

9955 Hwy CA 49, Coulterville CA 95311. A LIFESTYLE PROPERTY. One of a kind.





## 9955 Hwy CA 49, Coulterville CA 95311. A LIFESTYLE PROPERTY. One of a kind.

Property Coulterville CA. **APN 003-260-0070**

9955 is a beautiful property with two creeks, springs and a California landmark gold mine on south end of it. 9955 will serve any family seeking to enjoy nature while being close to amenities and recreation. The property has PGE power, well water and three build sites ready.

**Property Location:** Property is strategically located on California Highway 49. 1 Mile south of Coulterville Downtown, which is located at intersection of California Highway 132 and Highway 49. Downtown is small and has old time charm with few saloons, general store, post office and few souvenir shops.

Property enjoys high traffic coming through both highways. Highway 49 from south covers entire mariposa county, Fresno County and Kern county or Southern California going to Yosemite National Park. Highway 132 captures entire Eatbay, South Bay and Central Bay San Francisco, San Jose traffic going to Yosemite National Park.

**Proximity:** Property is situated in a very close proximity to multiple recreational sites. Property is only 15 minutes to Bagnall River recreational Area to the south highway 49, 20 minutes to Moccasin point on highway 49 north. 15 minutes to Horseshoe Bend recreational point, Lake McClure, and 20 minutes Lake Don Pedro, Mc Swain, Kiwanis and Tullock Lake. Most of those places do not offer camping or overnight stay.

**Potential:** Property geography and geology works for its advantage as a private camping, glamping site. There are plenty of natural features on the property such as Buckhorn creek, a springhole, mountain, meadow, trails leading south of the property, a cave on top of the mountain that was once occupied by native Indians, a small stream of south end of the property, and picturesque views of the mountain ranges in far distance. Property is close to downtown amenities yet far from light pollution that attracts many stargazers and campers alike.

**Product:** A far away private cabin rental on Airbnb charges 240\$ per night for a cabin and has over 700 reviews with a property that has zero features and we only charged \$55 for an old cabin. Now we have multiple build sites ready and contractor with a quote also is ready.

The property gets a lot of leads from Instagram, Twitter, facebook social media with same Handle, booking profiles are set and paused on booking portals such as Dyrtr.com, Hipcamp.com, Airbnb.com, booking.com, priceline.com and multiple other camping digital maps. All is accessible from google.com.

There are more than 10 Million potential customers in 100 mile radius to our property. Multiple Major University of California Campuses and California State University Campuses. Which is part of our future marketing plan outreach.

Marketing Plan: Schools, Churches, Colleges, Universities, RV Centers. The property enjoyed bookings from local and international clients.

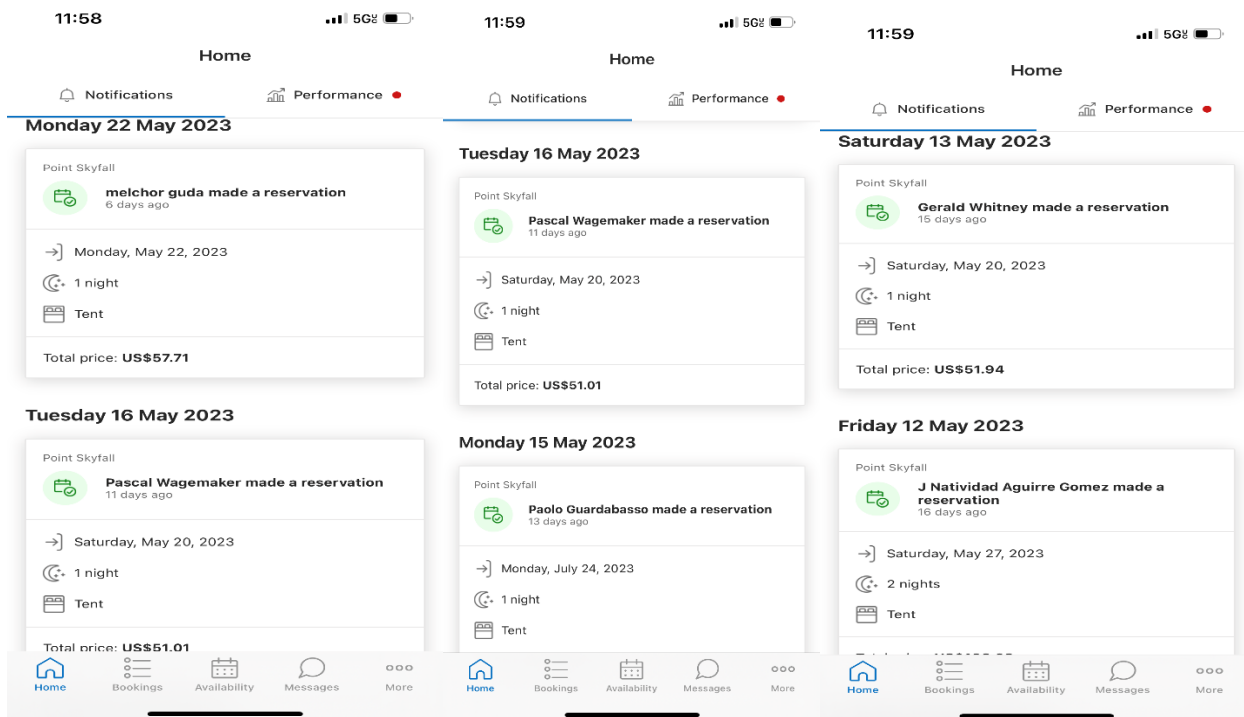
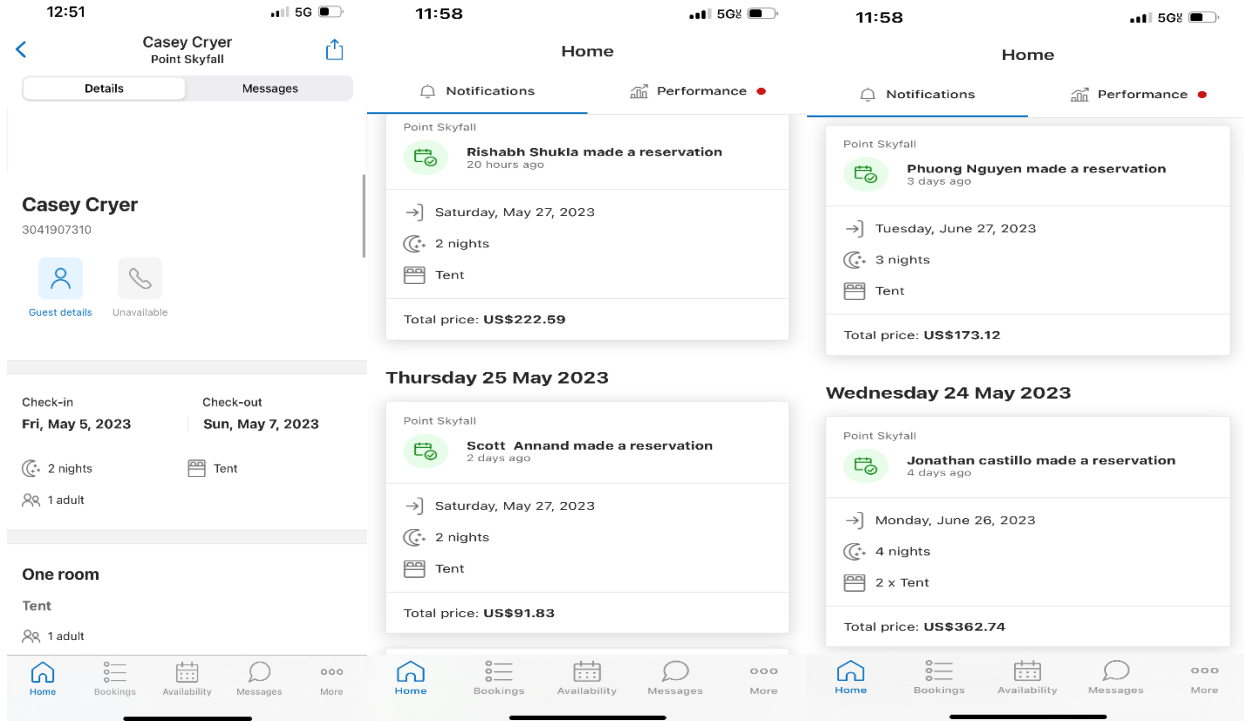
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LINK FOR VIDEOS:

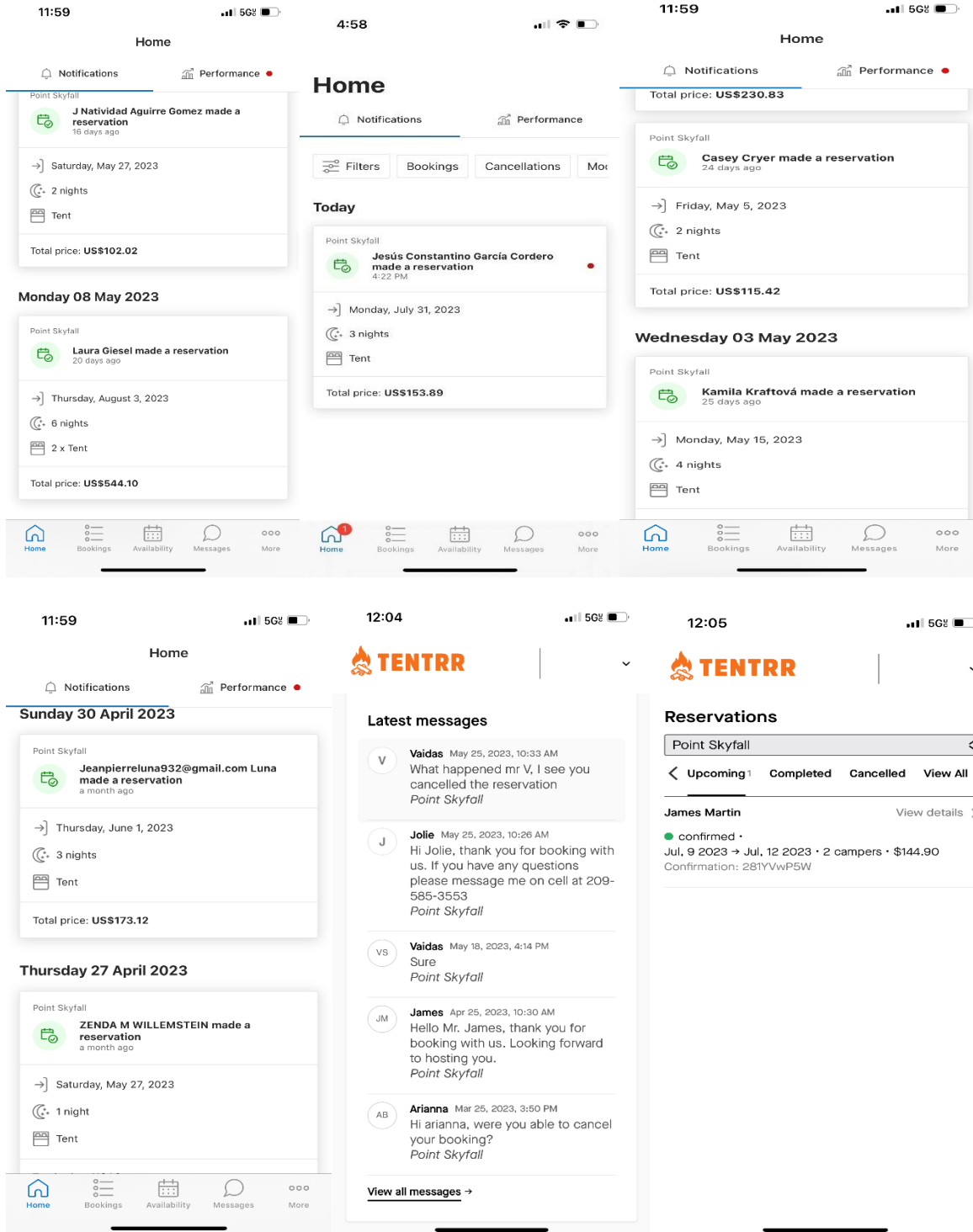
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PROVEN CONCEPT. Rent Roll for three months with one old cabin offered at one third discount.



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9:33

5G

Bookings

On-site

Future

Past

Confirmed

4:58

5G

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Today

Point Skyfall

Jesús Constantino García Cordero made a reservation 4:23 PM

Monday, July 31, 2023

3 nights

Tent

Total price: US\$153.89

JAMES M. 3 1

Jul 1 - 2, 2022

Quadrant 2

\$58.50 CONFIRMED

CHRIS T. 4 1

Jul 4 - 5, 2022

Quadrant 4

\$58.50 CONFIRMED

DELETED H. 5 2

Jul 8 - 10, 2022

Site 11 - Point Skyfall

\$103.14 CONFIRMED

ANDREW C. 1 1

Jul 22 - 29, 2022

Site 10 - Point Skyfall

\$346.50 CONFIRMED

AUTUMN H. 2 1 1

Jul 28 - 29, 2022

Quadrant 1

\$67.50 CONFIRMED

Home

Bookings

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9:33

5G

Bookings

On-site

Future

Past

Confirmed

SORT BY CHECK IN DATE ↑

JAMIE C. 2 2 1

Apr 2 - 3, 2022

Site 11 - Point Skyfall

\$43.20 CONFIRMED

JACKIE L. 2 1 1

May 28 - 30, 2022

Site 11 - Point Skyfall

\$84.24 CONFIRMED

DIEGO A. 1 1

Jun 18 - 19, 2022

Site 11 - Point Skyfall

\$43.20 CONFIRMED

JASON S. 2 2 1

Jun 25 - 26, 2022

Quadrant 4

\$58.50 CONFIRMED

STEPHEN H. 3 1

Jun 25 - 26, 2022

Quadrant 2

\$58.50 CONFIRMED

Bookings

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Posted Transactions

07/25/22	AIRBNB PAYMENTS VQTW1HBNZT G-6LMUQAGFP6AS RMR*IK*G-6LMUQAGFP6AS\	\$277.17
07/19/22	AIRBNB PAYMENTS J66Y4T3SWF G-YS4KADHY6A7DP RMR*IK*G-YS4KADHY6A7DP\	\$90.79
07/06/22	AIRBNB PAYMENTS HHKFL7N56C G-FML6HUVJNOS6C RMR*IK*G-FML6HUVJNOS6C\	\$296.44
07/06/22	AIRBNB PAYMENTS JDYMT3BHD G-W6VMLK6SM6CAR RMR*IK*G-W6VMLK6SM6CAR\	\$217.28
07/05/22	AIRBNB PAYMENTS 552Y7TG4UY G-KPSGSDNWYFDXC RMR*IK*G-KPSGSDNWYFDXC\	\$140.16
06/22/22	AIRBNB PAYMENTS EBZFR5R2C G-XML4UUZXQFUB RMR*IK*G-XML4UUZXQFUB\	\$63.05
06/22/22	AIRBNB PAYMENTS 77KVZHDJ2Z G-2HN4HMSBHDCA RMR*IK*G-2HN4HMSBHDCA\	\$3.88
06/09/22	AIRBNB PAYMENTS T3JQVUHYEI G-YPAVZTD04P57Y RMR*IK*G-YPAVZTD04P57Y\	\$112.52
06/01/22	AIRBNB PAYMENTS EFXB3RRK67 G-SHWZTRUS35GHE RMR*IK*G-SHWZTRUS35GHE\	\$131.92
03/24/22	AIRBNB PAYMENTS JGORB44DS7 G-E3IC4F2K33AE RMR*IK*G-E3IC4F2K33AE\	\$104.97
03/17/22	AIRBNB PAYMENTS SZV4OFLGV G-KOWHCDN7IV4UV RMR*IK*G-KOWHCDN7IV4UV\	\$164.90
03/09/22	AIRBNB PAYMENTS S6WZ3LCC06 G-S7ZJ664GDQZME RMR*IK*G-S7ZJ664GDQZME\	\$76.44
02/23/22	AIRBNB PAYMENTS 60A403WJDL G-4HYKMID7LOAG2 RMR*IK*G-4HYKMID7LOAG2\	\$25.22
02/08/22	AIRBNB PAYMENTS WL54GSRZIE G-MVWYVABYNUOHL RMR*IK*G-MVWYVABYNUOHL\	\$139.68
02/07/22	AIRBNB PAYMENTS SKBMPAGRNA G-WCGMV2EDMC5TW RMR*IK*G-WCGMV2EDMC5TW\	\$0.01

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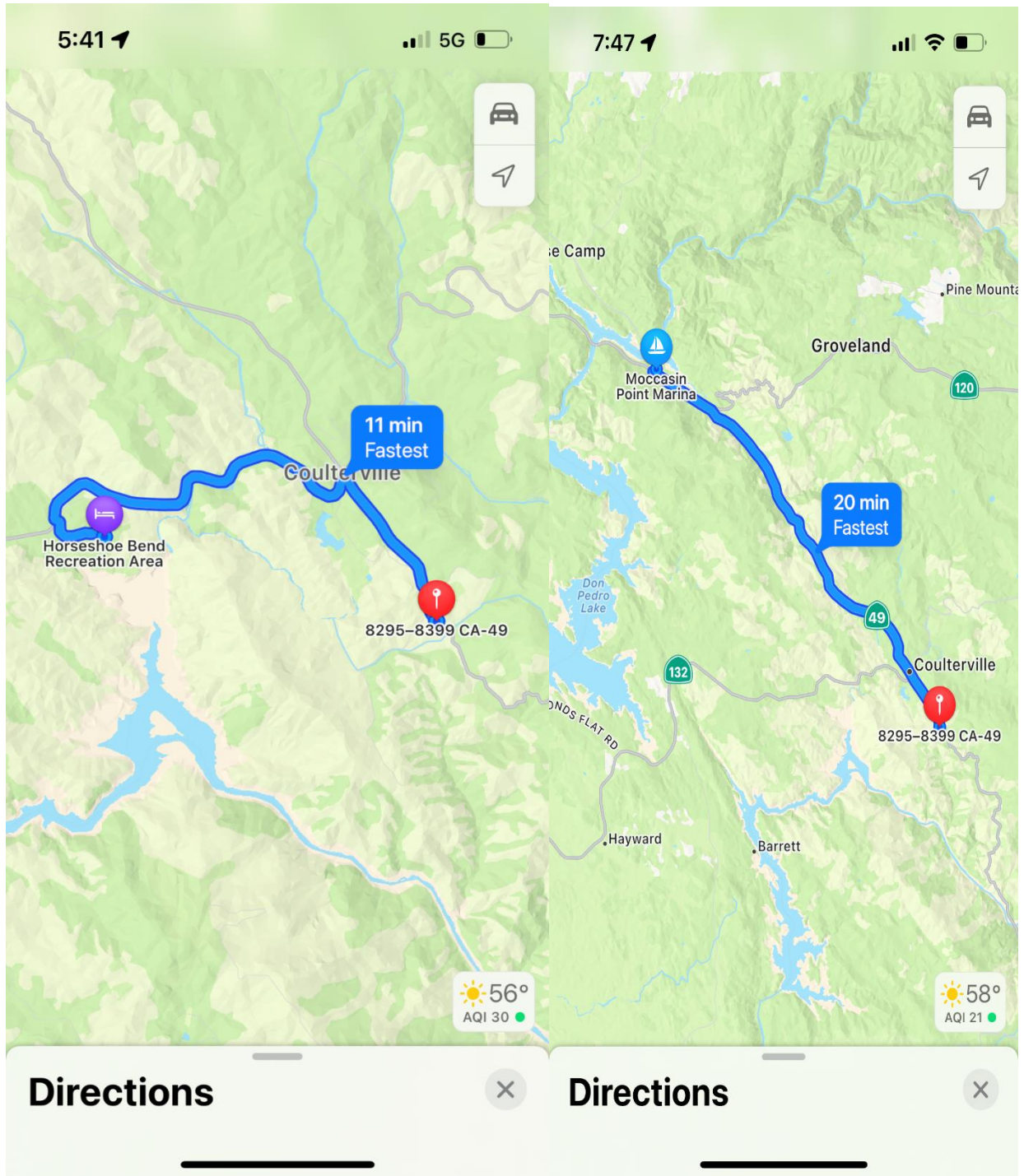
Short Term Rental of such wholesome serene properties is on the rise year over year.

Many online platforms also offer weekend retreat bookings for such properties.

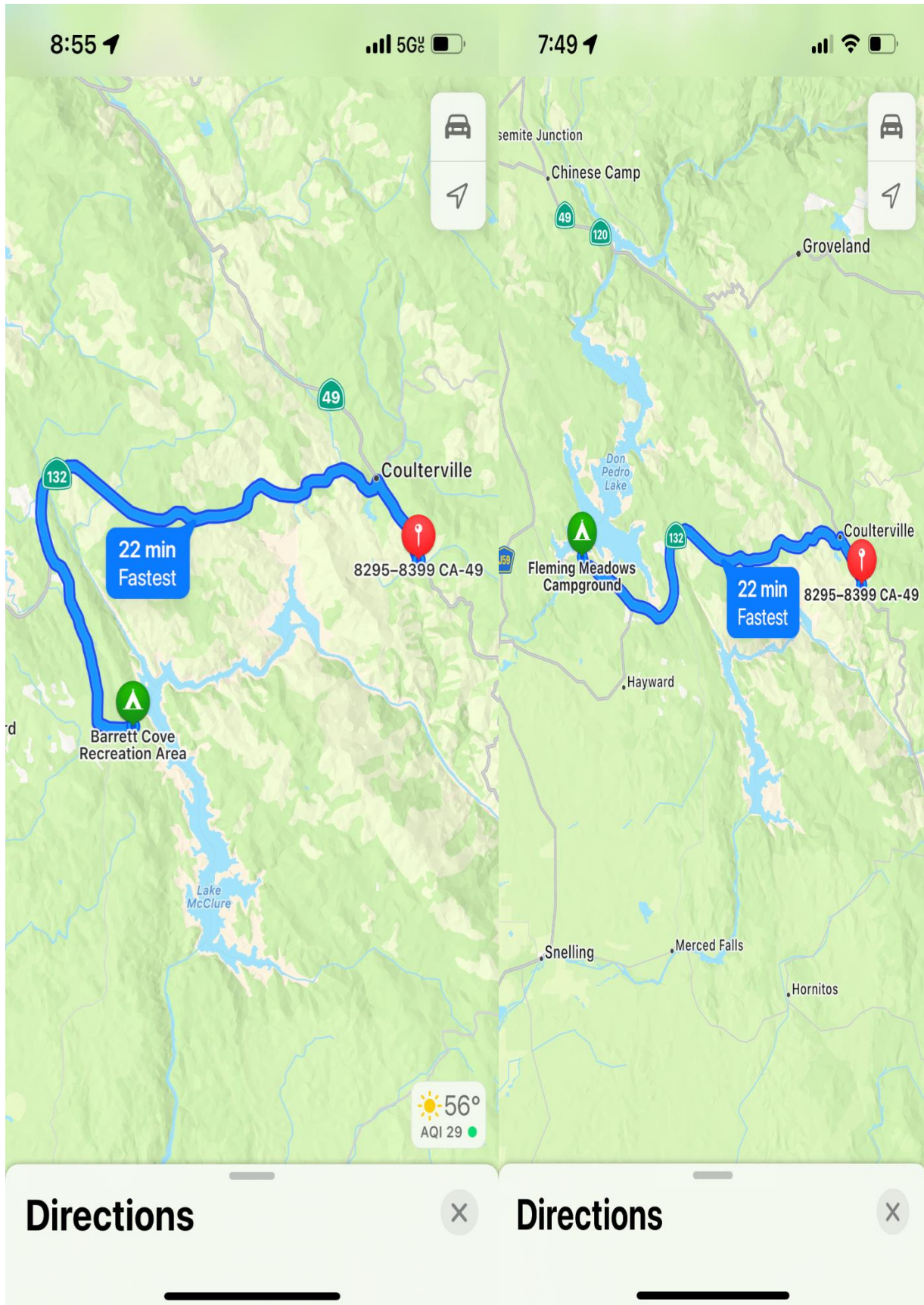
Close Proximity to multiple recreational points & Yosemite National Park 😊



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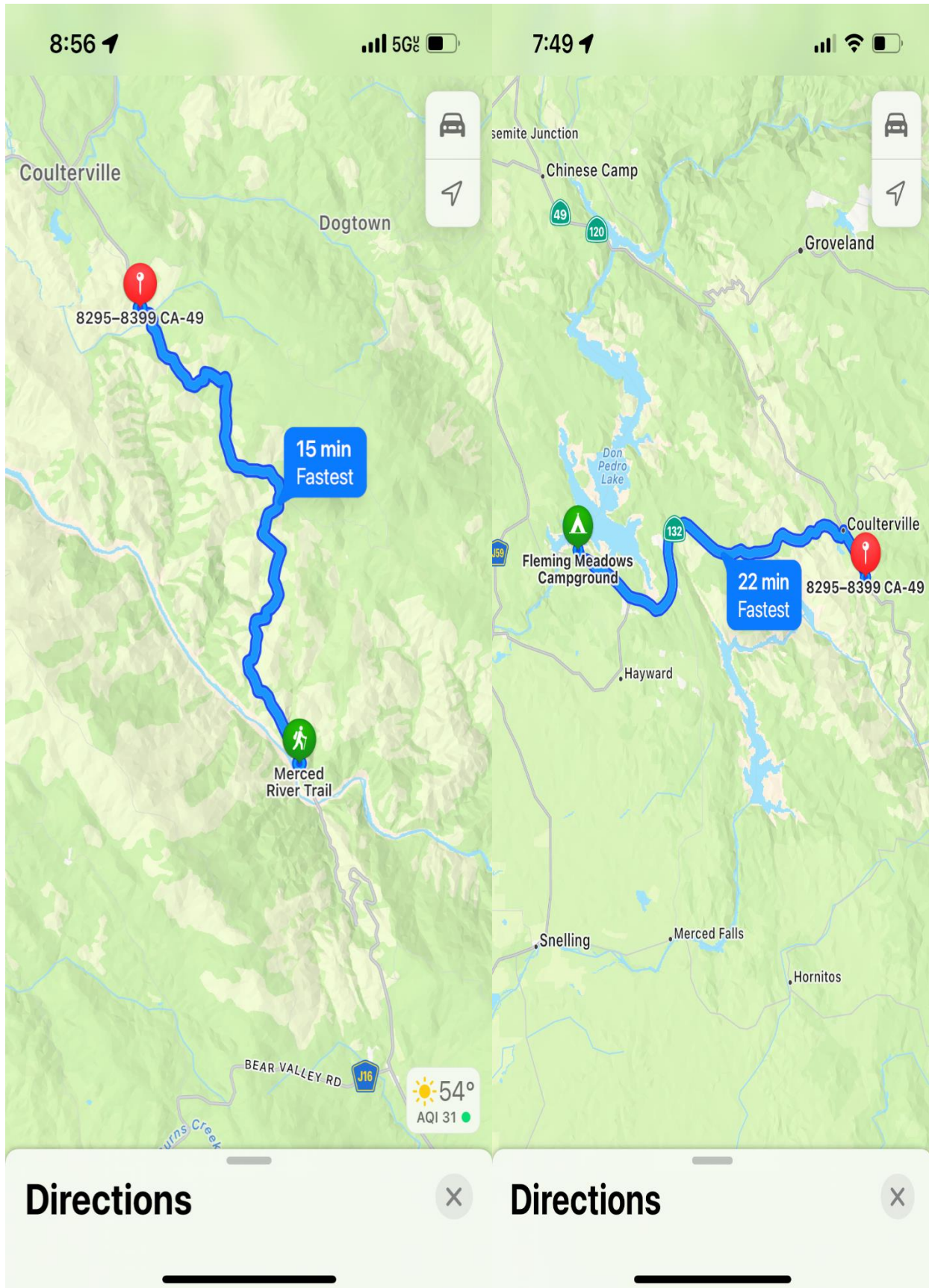


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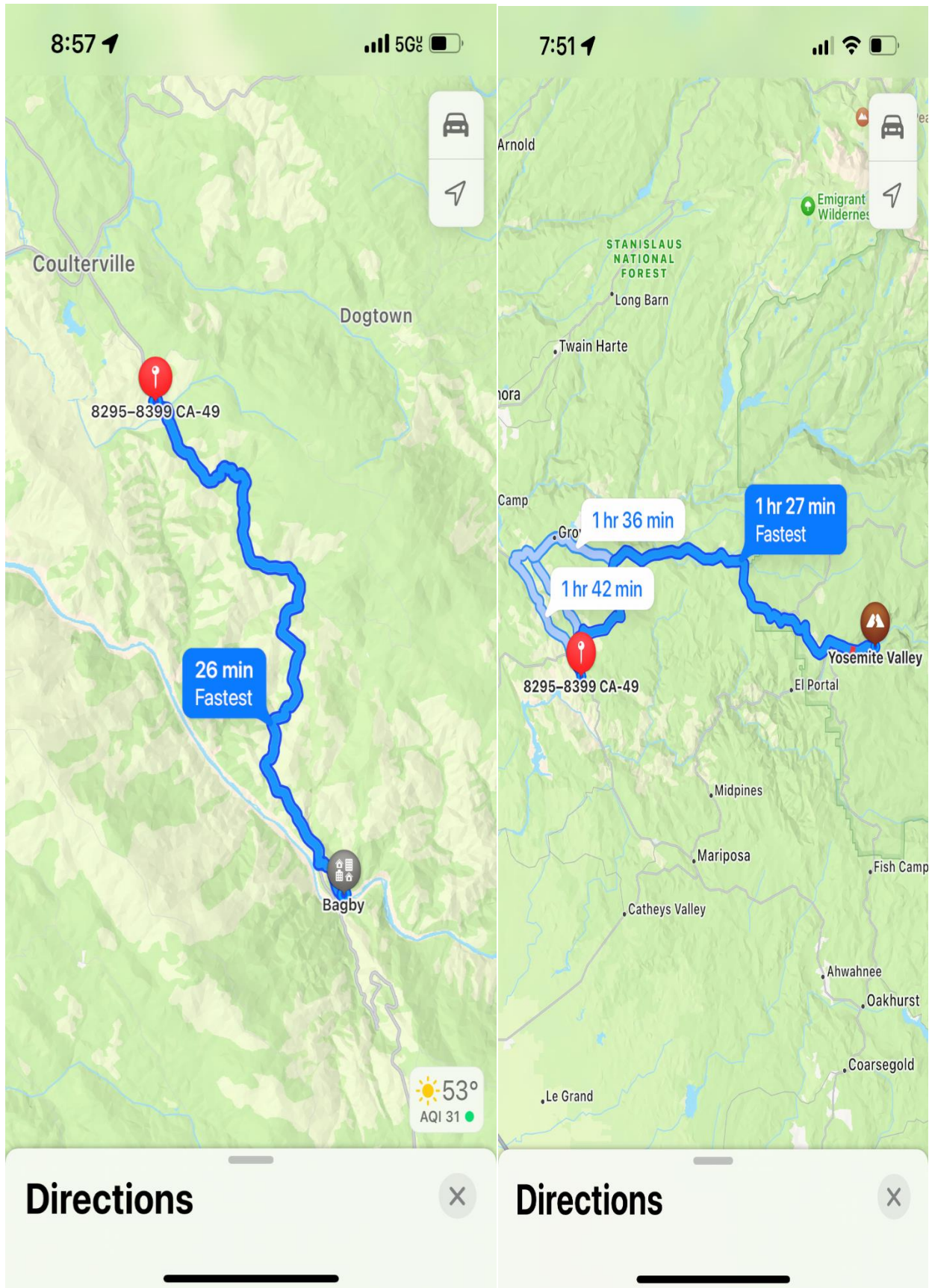




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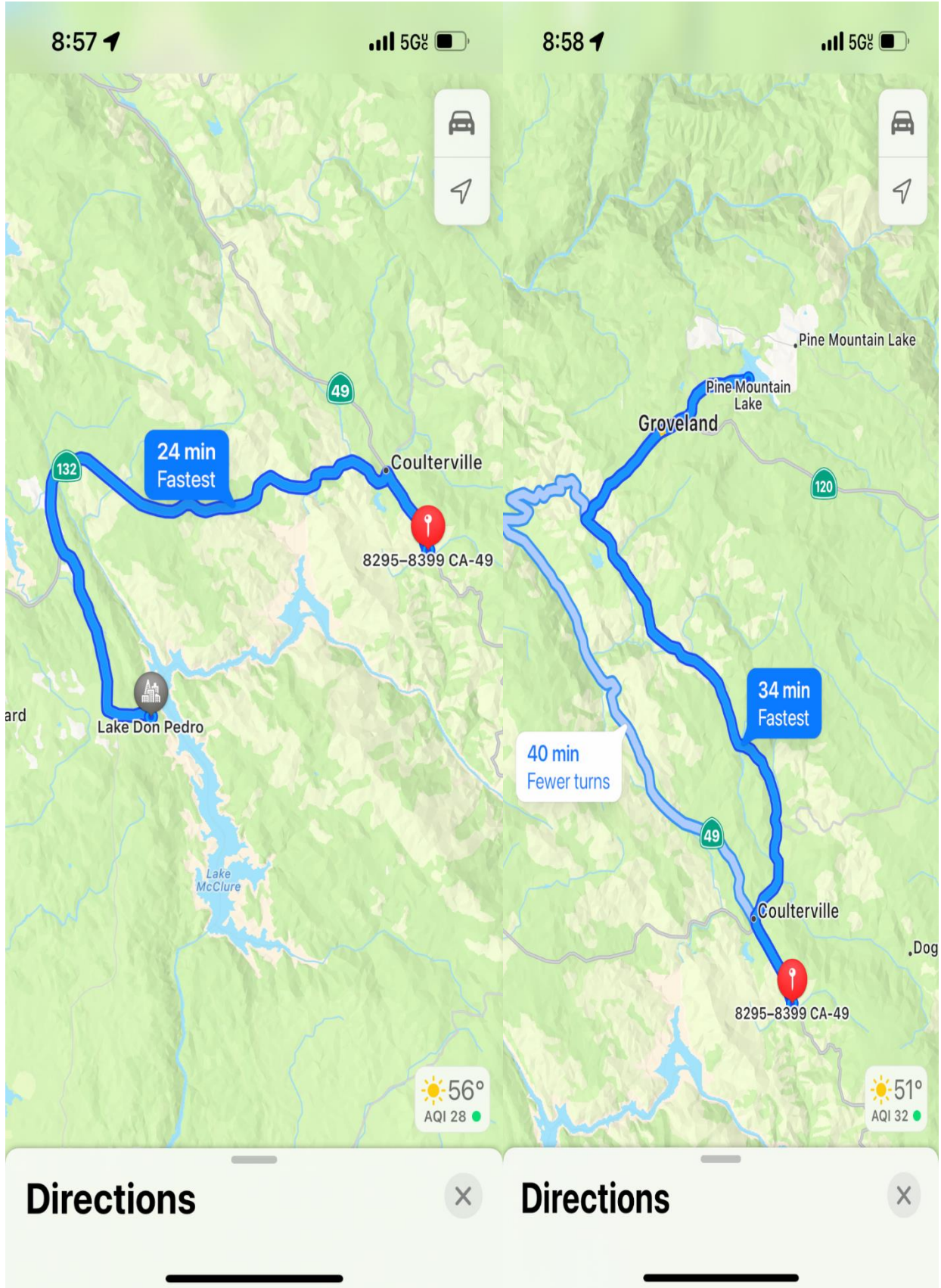


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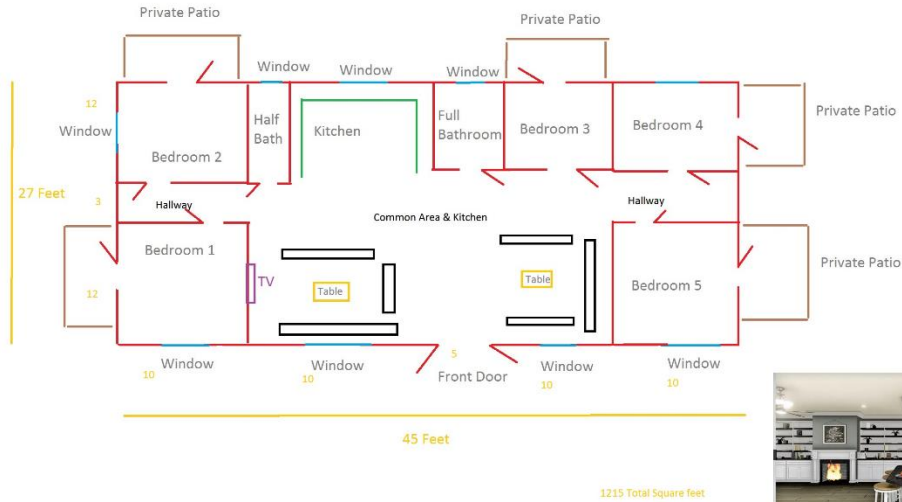


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## 9955 Hwy CA 49, Coulterville CA 95311. A LIFESTYLE PROPERTY. One of a kind.

Model House & Floor Plan. Five bedroom single story house on each site would lead to 10 units total. Cost effective to build and easy to maintain. With a very efficient EXIT Strategy.



- 1) I will pay for all the appliances.
- 2) I have plenty of artwork to furnish the place
- 3) I have Keurig and a microwave.
- 4) I have two beds. Curtains. Bedsheets.
- 5) Some Patio Chairs.
- 6) I have wiring and gangboxes for the construction.



### Well Information:

Well Bored in 1991. 6 Inch bore with 4 inch pump.

300 Feet Deep

150 feet Metal Casing

Water Table at 90-120 Feet.

Positioned next to Buckhorn Creek and hits an underground river.

½ horsepower pump pumping 75-90 gallons per minute



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Short Tern Rental Income Yearly Projections on basic daily rentals and no retreat bookings or agriculture income included.

		Short Term Rental Analysis @ 55% Yearly Occupancy					
10 Rooms	x	\$200/Night		\$2,000			
\$2,000	x	4nights per week		\$8,000			
4 weekends / month		4 x \$8000		\$32,000			
Yearly		\$32,000 x 12		\$384,000	Divide by 2 just to be safe \$192,000		