

REAL ESTATE FOR SALE AND/OR FOR TRADE

Priced High To Low From \$10K to \$150M & Coming Soon Properties Last Page

\$150M ---- Hawaii----Three Phase Development Project consisting of residential, commercial, agricultural development, on three large component parcels of 2,000+/- acres & 3500+/- acres with working agricultural operations & 100+/- acres OCEAN FRONT between some of the richest and most famous folks in the world on one of the most exclusive luxurious famous locations in America and most desirable communities in the world. **Phase One** is shovel ready to go for 86 custom homes and 250 affordable homes on 2,000 acres of which 1,000 +/- acres are to be planted in Saffron, with a projected return of \$50M. The affordable homes will be for the farmers and their families who will have to meet a quota of Saffron production. This solves Hawaii's affordable home crisis while also creating agricultural employment. This is approved and shovel ready. One of the owners passed in the wildfires, and you are buying his share of a 15+ year project in development now with Phase One shovel ready residential and agricultural components. The buyer gets to be the CFO Chief Financial Officer and controls the check book, the flow of his investment money and gets a securitized First Trust Deed against real estate, which protects his investment. **Phase Two** is 3,500 +/- acres now an existing farm with livestock and agricultural crops has additional income as the municipal water company for the local township. 1,000+/- acres are planned to be planted in Saffron on the 3,500+/- acres which is a very expensive labor-intensive crop with projections of \$50,000,000 for this 1,000-acre crop. Saffron sells for upwards of \$5,000 a pound. Miles of water lines were delivered last month and are being installed. **Phase Three** is 100+/- acres on the Ocean with the plan to split this into fifty (50) 2 acre lots and building a subdivision on the ocean. Pretty cool, I've been doing this for 45 years and this is one of the sweetest opportunities I've seen in almost half a century. Waiting for your offer. NDA requested to release further information.

\$125M ---- 4,000,000+ /- sf of Shovel Ready INDUSTRIAL California Adjacent Broken up into several buildings shovel ready ranging in size from 300,000+/- sf to 1,500,000+/- sf. Terrific for new industry or a Film Company. Come and get it. NDA requested to release further information.

\$50M ---- **Phase One** (Of the 3 Phase \$150M Project Above) is shovel ready to go for 86 custom homes and 250 affordable homes on 2,000 acres of which 1,000 +/- acres are to be planted in Saffron, with a projected return of \$50M. The affordable homes will be for the farmers and their families who will have to meet a quota of Saffron production. This solves Hawaii's affordable home crisis while also creating agricultural employment. This is approved and shovel ready. One of the owners passed in the Lahaina wildfires, and you are buying his share of a 15+ year project in development now with Phase One shovel ready

residential and agricultural components. The buyer gets to be the CFO Chief Financial Officer and controls the check book, the flow of his investment money and gets a securitized First Trust Deed against real estate, which protects his investment. Safron sells for upwards of \$5,000 a pound. Miles of water lines were delivered last month and are currently being installed.

\$25M ---- Need \$25,000,000 JV Working Partner For Amazing Development Project with Tremendous Upside. NDA requested to release further information.

\$14M ---- 100,000 +/- Square Foot Shopping Center in New Mexico I Sold My Client years ago he says sell or trade. NDA requested to release further information.

JOINT VENTURE PARTNER NEEDED ----17 +/- acres 10 Freeway for mixed use 250 +/- affordable condos with office & retail components. Looking for JV Joint Venture Partner to entitle, also purchase adjacent parcels, which brings the total up to 40+/- acres zoning for commercial and residential apartments and more up to 600+/- units.

\$1.75M ---- 12106 Palm Drive, Desert Hot Springs, California NO MONEY DOWN IF QUALIFIED SELLER WILL CARRY ON A SALE OR A TRADE. TRADE CAN BE OUT OF STATE!!! Property is free and clear so we can get very creative in structuring a deal. Five Residential Units With 6,000 +/- Commercial Retail or Restaurant or Office. Also included is a vacant lot used for parking that has a separate parcel number. Total square footage of both lots combined 14,375 +/- sf. Seller will trade or carry the loan for the buyer if qualified. What do you have to trade????? Indio 6 Acre Residential Lot on Coyote Song Across From Del Webb's Sun City, in Indio Seller Says You Can Split Into 3 Lots Possible Commercial CUP if Approved 2 Acres Each Buyer To Verify.

\$1,599,000 ---- STRATEGIC HARD CORNER BEFORE FREEWAY 24811 Community Dr Unincorporated San Bernardino County between Barstow, Hinkley, & Lenwood. Last Hard Corner before entrance to Lenwood Rd 58 Freeway. Potential Future Truck Stop or Add 200 +/- more RV/Mini-Home – Mobile Home Spaces. The current use of the 15+/- Acres hard corner is A Small Mobile Home Park which only covers 15% of the site, so this site is underdeveloped and has two fixer homes and a large storage building with a laundry room. I'm not sure if this is a land play with just under \$100,000 a year net income while you entitle the rest of the land, and keep or scrape the park, or if this is a Mobile Home Park play with the ability to add 200+/- more pads for mini homes, or stick built and because it is a Mobile Home Park you can build or move homes in and out of the park without permits each time you add a structure. But wait there's more!!! A short hop down the street from this hard corner before the freeway, pretty darn close is the BSFN Intermodal robotic big development building the largest cargo distribution train yard depot in the WORLD adding

20K +/- jobs in a growing area. Property is free and clear, so we can get super creative. Seller will trade or carry the loan for a buyer if qualified, or with enough down payment will consider a buyer with not so good credit. New gas lines with individual meters, new electric lines with individual meters, well water, and City of Barstow piped into the county water supply with one master meter. City of Barstow School District because this is so close to Barstow in the unincorporated county. Long Frontage on Lenwood Road which is the main street connecting the 58 Fwy & Historic Route 66 & crossing the new Intermodal Train Yard site ready to go into construction & hit the 15 Freeway at the Barstow Outlet Malls. Yes, that Lenwood Road that this property has frontage on that last hard corner before the 58 Fwy entrance and exit. Seller willing trade or sell can carry the loan for the new owner and can get very creative.

\$1M ---- Need \$1,000,000 JV Working Partner For Amazing Development Project with Tremendous Upside. NDA requested to release further information.

\$499K --- Indio 6 Acre Residential Lot on Coyote Song Across From Del Webb's Sun City In Indio Seller Says You Can Split Into 3 Lots Possible Commercial CUP if Approved 2 Acres Each Buyer To Verify.

\$350K --- REO Lender Owned!!! Seller Will Carry The Loan 20 Acres and a water well in Anza with a fixer 1200 +/- sf home. Seller will trade for anything but likes land the best. Seller can add cash for the right land deal. Seller will also carry the loan, easy qualification, subject to approval. \$350,000

\$247K ---- Silver Lake District of Los Angeles Building Lot In Silver Lake \$247,000 Divorce Sale 25+/- steps walk up The Laurel & Hardy Staircase to get to this beautiful 4,811 +/- sf beautiful Country setting minutes from downtown LA.

\$124K ---- Silver Lake District of Los Angeles Bank Owned Lender Will Carry Lot On Earl Court Silver Lake 4.993 +/- sf lot. Seller is willing to sell the lot with no money down to a qualified buyer with cross collateralization of another piece of real estate subject to sellers approval. REO free and clear seller can carry and can get creative. Street access for vehicles, this lot is not on one of the Silver Lake staircases, it has street access. Earl Court is a small cul-de-sac consisting of 3 lots, two of those lots have homes on them, this is the lot in the back at the end of the cul-de-sac. If you stand at the bottom of the lot, it is an upslope. If you stand at the top of the lot, it is a downslope, life is how you look at it.

\$100K ---- Need \$100,000 JV Working Partner For Amazing Development Project with Tremendous Upside. NDA requested to release further information.

\$30K ---- Hinu Hinu Street Big Island of Hawaii Community of Mountain View. One Lot in Hawaii can sell or trade one or more up to 5 lots on the Big Island of Hawaii. Catchment

water south of Hilo. It can be used as down payment or cross collateralization. What do you have to trade? Free & Clear Seller Can Carry and can be creative.

New Things From Sellers I Am Working On With Limited Info

A Seller Builder Retiring After 50+/- years who just sent me 34 properties consisting of homes and land in hi end estate areas like WLA, BH, Pasadena, Glendale, Sherman Oaks, Century City, Woodland Hills and some interesting commercial signalized hard corners in Compton, Hawaiian Gardens, and vacant land parcels in Kagel Canyon, Palmdale, San Bernardino & Kern Counties. Will sell or trade for income producing properties looking to reposition and simplify his holdings as he reaches retirement.

A Seller with duplexes, triplexes, quadplexes and land in Ventura, Santa Barbara, LA & San Bernardino Counties.

A Seller with two 50k+/- sf office buildings that is looking to trade up into larger office building or retail.

A Film Company I invested in as a founder 14 years ago emailed me last week they want to sell the company. Anyone want to buy a 14-year-old film company?

Over half a dozen multifamily affordable housing infill lots in Los Angeles, some entitled shovel ready, some partway through the entitlement process some fully entitled.

4 Condo's in Washington State wants a home in the Palm Springs area or Coachella Valley. What do you have to trade?

1 Owner 7 Properties Can Trade Individually Or In A Package of 2 to 7 Properties

\$595K ---- 1) 4 & 3 @ 3,079 +/- sf home on a 5,663+/- lot, Beaumont CA - \$530K debt

\$380K ---- 2) 2,280+/- sf Home On A Private Lot on 2.13+/- acres Tehachapi CA \$280K debt

\$280K ---- 3) 2 & 2 @ 1,464+/- sf Manufactured Home on a 4,366+/- sf lot In Tri-Palm Estates Park, Thousand Palms CA - \$280K value, \$230K debt

\$245K ---- 4) 3 & 2 @ 1,344+/- sf Manufactured Home in a Park, on a 3,920+/- sf lot in Tri Palms Estates Park, Thousand Palms CA - \$245K value, \$175K debt

\$220K ---- 5) 2 & 2 @ 1,140+/-sf, Manufactured in a Palm Springs Park 4,568 +/- sf lot Land Lease \$15K Year Palm Springs CA - \$260K value, \$220K debt

\$200K ---- 6) 2 & 2 @ 1,248+/- sf On Private Land 1.96+/- acres Manufactured Home on its own land, Newberry Springs CA - \$200K value, \$137K debt

\$10K 7) ---- Rosamond land, 2 five-acre parcels - \$10K value, no debt

End Of 7 Properties Of One Owner Mix & Match

Your Property Here. Or Your Mom's Property Here. Or Your Kids Property Here Property Here. Or Your Other
Property Here. Thank You For Reading This List

ALBERT MAXWELL GOLDBERG BROKER

310.721.7653

!!!!!!MAKING REAL ESTATE FUN!!!!!!

LIC O1067575 IF YOUR PROPERTY IS LISTED THIS IS NOT A SOLICITATION. INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED