
TYPE: Business Opportunity

HAVE: We have 6 placer gold claims near Las Vegas. Engineering report estimates an 31000 OZ of Gold and 65000 OZ of Silver on the property. Valued at over \$ 63M.

ADDRESS: n/a, Las Vegas, Nevada

BENEFITS TO NEW OWNER: Buy in for about 3 % of estimated reserves. Super potential for a big profit.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$300  
NOI: \$-300  
DEBT SERVICE: \$0  
CASH FLOW: \$-300  
CAP RATE: 0.00%



BENEFITS SOUGHT: Want to retire

MOTIVATION: High.

CAN ADD: We have other listings in the book valued at over \$ 3M.

REMARKS: We own all the mineral rights and the government owns the land. Renewal fee only \$ 300 year. Open to offers and JV.

OWNER:

COUNSELOR: Arvid Hvidsten Phone: 954-802-5014  
120 E Oakland Park Blvd, # 105 Cell: 954-802-5014  
Fort Lauderdale, Florida, 33334 Email: blues05@bellsouth.net