

# DESERT SPRINGS RANCH

3290 S MONTGOMERY RD | CASA GRANDE, AZ 85193

PHASES I, II, III + GOLF COURSE  
**\$12,800,000 | ±103 ACRES**

## PHASE III & GOLF COURSE

GOLF COURSE +  
UNDEVELOPED LAND  
**±87.5 ACRES**

## PHASE II

UNDEVELOPED  
100 - 110 UNIT  
ADDITIONAL LAND  
**±8 ACRES**

**PHASE I**  
EXISTING  
100 UNIT PARK  
**±7.5 ACRES**

## RENDERED AERIAL VIEWS



**CLICK HERE**



**CLICK HERE**

**EXISTING 100-UNIT PARK WITH ADDITIONAL LAND INCLUDED**  
SELLER WILLING TO RETAIN AND OPERATE GOLF COURSE



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SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | [www.cpiplaz.com](http://www.cpiplaz.com)



# ABOUT THE PROPERTY

**Property Description** 100-Unit Park with Golf Course & Additional Land Included

**Location** 3290 S Montgomery Rd  
Casa Grande, AZ 85193

**Parcel APN** 511-66-001H (Portion)

**Total Land Size** ±103 Acres

**Street Frontage** Montgomery Rd & Selma Rd

 **\$12,800,000**  
Sale Price



For More Information, Please Contact  
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# DESERT SPRINGS RANCH

Desert Springs Ranch is a gated 55+ country retirement community located just west of Casa Grande, AZ. Desert Springs has several pickleball courts, pool, hot tub, workout room, and more during the winter season. Desert Springs is a healthy and safe choice for those who enjoy the country, views, walking, and an active lifestyle.

[www.desertspringsranch.com](http://www.desertspringsranch.com)



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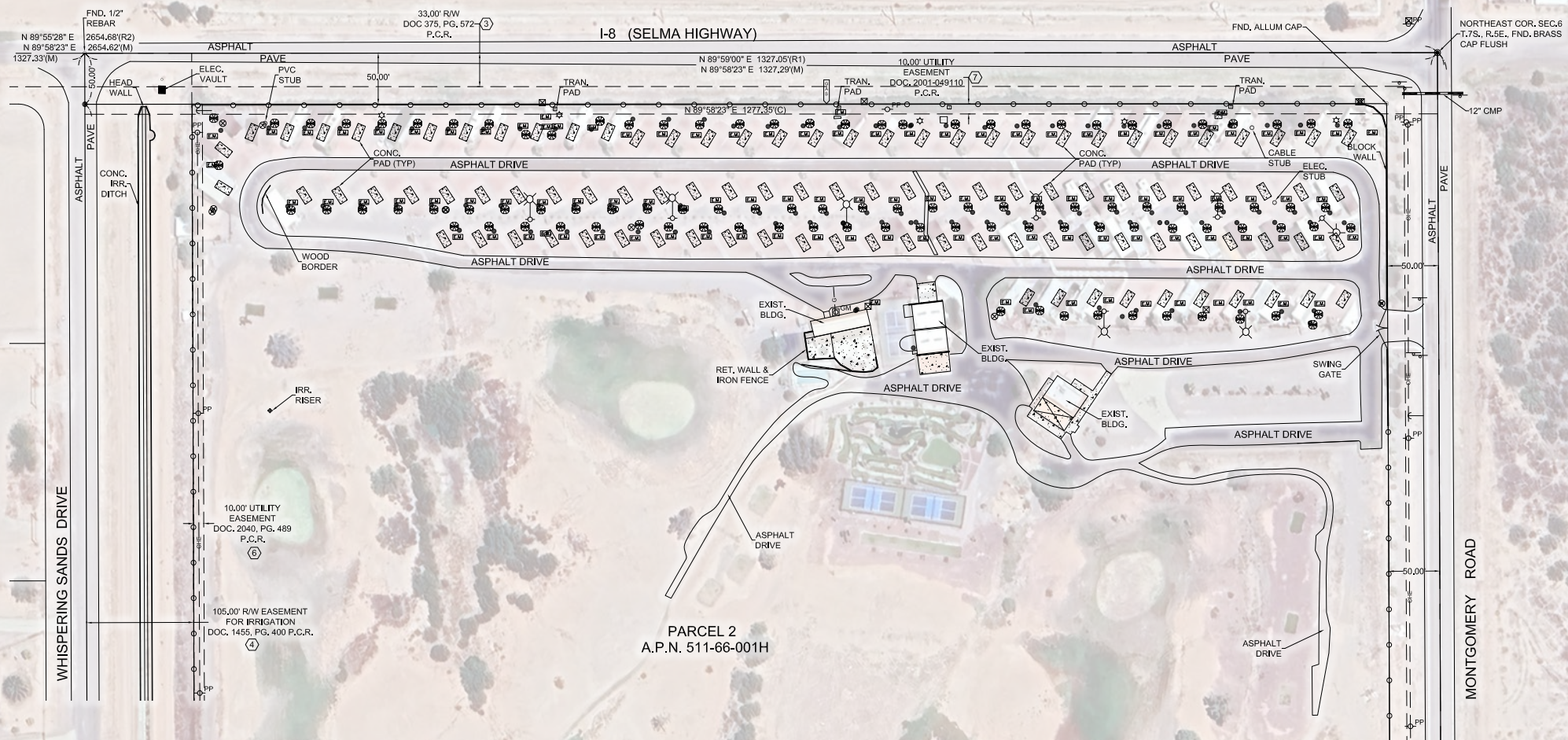
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# PHASE I SITE PLAN



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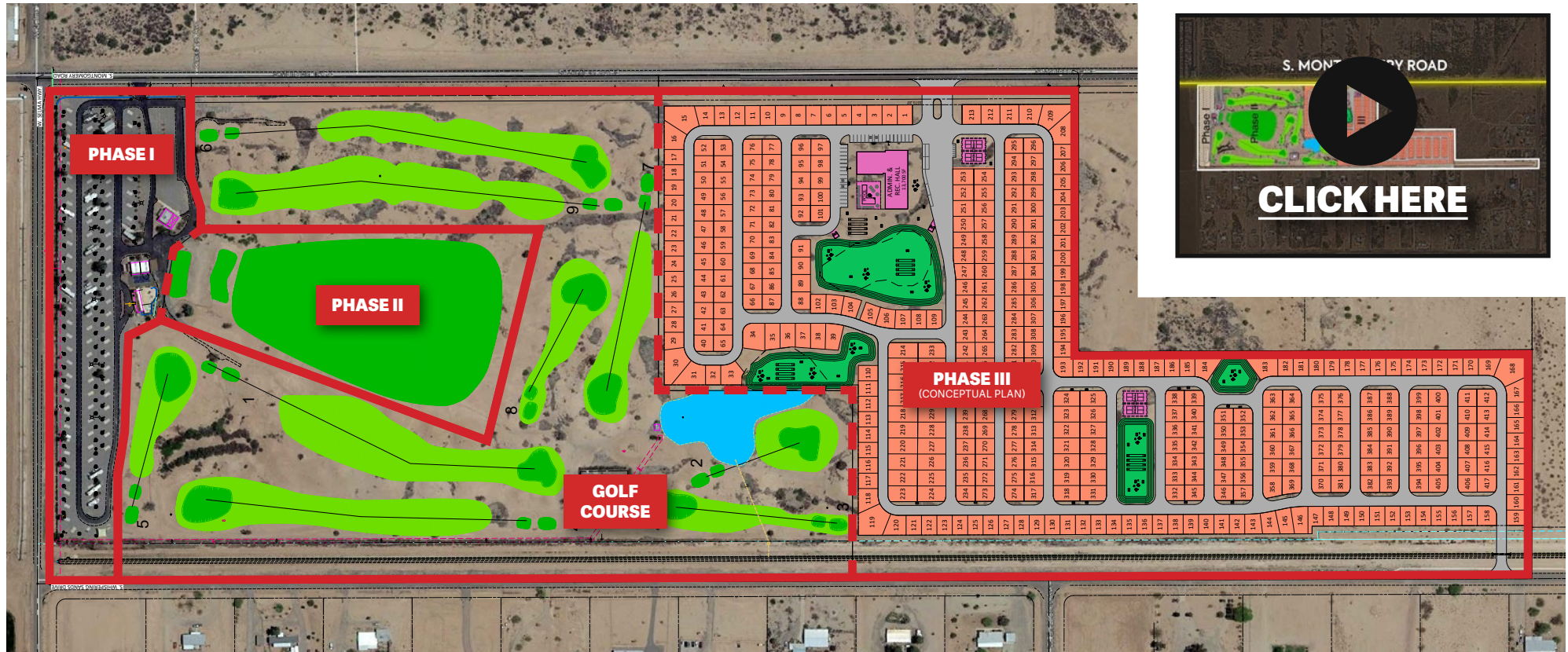
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# PHASE I, II, & III SITE PLAN



## PHASES I, II, III, & GOLF COURSE \$12,800,000



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**\*CONCEPTUAL RENDERING**

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## AREA OVERVIEW

### CASA GRANDE, AZ

Casa Grande, nestled between Phoenix and Tucson, offers a blend of small-town charm and modern living.

With a growing economy and diverse industries, it provides ample opportunities for residents and businesses.

Outdoor enthusiasts will appreciate the nearby Sonoran Desert and recreational options. Its strategic location along I-10 & I-8 freeways ensure easy access.

The upcoming Attesa Motorsports complex promises to further enhance Casa Grande's appeal, turning it into a motorsports destination.



# ATTESA

[www.attesa.com](http://www.attesa.com)

Attesa is a fully entitled, master-planned, mixed-use real estate development strategically located in central Arizona, the fastest growing region in the country. At nearly 2,350 acres, it will be home to an advanced technology, transportation design, and motorsports entertainment center unique in all the world.

With a private air strip, convention center, hotels, retail district and residential and industrial parks, Attesa will be an international destination where people can work, live, and play.



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# RENT ROLL

Lot#	Annual Dues	Utility Monthly fees
2	\$1,860.00	\$780.00
3	\$2,484.00	\$780.00
4	\$3,744.00	\$240.00
5	\$3,952.00	\$360.00
6	\$3,744.00	\$240.00
7	\$3,744.00	\$240.00
8	\$3,952.00	\$360.00
9	\$3,952.00	\$360.00
<b>10</b>	<b>\$9,600.00</b>	
11	\$3,744.00	\$240.00
12	\$3,952.00	\$360.00
13	\$5,700.00	\$360.00
<b>14</b>	<b>\$19,200.00</b>	
15	\$4,056.00	\$360.00
16	\$3,952.00	\$240.00
17	\$3,952.00	\$360.00
18	\$3,952.00	\$360.00
20	\$3,952.00	\$360.00
21	\$4,992.00	\$240.00
37	\$3,744.00	\$240.00
38	\$3,744.00	\$240.00
40	\$4,900.00	\$240.00
43	\$5,096.00	\$240.00
44	\$4,056.00	\$240.00
45	\$3,744.00	\$240.00
54	\$4,992.00	\$240.00
<b>66</b>	<b>\$-</b>	
63	\$4,992.00	\$240.00
67	\$4,056.00	\$240.00
68	\$3,744.00	
69	\$3,744.00	
70	\$3,744.00	\$240.00
71	\$3,744.00	\$240.00
72	\$3,744.00	\$240.00
73	\$3,744.00	\$240.00
74	\$3,744.00	\$240.00
78	\$4,992.00	\$240.00
79	\$4,992.00	\$240.00
80	\$4,992.00	\$240.00
81	\$4,992.00	\$240.00
83	\$5,096.00	\$240.00
91	\$4,992.00	\$240.00
93	\$5,096.00	\$240.00
95	\$4,992.00	\$240.00
96	\$4,992.00	\$240.00
97	\$4,992.00	\$240.00
98	\$3,744.00	\$240.00
99	\$3,744.00	\$240.00
100	\$3,952.00	\$240.00
<b>Total</b>	<b>\$221,584.00</b>	<b>\$12,720.00</b>

Total \$234,304.00

Paid in full for 5 years  
Paid in full for 5 years

**Manager Unit**

**\*Bold = park owned units**

\*Does not include "unsold" lots that are available for short term leases

\*Most tenants are seasonal and only stay in the community from Nov-April



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# PROFIT & LOSS STATEMENT

	2025 Budget	2024 YTD
<b>Sales Revenue</b>		
Monthly RV Lots	\$220,000.00	\$208,187.84
Long Term Lease Lots	\$159,000.00	\$79,000.00
Long Term Lease Sales	\$234,304.00	\$204,888.11
Pet Fees & Lock Fees	\$900.00	\$990.00
Other Revenue & Laundry	\$6,800.00	\$14,600.00
Utility Reimbursements	\$49,000.00	\$48,347.00
<b>Total</b>	<b>\$670,004.00</b>	<b>\$556,012.95</b>
<b>Cost of Sales</b>		
Rent Reimbursements Casita 5	\$15,000.00	\$16,443.00
Credit Card Fees	\$14,000.00	\$6,609.95
<b>Total</b>	<b>\$29,000.00</b>	<b>\$23,052.95</b>
<b>Gross Revenue</b>	<b>\$641,044.00</b>	<b>\$532,960.00</b>
<b>Operating Expense: Sale and Marketing</b>		
Professional Services	\$4,500.00	\$3,800.00
Food Sales Cost	-	\$3,800.00
Google	\$3,600.00	\$5,182.00
Paper Advertising	\$1,600.00	\$691.00
<b>Total</b>	<b>\$9,700.00</b>	<b>\$13,473.00</b>
<b>Operating Expenses: General &amp; Administrative</b>		
Contract Services (Site Manager + Casita)	\$18,000.00	\$5,906.00
Trash	\$4,400.00	\$4,331.58
Water	\$5,800.00	\$5,535.99
Supplies	\$9,000.00	\$8,000.00
Propane Utilities	\$6,000.00	\$6,287.00
Telephone	\$990.00	\$960.00
Electric Utilities	\$36,000.00	\$45,544.78
Pool Expense	\$2,900.00	\$2,400.00
Insurance	\$6,000.00	\$6,797.50
Repairs & Maintenance	\$8,000.00	\$8,000.00
Other	\$8,000.00	\$4,000.00
<b>Total</b>	<b>\$105,090.00</b>	<b>\$97,762.86</b>
<b>Total Operating Expenses</b>	<b>\$114,790.00</b>	<b>\$111,235.86</b>
<b>Income from Operations</b>	<b>\$518,506.00</b>	<b>\$421,724.14</b>
<b>Taxes</b>		
Payroll Taxes	\$2,000.00	\$-
Real Estate Taxes	\$6,900.00	\$6,862.64
Personal Property Taxes AZ Property Specific	\$680.00	\$611.70
<b>Total</b>	<b>\$9,580.00</b>	<b>\$7,474.34</b>
<b>NOI</b>	<b>\$518,739.66</b>	<b>\$414,249.80</b>



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# PROFORMA

## Current Rent Roll

**\$234,304**

+

## Phase I Add 10 Park Owned Rental Units

Park-models Owned By Park Owner rent for Approx \$18,000/yr x 10=

**\$180,000**

+

## Phase I Sell Park Models on Lots

	28	Year 1	Year 2	Year 3	Year 4	Year 5	
% Park Models Sold on Lots	35%	57%	75%	89%	100%		
Park Model Sold on Lots	9	15	21	24	28		
Rental Rate	\$675.00	\$688.50	\$702.27	\$716.32	\$730.64	2%	
Vacancy Factor	10%	10%	10%	10%	10%		
Projected Rental Revenue	\$65,610	\$111,537	\$159,275	\$185,669	\$220,946		
Other Monthly Lot Rent Revenue	\$133,554	\$109,986	\$86,417	\$74,633	\$58,921	**	
Additional Revenue	<b>\$199,164</b>	<b>\$221,523</b>	<b>\$245,692</b>	<b>\$260,302</b>	<b>\$279,867</b>		

+

## Phase II Potential

	100	Year 1	Year 2	Year 3	Year 4	Year 5	
% Park Models Sold on Lots	35%	57%	75%	89%	100%		
Park Model Sold on Lots	35	57	75	89	100		
Rental Rate	\$675.00	\$688.50	\$702.27	\$716.32	\$730.64	2%	
Vacancy Factor	10%	10%	10%	10%	10%		
Additional Rental Revenue	<b>\$255,150</b>	<b>\$423,841</b>	<b>\$568,839</b>	<b>\$688,522</b>	<b>\$789,093</b>		

## Phase III Potential

415 Lots x \$675 Lot Rate ( x 12) less 10% Vacancy Factor =

**\$3,025,350.00**

## Total Revenue Potential

**\$4,508,614.00**

\*The above does not include analysis of development cost or expenses for additional leased lots and is only a demonstration of the potential additional rent revenues available through altered strategy and development of future phases.

\*The above is a projection of one possible outcome and not a promise of performance. Buyers are advised to conduct their own financial analysis.

\*\*Other Monthly lot revenue calculated by 2024 performance per lot multiplied by the number of lots available for shorter engagement rental (there were 53 lots available in 2024 above table subtracts out the projected 10 additional rental units owned by the park or projected lots with sold park model units).

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