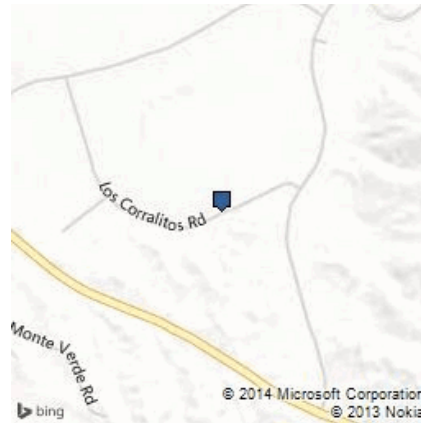




Status: **Active**
 ML#: **OC14083801**
 APN: **927160048**
 Orig. List Price: **\$6,850,000**
 Price Per Unit:
 Price Per Sqft: **\$2,075.76**
 County: **Riverside**
 Sqft Structure: **3,300**
 Sqft Lot/Source: **538,837/A**
 Gross Equity:
 Present Loans:
 Have:

Area: **216/Temecula-Wine Country**

Sqft Studio Avg:
 Sqft 1 Bed Avg:
 Sqft 2 Bed Avg:
 Sqft 3 Bed Avg:
 Map Book:

Stories:
 Stories Total:
 Entry Location:
 Entry Level:
 Year Built: **2009/EST**
 Senior Community:
 Rent Control: **No**

Cross Street: **Pauba Rd and Hwy79S**

Number of Units: **1**
 Number of Bldgs: **3**
 DOM/CDOM: **9/9**
 Sale Type: **Standard**
 Fence?:

Driving Directions: **From Hwy 79S heading east, turn left on Pauba Rd and left again on Los Corralitos Rd**

Description

The best location in the very heart of wine country and equestrian center of Temecula. A total of 25.56 acres for two parcels (12.37 acres for APN 927-160-048 and 13.19 acres for APN 927-160-049) with existing horse breeding and training facilities as well as a winery barn and vineyards. The two parcels could be sold separately with one for the horse boarding/training business and the other for developing into a major winery estate. Currently there are 4 acres planted with vines of Muscat and Pinot Grigio. A beautiful tall barn would be ideal for a tasting room and the vineyard would be a great wedding ceremony venue.

The flatten hill tops with panoramic views of the valley would be the great locations for building new B&B structures or a grand estate mansion. Sweet Oaks Ranch is located right across Los Corralitos Rd with three gates from the horse eventing show ground and polo field at Galway Downs. It also has frontage and an entrance gate on Pauba Road which leads to Hwy79S for easy access from I-15.

Interior Features

Fireplace:
 Cooling:
 Heating:
 Laundry:
 Interior Feat:
 Rooms:
 Floors:
 Appliances:
 Utilities:
 Accessibility Feat:

Exterior Features

Pool: **None**
 Spa:
 View:
 Common Walls: **No Common Walls**
 Door Feat:
 Style:
 Roofing:
 Community Feat: **Horse Trails**
 Const Mats:
 Exterior Feat:
 Fencing:

Lot Feat: **0-1 Unit/Acre**
 Foundation:
 Disclosures:
 Stru Condi:
 Other Stru:
 Security Feat:
 Sewer/Septic: **Septic Tank**
 Water Source: **District/Public**
 Window Feat:
 Direction Faces:

Garage and Parking

Garage Spaces: **3** Parking Spaces: **3** Carport Spaces: Total Parking: Spaces: **50**
 Parking: Uncovered Spaces:

Land

Lot Number: **5** Zone:
 Block Number:
 Tract Number: **18438** Builder's Name:
 Association Name: Builder's Tract:
 Association Phone: Model Name:
 Association Amenities: Complex/Community:
 Lot Dimensions:

Tax Information

Tax Rate:
 Taxes Total: **\$16,049**
 Tax Rate Year: **2013**
 Tax Area:
 Assessment:

Lease/Fees

Land Fee/Lease: Land Lease Expires:
 Land Lease \$:

Terms

Possession:
 Listing Terms: **Submit, Cash**
 Financial Info. As of:

Analysis

Gross Schedule Income: **\$0**
 Vacancy Allowance \$/ %: **/**
 Gross Operating Inc.:
 Operating Expense \$/ %: **\$0/**
 Net Operating Inc: **\$0**
 Gross Spendable Inc:
 Loan Annual Payment:
 Gross Multiplier:
 Cap Rate:
 Improvements Total \$/ %: **/**
 Land Dollar Value \$/ %:
 Personal Property \$/ %:

Income Information

Rented Garages #:
 Garage Rental Rate:
 Garage Rental Income:
 Laundry Income:
 Laundry Own/Lease:
 Other Income1:
 Other Income2:
 Monthly GSI: **\$0**
 Other Income:

Annual Operating Expense

Total Annual Operating Expense: **\$0**
 Cable TV:
 Electric: **\$0**
 Gardener:
 Gas: **\$0**
 Insurance: **\$0**
 Licenses:
 Maintenance:
 Manager:
 Workmans's Comp. Exp:
 Furniture Replacement:
 New Taxes: **\$0**
 Pest Control:
 Security:
 Supplies:
 Trash: **\$0**
 Water/Sewer: **\$0**
 Other:

Unit Information

	<u># of Units</u>	<u># of Bdr:</u>	<u># of Baths:</u>	<u>Furnished?:</u>	<u>Actual Rent:</u>	<u>Total Rent:</u>	<u>Pro Forma:</u>	<u>Number of Units With:</u>
1.	1	0	0.00	Furnished	\$0	\$0	\$0	Separate Electric Meters: 0
2.								Gas Meters: 0
3.								Water Meters: 0
4.								Carpet:
5.								Dishwasher:
6.								Disposal:
7.								Drapes:
8.								Patio:
9.								Ranges:
10.								Refrigerator:
11.								Wall AC:
12.								
13.								

Number of Units Leased:
 Tenant Pays:

Total Actual Rent:

Office/MLS

SO Comp: **2.50%**
 Dual Var Rate: **No**
 Listing Office: **(J01374) InvestorsAlly Realty**
 Listing Agent: **(SLIURA1) Ralph Liu**
 LA CalBRE: **01342940**
 List Date: **04/24/2014**
 Modified Date: **05/03/2014**
 Expiration Date: **10/31/2014**

Show Instr: **Call Listing Agent**
 Key Safe Description:
 Key Safe Location:
 LO Phone: **888-388-5432**
 LO Fax: **888-315-3831**
 List Type: **Exclusive Right To Sell**
 Service Type: **Full Service**
 Listing Paid:
 Ad Number:
 Int List/Addrss: **Yes/Yes**
 VOW AVM?/Comm?: **Yes/Yes**

Owner's Name:
 Show Name: **Ralph Liu**
 Show Phone: **949-371-9139**
 Show Type: **Agent**

Phone Contact Priority

1. LA Text: **949-371-9139**
 2. LA Cell: **949-371-9139**
 3. LA Direct:
 4. LA TollFree:
 5. LA VoiceMail:
 6. LA Email:
ralph.liu@investorsally.com

Show Remarks:
 Contingency:
 Agent Remarks:

Property Photos



