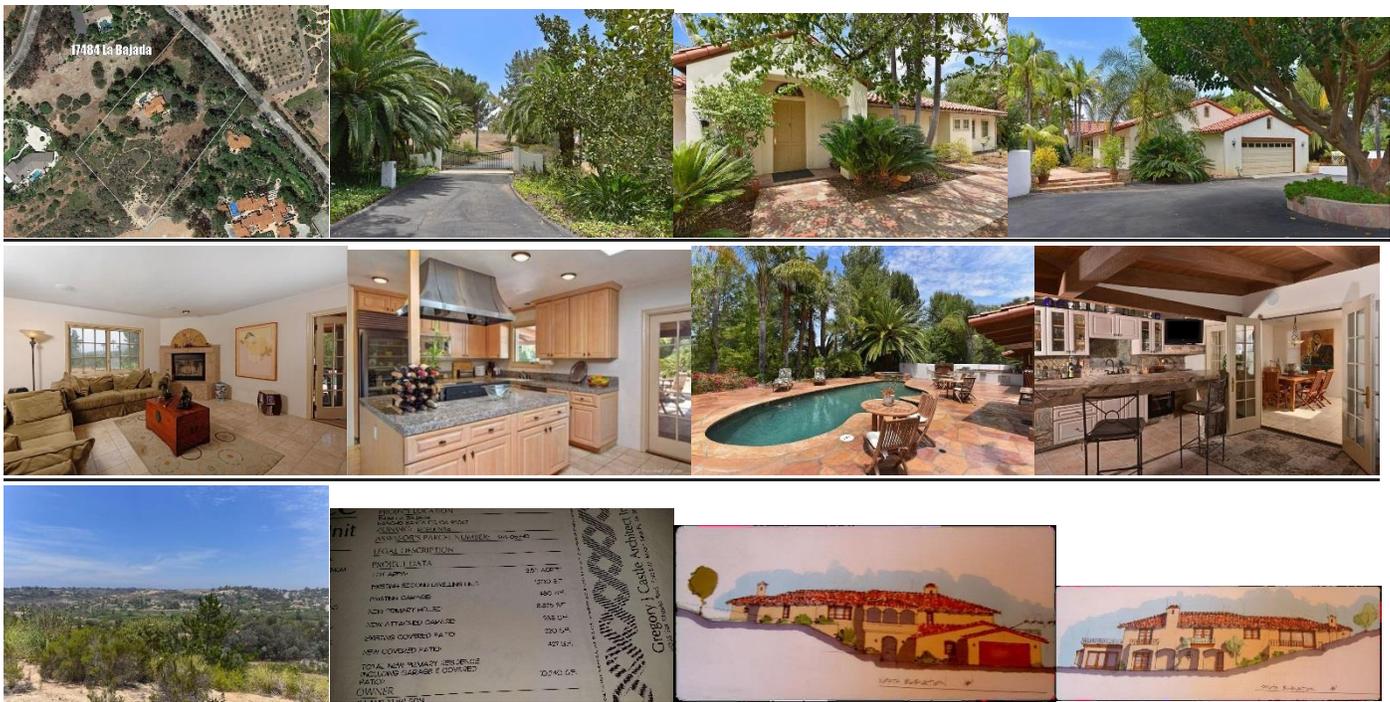


**Property Address: 17484 La Bajada, Rancho Santa Fe, CA 92067**

**UNIQUE OPPORTUNITY:** Charming Mediterranean “Guest House only” 2 bd 1 ba 1200 sq ft built 1990 with beautiful newly constructed Pool/Spa, set on a 3.5 acre View site. There are approved plans for a new addition of 9,200 sq ft (total 8 bd 8 full bath 2 half bath) with estimated after construction value of \$6,600,000. Property is connected to City Water and Sewer lines with Utilities. Ideal living for owner while building your Dream Estate Home or Rent to offset building costs. Outdoor kitchen, complete BBQ facilities for indoor/outdoor entertaining. Property is private and gated. Set back from the street in a great location with easy access to shops and dining. Enjoy RSF amenities, golf, great schools. Plans can be available if a smaller new addition of 5000-6000 sq ft is preferable with estimated after construction value of \$4,900,000.

Open House (two days): Saturday and Sunday October 8 and 9, 11:00 am to 1:00 pm



**AS-IS Cash Price: \$1,830,000**

Addition (New Residence 8 bd 8 full bath 2 half bath including New Garage and covered patio): 9,200 sq ft X \$152/sq ft = \$1,400,000  
 Buying Closing Costs (3%): 3% X 1,830,000 = \$55,000 buyer pays for all closing cost and Title  
 Holding/Lending Costs (7%): 7% (\$1,830,000 + \$1,400,000) = \$226,000  
**Total All In: = \$1,830,000 + \$1,400,000 + \$55,000 + \$226,000 = \$3,511,000**

Selling Closing Costs (5%): 5% X \$6,600,000 = \$330,000

**Profit after Resale = \$6,600,000 - \$3,511,000 - \$330,000 = \$2,759,000**

ACV (After Construction Value): New construction + Existing Guest house (total 10,240 sq ft) will have ACV at \$6,600,000.

**COMPS:**

- 5560 La Crescenta, Sold 8-1-2016 for \$7,000,000, 6 bd 6ba, 7,908 sq ft, New Construction
- 4505 La Noria, Sold 8-1-2016 for \$6,450,000, 6 bd 7 ba, 9,246 sq ft, Built 2003
- 18127 Via Roswitha, sold 9-12-2016 for \$6,400,000, 6bd 6ba, 10,722 sq ft, Built 2014
- 5022 El Acebo, Sold 2-16-2016 for \$5,100,000, 5bd 6 ba, 8740 sq ft, built 2009

**Realtors / Brokers / Lenders / Wholesalers – Add your commission and send to your buyers**

Notes and Disclosures: The ARV (After Repair Value) is based on Sale history and our opinion. We are not appraisers, and do not claim to be an appraiser. We are real estate investment service entities. We have provided the information within this brochure for the benefit of investors. Investors are encouraged to verify all estimations independently. We assume no liability, expressed or implied, for the accuracy of our estimations. We do not give authority, expressed or implied, to the recipient of this information to enter onto this property.