

QUAIL MOUNTAIN RANCH

20767 SAND CANYON ROAD, TEHACHAPI, CA



- \$3,000,000 Sales Price
- Original CUP for 350 RV/Camping Sites
- Beautiful Mountain Location
- Clubhouse, Pool, Lake, Tennis+Bkb Courts
- 960 Acres of Hiking and Riding Trails
- Former RV Membership Resort
- Potential Subdivision Site

For Further Information Contact:

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Park Brokerage Inc.
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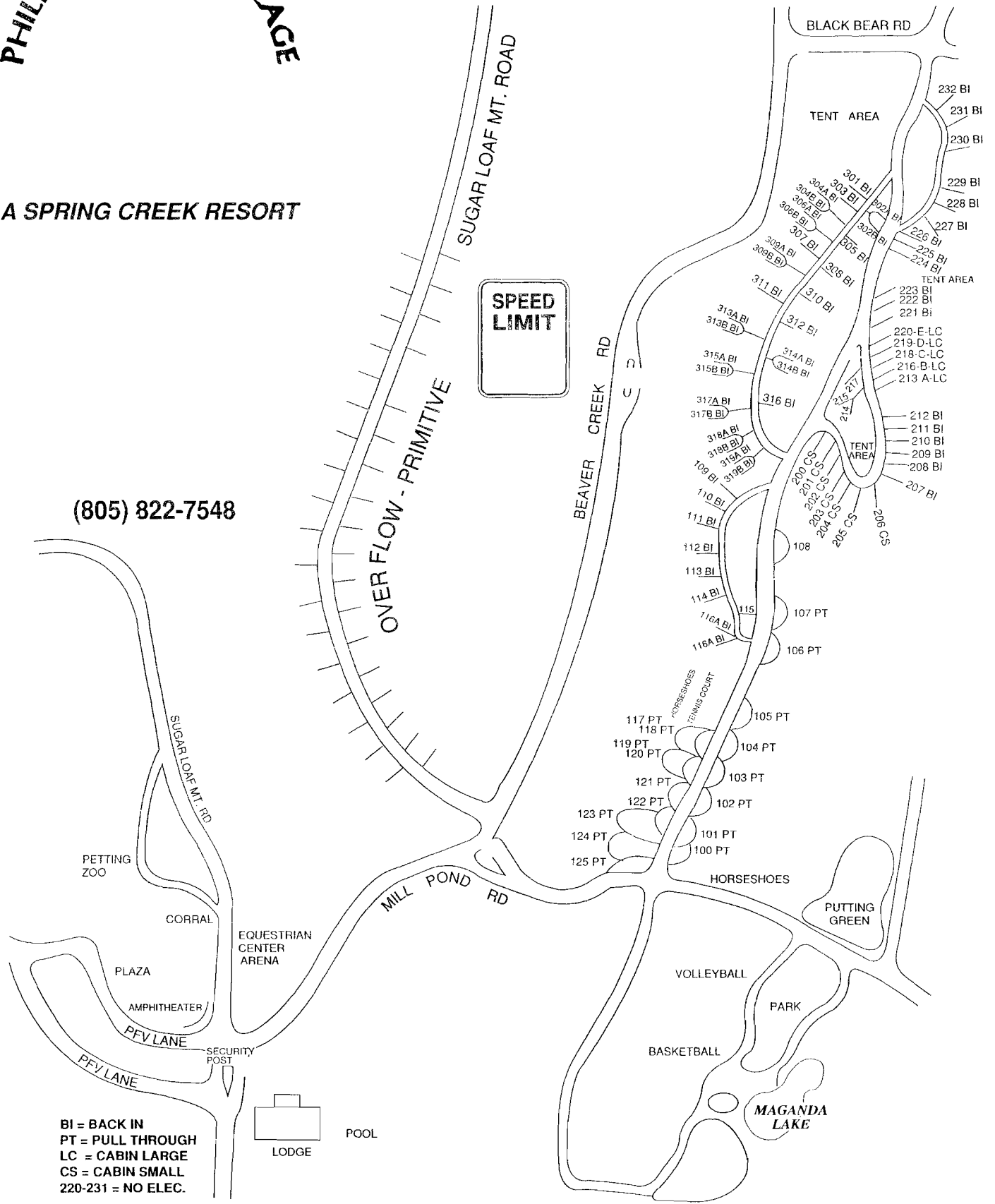
RV RESORT		Price \$3,000,000	
Quail Mountain Resort and RV Park Original CUP for 350 Sites, Mountain Location		Down Payment Submit	
Address/City 20767 Sand Canyon Road, Tehachapi	County Kern	State California	
Est. Vac. & Expense % Property is closed	Age Built 1978	Loan	
Est. Vac. & Expense %	Est. Spendable Return	Total Return	
Parcel Size 960 Acres	No. Spaces 350	Water Well	Sewer Septic
Listing Salesman John Grant (800) 987-3363			
<p>DESCRIPTION AND TENANT INFORMATION: The foothills of the majestic Sierra Nevada mountains provide a scenic setting for Quail Mountain Resort and RV Park. The property is a former cattle ranch, extensive wildlife, and unmatched quiet, peacefulness, and views. The original CUP was for 350 RV sites. Broker estimates of the 350 RV sites 50 are full hookup sites, 90 with water and electric, 60-70 with water only, and the balance dry sites without any utilities. Property has been closed since the mid 1990's. It was a membership park known first as Spring Creek Resorts and later as Philippine Fiesta Village with 3,000 members. While the property needs extensive renovations, it has very valuable existing infrastructure that was very expensive to construct. Amenities include a large clubhouse with entrance foyer, lounge with stone wood-burning fireplace, offices, and kitchen, swimming pool and cabana, guard house, large metal storage and maintenance building, tennis court, basketball court, gated entrance, eight separate bathroom buildings placed throughout the RV area, fishing pond, equestrian corral, amphitheater, RV dump, fire hydrants throughout developed areas, two park owned mobile homes, two wells, 40,000 gallon water storage tank, wonderful views, and miles and miles of beautiful hiking and riding trails through the mountains and pine trees. Property is zoned for 34 acres commercial with the balance residential with 2.5 acres minimum lots that allow one hooped animal per quarter acre. Property is a 640 acres parcel with the CUP and improvements, and another 320 acres parcel to the north. The 320 acres parcel is remote and undeveloped, but very scenic and can be used for hiking, bike and horseback riding, tent camping, picnicking, etc. Tehachapi is the southern terminus of the Sierra Nevada mountains and the property is located at elevations of 4,200-6,250 feet. Tehachapi is approximately an hour and half-two hours north of Los Angeles. To visit the property take the Hwy 405 north from Los Angeles to Hwy 14 to Lancaster/Palmdale, north of Lancaster take Hwy 58 to the Sand Canyon exit, go seven miles north to the entrance of the property. Please call broker before visiting the property.</p>			
TOTAL ESTIMATED NET INCOME BEFORE DEBT SERVICE			
LOAN INFORMATION Seller may consider carrying financing.	TOTAL ANNUAL PRIN. & INTEREST PAYMENT		
	EST. ANNUAL PRE-TAX CASH FLOW (SPENDABLE)		
	PLUS PRINCIPAL REDUCTION YEAR ONE		
	TOTAL RETURN		

The information contained herein has either been given to us by the owner or the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket and other factors which your tax advisor and/or legal counsel should evaluate. **THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, EXPENSE, AND ALL OTHER INFORMATION CONTAINED HEREIN.**

PHILIPPINE FIESTA VILLAGE

A SPRING CREEK RESORT

(805) 822-7548



BI = BACK IN
 PT = PULL THROUGH
 LC = CABIN LARGE
 CS = CABIN SMALL
 220-231 = NO ELEC.



