

Property Details

CONTROL: Owner VALUE: \$1,995,000
LOAN: \$0
EQUITY: \$1,995,000

TITLE: CAMPGROUND/ CORP RETREAT
TYPE: Resort Property

HAVE: Multiple buildings (see below) on 13 Ac outside of City Limits of Wimberley, TX (Hays Co) near Austin. Previously used as a drug and alcohol treatment facility and prior to that was a campground operated by a local non -profit

ADDRESS: 10703 RANCH ROAD 12, WIMBERLEY, Texas

BENEFITS TO NEW OWNER: PREVIOUSLY DRUG AND ALCOHOL TREATMENT CENTER PAID \$22K/MO NNN listed w local CCIM : 2.5% to SO on sale/paper out. YKYIKM on Exch

GROSS SCHEDULED INCOME: \$264,000 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$264,000
DEBT SERVICE: \$136,800
CASH FLOW: \$127,200
CAP RATE: 13.23%

| ENCUMBRANCES | BALANCE | PAYMENT | RATE | DUE | ASSUMABLE |
|--------------|---------|---------|------|------------|-----------|
| LOAN 1 | \$0 | \$0 | 0% | 12/31/1969 | Yes |

BENEFITS SOUGHT: taker /user/ investor/ developer down and out or look at other problem properties. will lease/option on soft terms

MOTIVATION: 10. we foreclosed on this and need a tenant/taker/buyer.

CAN ADD: UP TO \$1M in cash from REO/Lender and client.

REMARKS: One large (4/3, 2200sq.ft) SFR , one small SFR, TEN cabins (sleep 3-4 ea) ave 280 sq.ft. one "great room" dining hall and commercial kitchen. Horse Stable. all on 13 AC outside of city limits. Have 2021 MAI appraisal of \$2.5M w/ prior lease in effect

OWNER: harp zweig capital LLC

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