



ELIM HOT SPRINGS RESORT FOR SALE

48480 Foolish Pleasure Rd,
Aguanga, CA 92536

Credent Real Estate

16162 Beach Blvd. Ste 304
Huntington Beach, CA 92647

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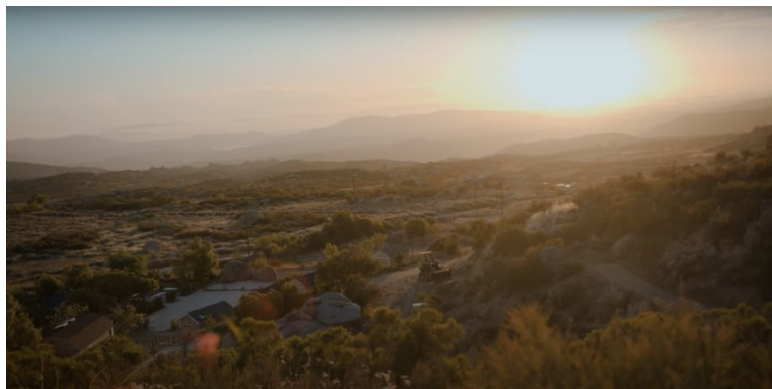
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OVERVIEW

Elim Hot Springs, has hot sulfur springs water, additional pools to enjoy with the family, hot sauna, campgrounds and bungalows for overnight stays, easy access to the community kitchen, many propane BBQ grills located everywhere, retreat rooms to host various different venues for small or big group meetings. Currently, in development to create a small wedding chapel near the bungalows. Elim Hot Springs has its own small zoo for guests to enjoy as family. Elim Hot Springs resides in around 9.7 acre of land, located in heart of Aguana near Temecula, for easy commute from Orange County, Riverside County, San Bernardino County, San Diego County. This resort has a great potential to expand and grow to appeal to more guest and travelers by adding cabins and add on business along with more amenities such as food services and restaurants.



Highlights:

Great potential for growth with expansion of these services:

- Wedding Chapel
- Food Services/Restaurant
- Excellent Sulfate Hot Springs

PROPERTY PHOTOS



PROPERTY PHOTOS

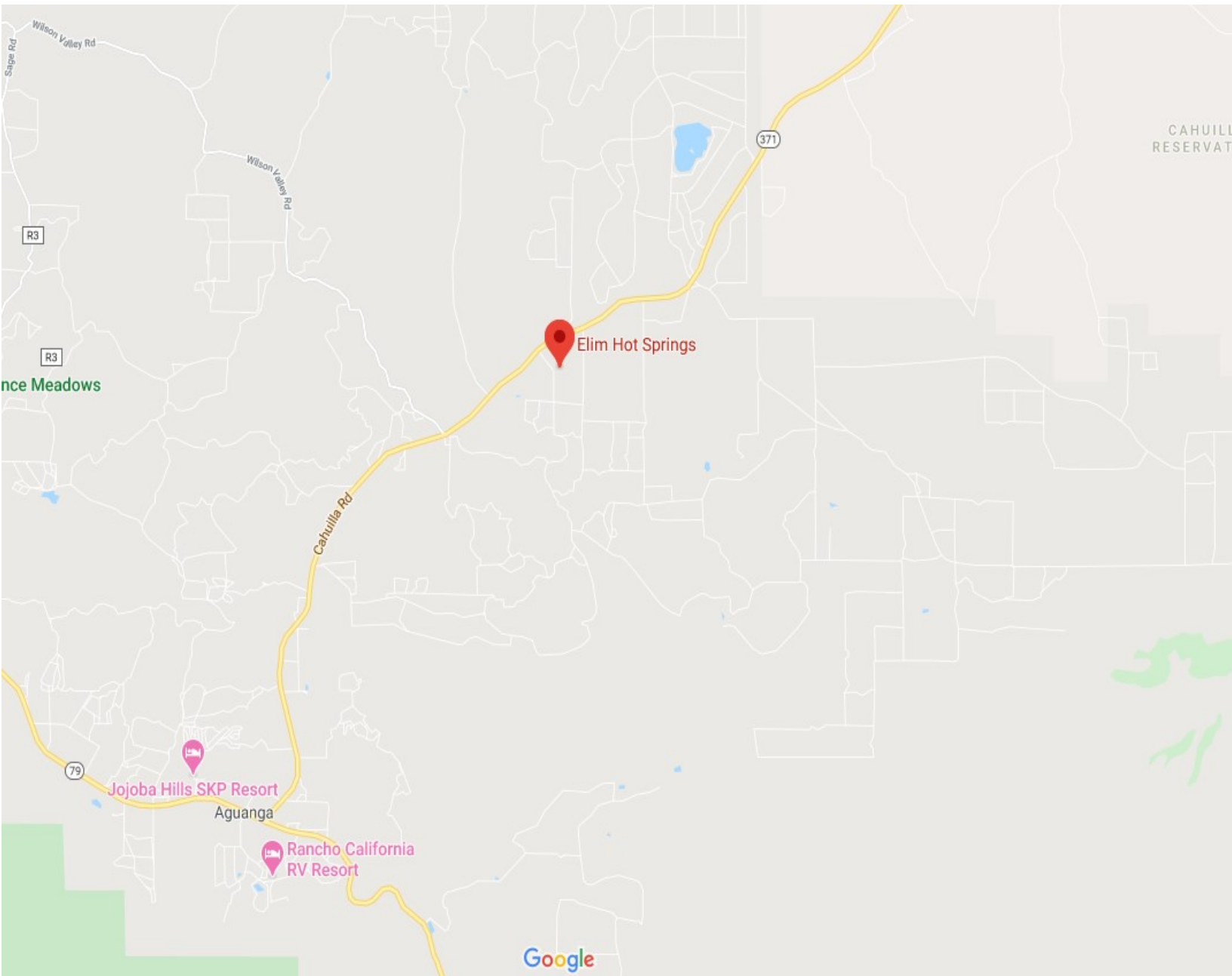




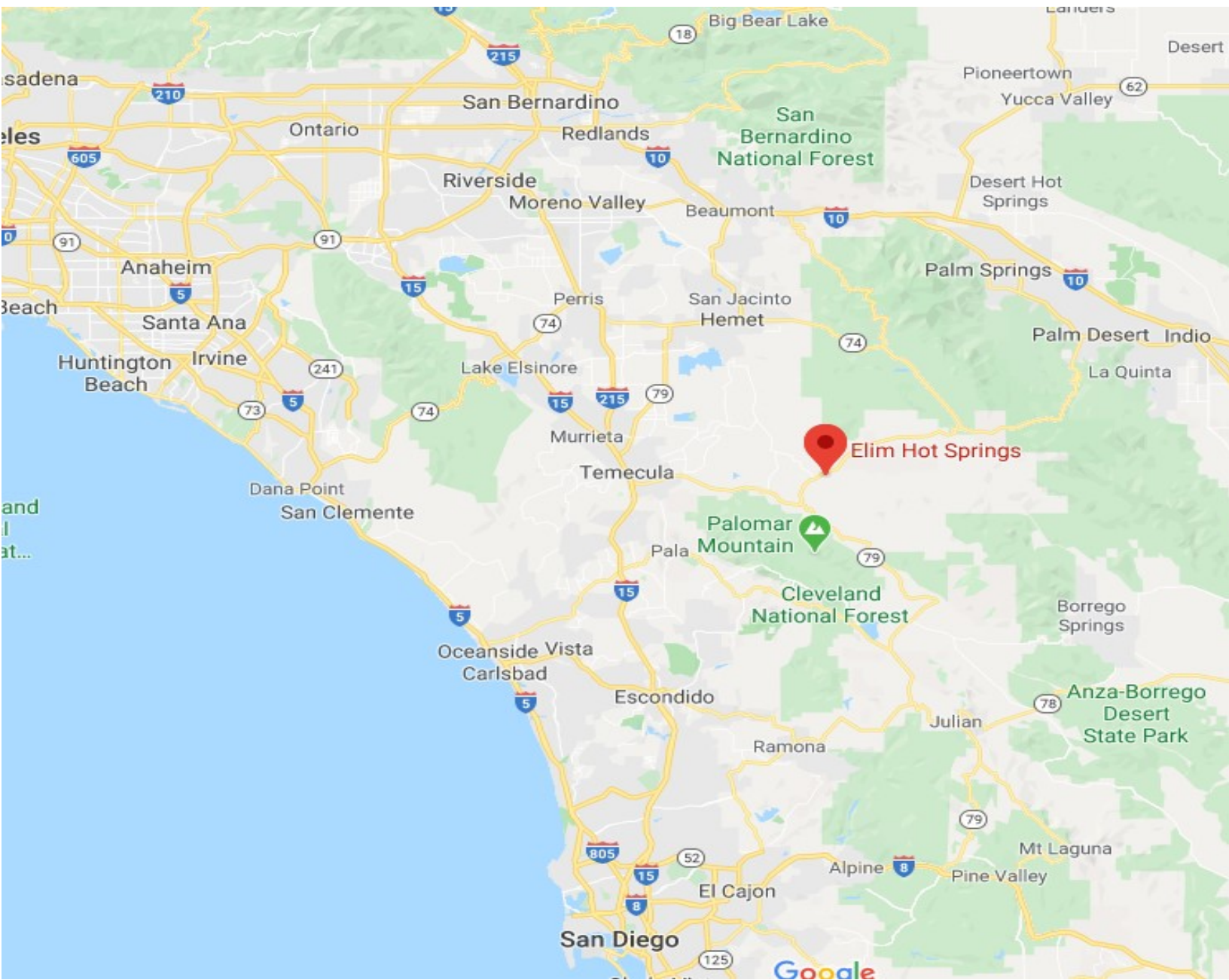




STREET MAP

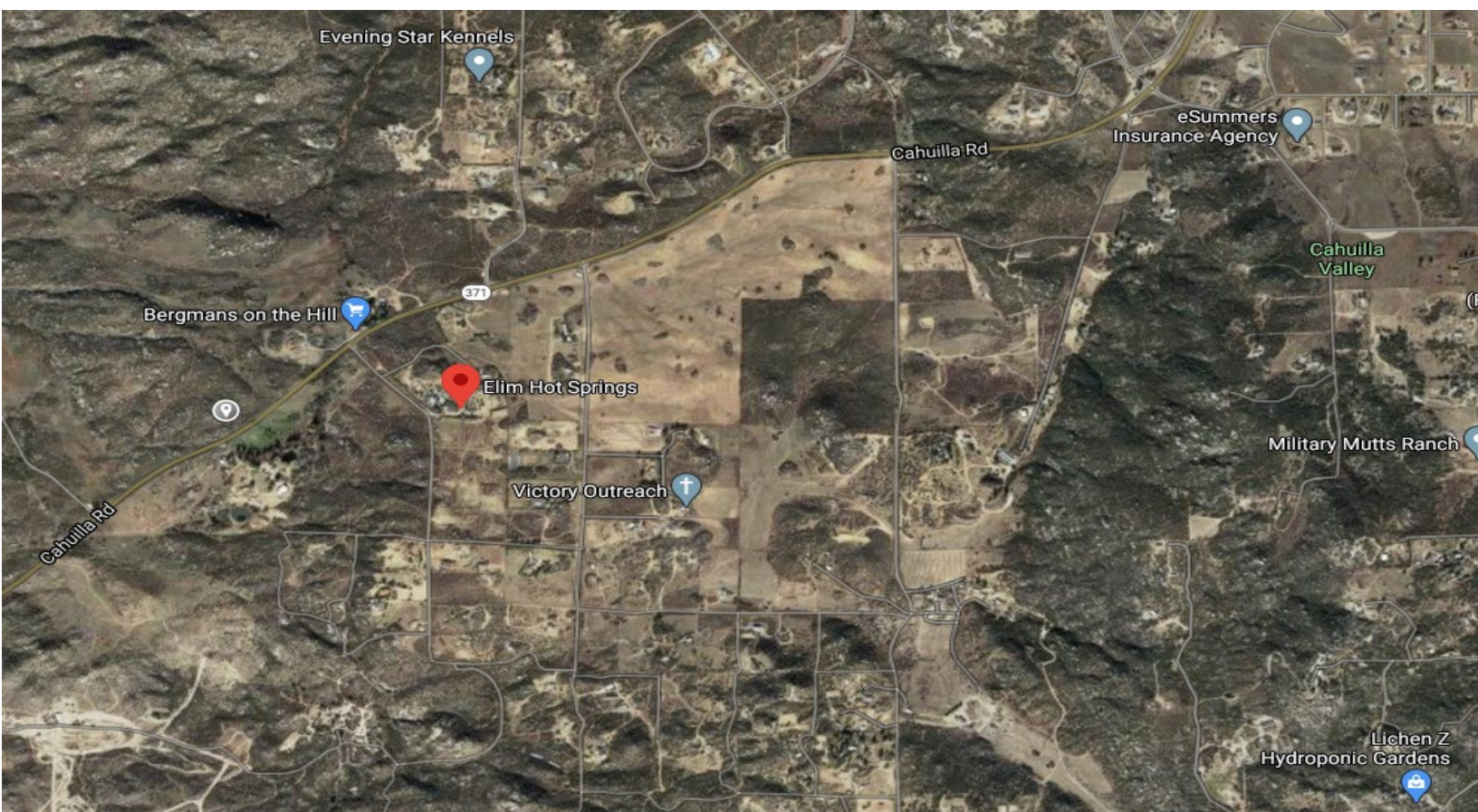


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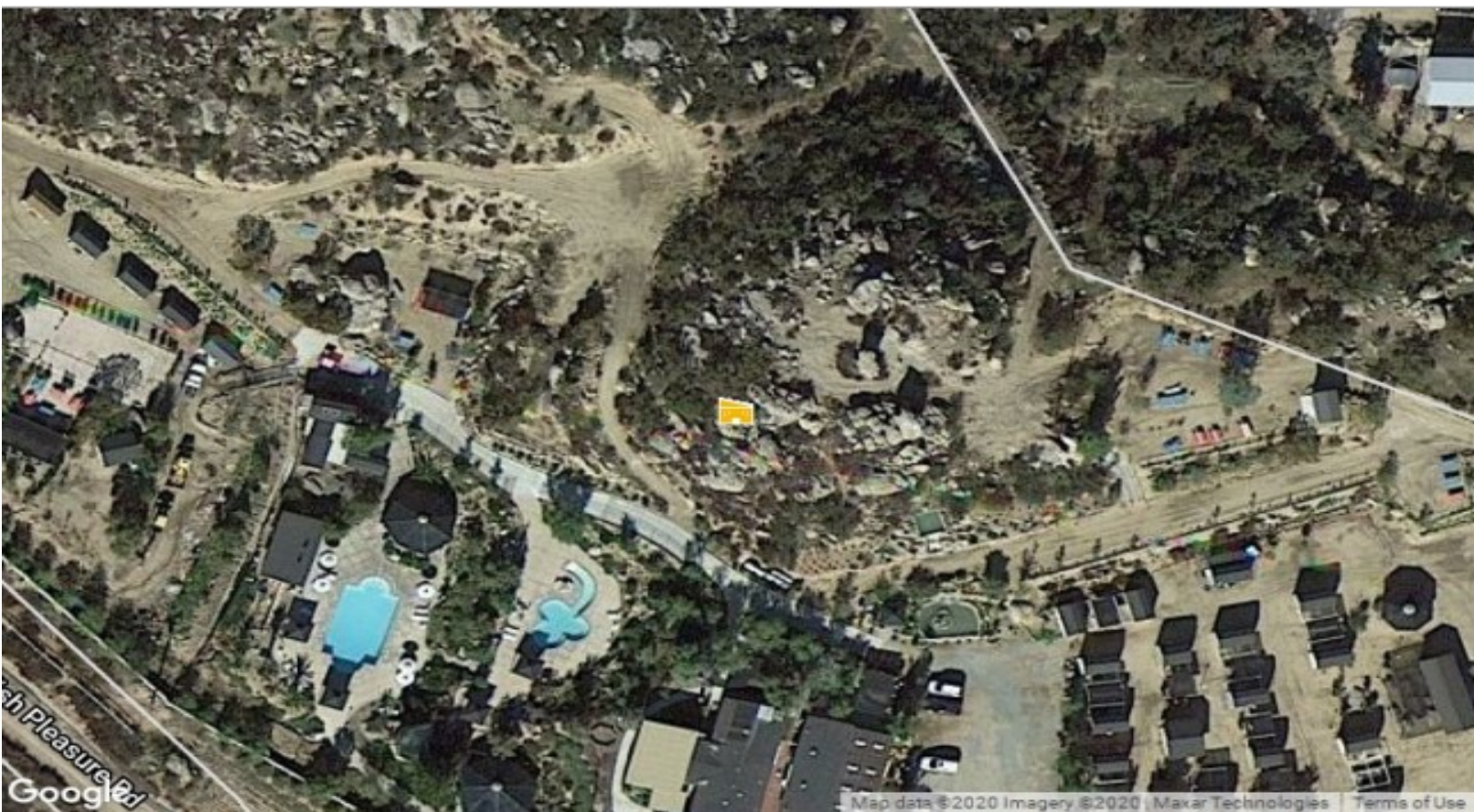


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AERIAL MAP



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FINANCIAL SUMMARY

Asking Price:	\$ 12,000,000.00 (\$28 per sq.ft. land value)
Building & Lot Size	3000 sq ft, 9.82 acres
Bungalows(Rooms)	24 rooms / 5 people occupancy
Usage	Owner Occupied/Business Resort
Occupancy:	250

Annualized Financial Summary	NET OPERATING INCOME	FINANCING
INCOME: N/A	DEBT SERVICE: N/A	DOWN PAYMENT: N/A
REVENUE: N/A	DEBT COVERAGE RATIO: N/A	LOAN AMOUNT: N/A
OTHER REVENUE: N/A	NET CASE AFTER DEBT SERVICE: N/A	INTEREST RATE: N/A
GROSS REVENUE: N/A	PRINCIPLE REDUCTION: N/A	AMORITZATION: N/A
TOTAL EXPENSES N/A	TOTAL RETURN: N/A	

COMMUNITY OVERVIEW

Aguanga is a census-designated place located within the Inland Empire, Riverside County, California. It is located about 18 miles east of Temecula and 22 miles south-southeast of Hemet. Aguanga lies at an elevation of 1955 feet. As of the 2010 census, it had a population of 1,128 based on Wikipedia.

Temecula, relaxed destination is home to passionate dreamers and driven entrepreneurs who create robust wines, artisanal eats and hand-crafted products you can only get right here. So go ahead, stay the night and explore!

Taste and tour through our hidden-gem wine region boasting nearly 50 wineries, stroll the boardwalks of historic Old Town, shop Promenade Temecula or our local farmers markets, and see a show; play a round of golf or test your luck at Pechanga Resort Casino

Our rolling hills, vast panoramic views, and charming town are centrally located from all Southern California's major cities. Join us for an extended Wine Country getaway or make Temecula Valley your hub for the ultimate Southern California vacation.



COMPANY SUMMARY



Credent Realty is the real estate brokerage specializes in commercial and residential sales. Header quarter office is based on Huntington Beach and in business for 20+ years servicing mostly Southern California customers.

Nancy Kim
Broker Associate
#01269526
nancykhkim@yahoo.com
714.606.5977 Mobile

Nancy Kim, broker associate, has been servicing the customers since 1999. She has been working with various different clients from residential, commercial, and business sales. Also, has background in hotel management and has been involved in selling hotel.

Jonathan Kim
Broker Associate
#02000753
jonathandjkim@gmail.com
714.719.9926 Mobile

Jonathan Kim, broker associate, MBA, has been servicing the customers along with Nancy. He has strong business management skills, due to his background as principal engaged in IT/Business consulting.

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CREDENT[®]
REALTY

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Disclaimer

This Confidential Investment Offering Memorandum ("Memorandum"), which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in participating in the acquisition of 48480 Foolish Pleasure Rd., Aguanga, CA 92536, ELIM HOT SPRINGS RESORTS.

By accepting this memorandum, the recipient agrees to comply strictly with the terms and conditions of this Confidentiality Agreement previously executed and delivered to Credent Real Estate a.k.a Credent Realty by the Recipient with respect to this memorandum and all information contained herein, and to use this memorandum only for the purpose of evaluating the offering made hereby.

This Memorandum was prepared by Credent Real Estate a.k.a Credent Realty and has been reviewed by the Owner. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information, which prospective investors may desire. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or

age are approximate. Broker has not verified this information. Buyer must verify the information and bears all risk for any inaccuracies. More detailed information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective investors.

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