

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



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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 Bagsby 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 McLure, and 20 minutes Lake Don Pedro, McSwain, Kiwanis and Tulloc 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 Dyrt.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.

Money & Reservations: Booking.com / Expedia.com / Airbnb / Hipcamp.com / Dyrt.com / Tentrr. Groupon / GoFundMe / Kickstarter. YouTube & Instagram & Google.

LINK FOR VIDEOS:

<https://www.dropbox.com/sh/x5a9ekdjtk7syvq/AAC0HsUIEJoiYSJ0Ssm7TFL0a?dl=0>

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

The screenshots illustrate a booking history for a property named "Point Skyfall" over a three-month period. The interface includes a header with signal strength, 5G connectivity, and battery level. Below the header are tabs for "Details" and "Messages". The main content area shows a list of bookings with details such as guest name, check-in date, check-out date, number of nights, and total price. At the bottom of each booking card are icons for "Home", "Bookings", "Availability", "Messages", and "More".

Booking Details:

- Casey Cryer (Point Skyfall):** Total price: US\$222.59
- Rishabh Shukla (Point Skyfall):** Total price: US\$173.12
- Scott Annand (Point Skyfall):** Total price: US\$91.83
- melchor guda (Point Skyfall):** Total price: US\$57.71
- Pascal Wagemaker (Point Skyfall):** Total price: US\$51.01
- Pascal Wagemaker (Point Skyfall):** Total price: US\$51.01
- Paolo Guardabasso (Point Skyfall):** Total price: US\$51.01
- J Natividad Aguirre Gomez (Point Skyfall):** Total price: US\$51.01

Performance Metrics:

- Home:** Notifications, Performance
- Bookings:** Home, Notifications, Performance
- Availability:** Home, Notifications, Performance
- Messages:** Home, Notifications, Performance
- More:** Home, Notifications, Performance

Timeline of Bookings:

- Thursday 25 May 2023:** Scott Annand made a reservation (2 days ago)
- Wednesday 24 May 2023:** Jonathan castillo made a reservation (4 days ago)
- Monday 22 May 2023:** melchor guda made a reservation (6 days ago)
- Tuesday 16 May 2023:** Pascal Wagemaker made a reservation (11 days ago)
- Monday 15 May 2023:** Paolo Guardabasso made a reservation (13 days ago)
- Friday 12 May 2023:** J Natividad Aguirre Gomez made a reservation (16 days ago)
- Saturday 13 May 2023:** Gerald Whitney made a reservation (15 days ago)
- Wednesday 24 May 2023:** Jonathan castillo made a reservation (4 days ago)
- Thursday 25 May 2023:** Scott Annand made a reservation (2 days ago)
- Wednesday 24 May 2023:** Jonathan castillo made a reservation (4 days ago)
- Monday 22 May 2023:** melchor guda made a reservation (6 days ago)
- Tuesday 16 May 2023:** Pascal Wagemaker made a reservation (11 days ago)
- Monday 15 May 2023:** Paolo Guardabasso made a reservation (13 days ago)
- Friday 12 May 2023:** J Natividad Aguirre Gomez made a reservation (16 days ago)
- Saturday 13 May 2023:** Gerald Whitney made a reservation (15 days ago)

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11:59 **4:58** **11:59**

Home **Home** **Home**

Notifications Performance Notifications Performance Notifications Performance

Point Skyfall **Point Skyfall** **Point Skyfall**

J Natividad Aguirre Gomez made a reservation **Jesús Constantino García Cordero made a reservation** **Casey Cryer made a reservation**

16 days ago 4:22 PM 24 days ago

Saturday, May 27, 2023 Friday, May 5, 2023

2 nights 2 nights

Tent Tent

Total price: **US\$102.02** Total price: **US\$230.83** Total price: **US\$115.42**

Monday 08 May 2023 **Wednesday 03 May 2023**

Point Skyfall **Point Skyfall**

Laura Giesel made a reservation **Kamila Kraftová made a reservation**

20 days ago 25 days ago

Thursday, August 3, 2023 Monday, May 15, 2023

6 nights 4 nights

2 x Tent Tent

Total price: **US\$544.10**

Bookings Availability Messages More **Bookings Availability Messages More** **Bookings Availability Messages More**

11:59 **12:04** **12:05**

Home **Home** **Home**

Notifications Performance Notifications Performance Notifications Performance

TENTRR **TENTRR**

Sunday 30 April 2023 **Reservations**

Point Skyfall **Point Skyfall**

Jeanpierreluna932@gmail.com Luna made a reservation **James Martin**

a month ago

Thursday, June 1, 2023

3 nights

Tent

Total price: **US\$173.12**

View details >

confirmed · Jul, 9 2023 → Jul, 12 2023 · 2 campers · \$144.90 Confirmation: 281YVwP5W

Latest messages

V **Vaidas** May 25, 2023, 10:33 AM What happened mr V, I see you cancelled the reservation Point Skyfall

J **Jolie** May 25, 2023, 10:26 AM Hi Jolie, thank you for booking with us. If you have any questions please message me on cell at 209-585-3553 Point Skyfall

VS **Vaidas** May 18, 2023, 4:14 PM Sure Point Skyfall

JM **James** Apr 25, 2023, 10:30 AM Hello Mr. James, thank you for booking with us. Looking forward to hosting you. Point Skyfall

AB **Arianna** Mar 25, 2023, 3:50 PM Hi arianna, were you able to cancel your booking? Point Skyfall

View all messages →

Bookings Availability Messages More

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9:33

4:58

Notifications Performance

Filters Bookings Cancellations More

Home

Point Skylift

 **Jesús Constantino García Cordero**
made a reservation
4:22 PM

→ Monday, July 31, 2023

 3 nights

 Tent

Total price: **US\$153.89**

Bookings

On-site Future Past Confirmed

 **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

 Availability

 Messages

 More

 Bookings

 Calendar

 Inbox

 Property

 Me

Bookings			
	On-site	Future	Past
	On-site	Future	Past
SORT BY CHECK IN DATE ↑			
 JAMIE C. 2 2 1 1	\$43.20	CONFIRMED	View
Apr 2 - 3, 2022			
Site 11 - Point Skyfall			
 JACKIE L. 2 1 1 1	\$84.24	CONFIRMED	View
May 28 - 30, 2022			
Site 11 - Point Skyfall			
 DIEGO A. 1 1	\$43.20	CONFIRMED	View
Jun 18 - 19, 2022			
Site 11 - Point Skyfall			
 JASON S. 2 2 1 1	\$58.50	CONFIRMED	View
Jun 25 - 26, 2022			
Quadrant 4 -			
 STEPHEN H. 3 1	\$58.50	CONFIRMED	View
Jun 25 - 26, 2022			
Quadrant 2 -			
 I FIGH W 4 1			
 Calendar			
 Inbox			
 Property			
 Me			

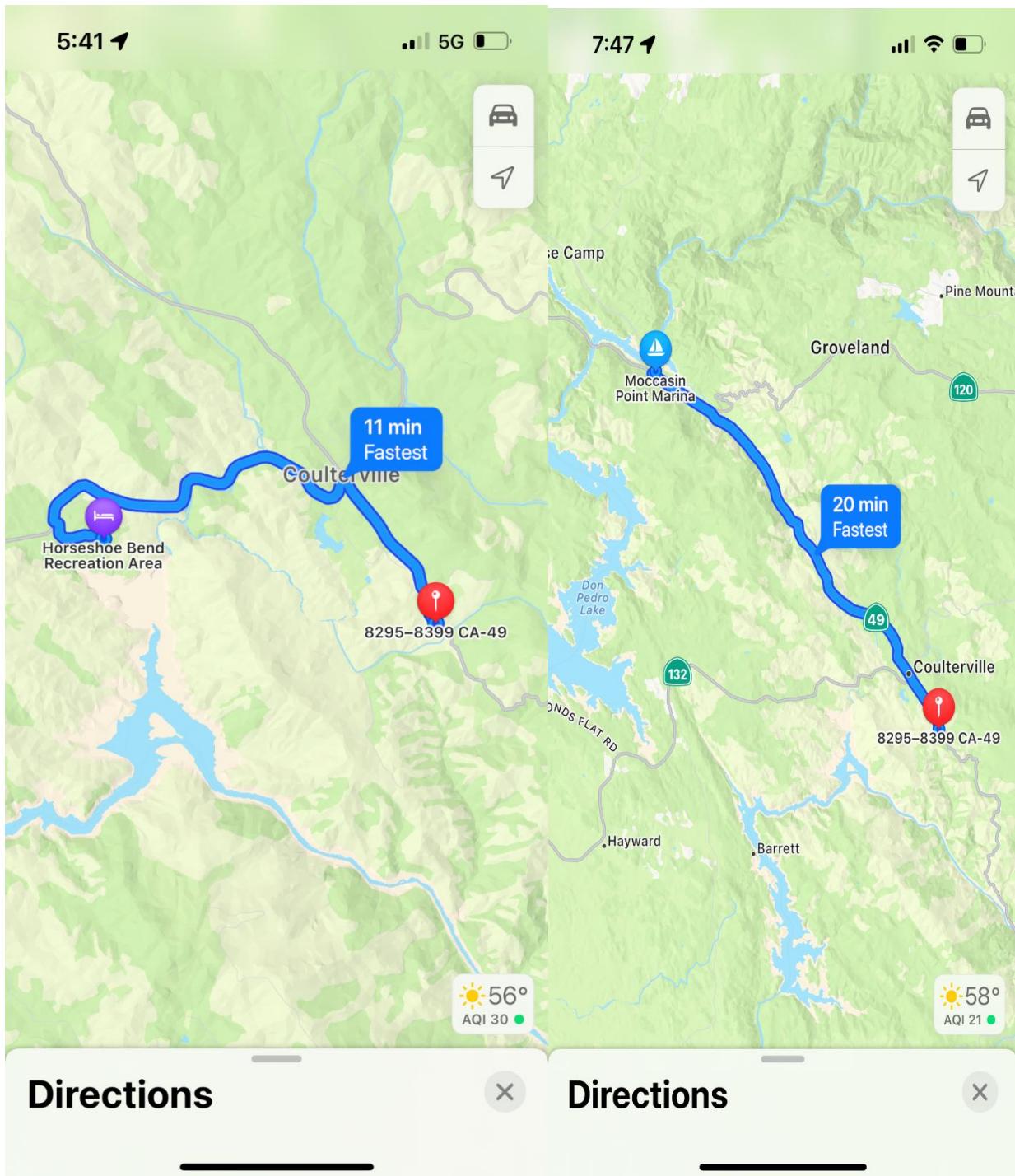
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Short Term Rental of such wholesome serene properties is on the rise year over year.

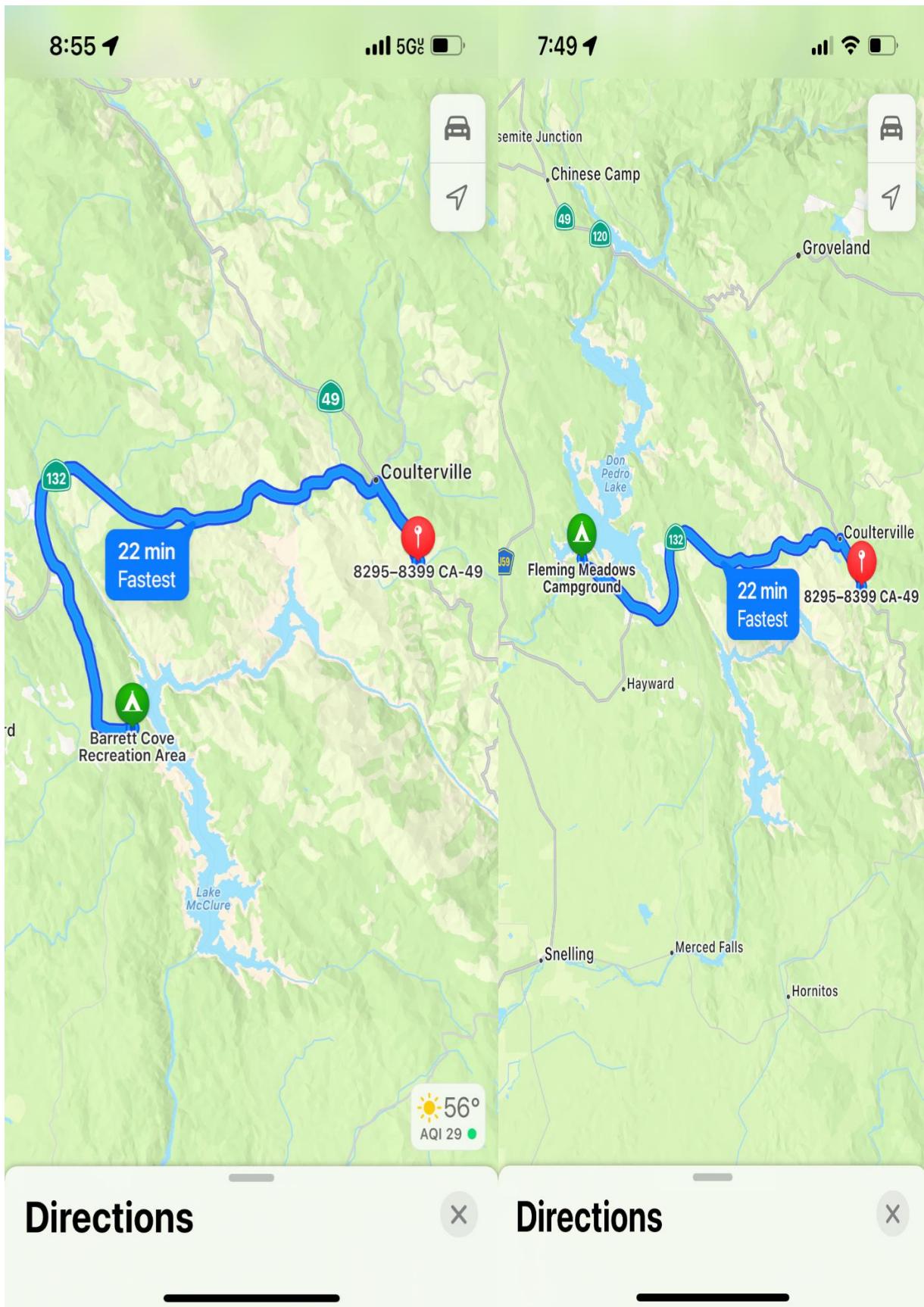
Many online platforms also offer weekend retreat bookings for such properties.

Close Proximity to multiple recreational points & Yosemite National Park 😊

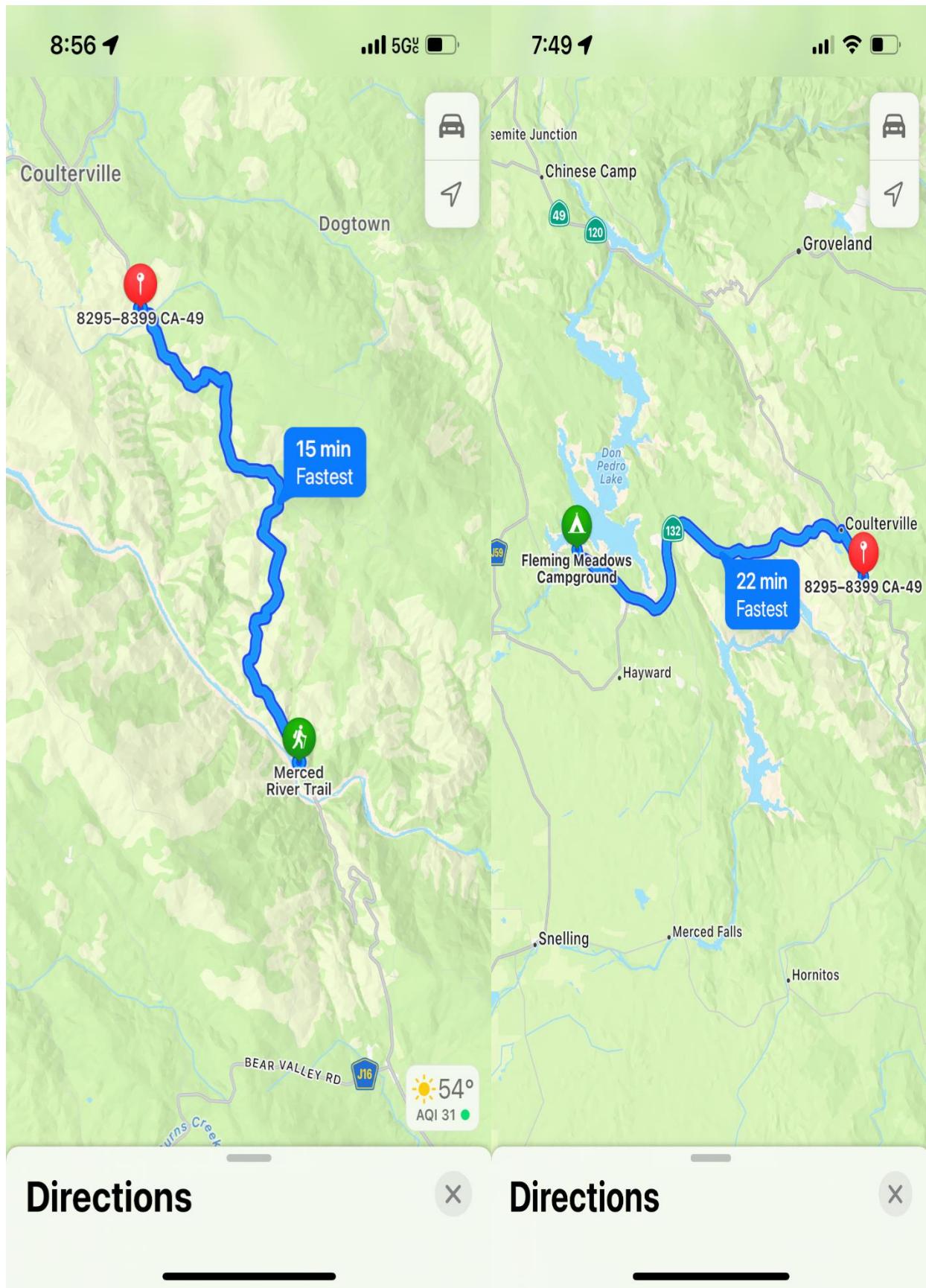
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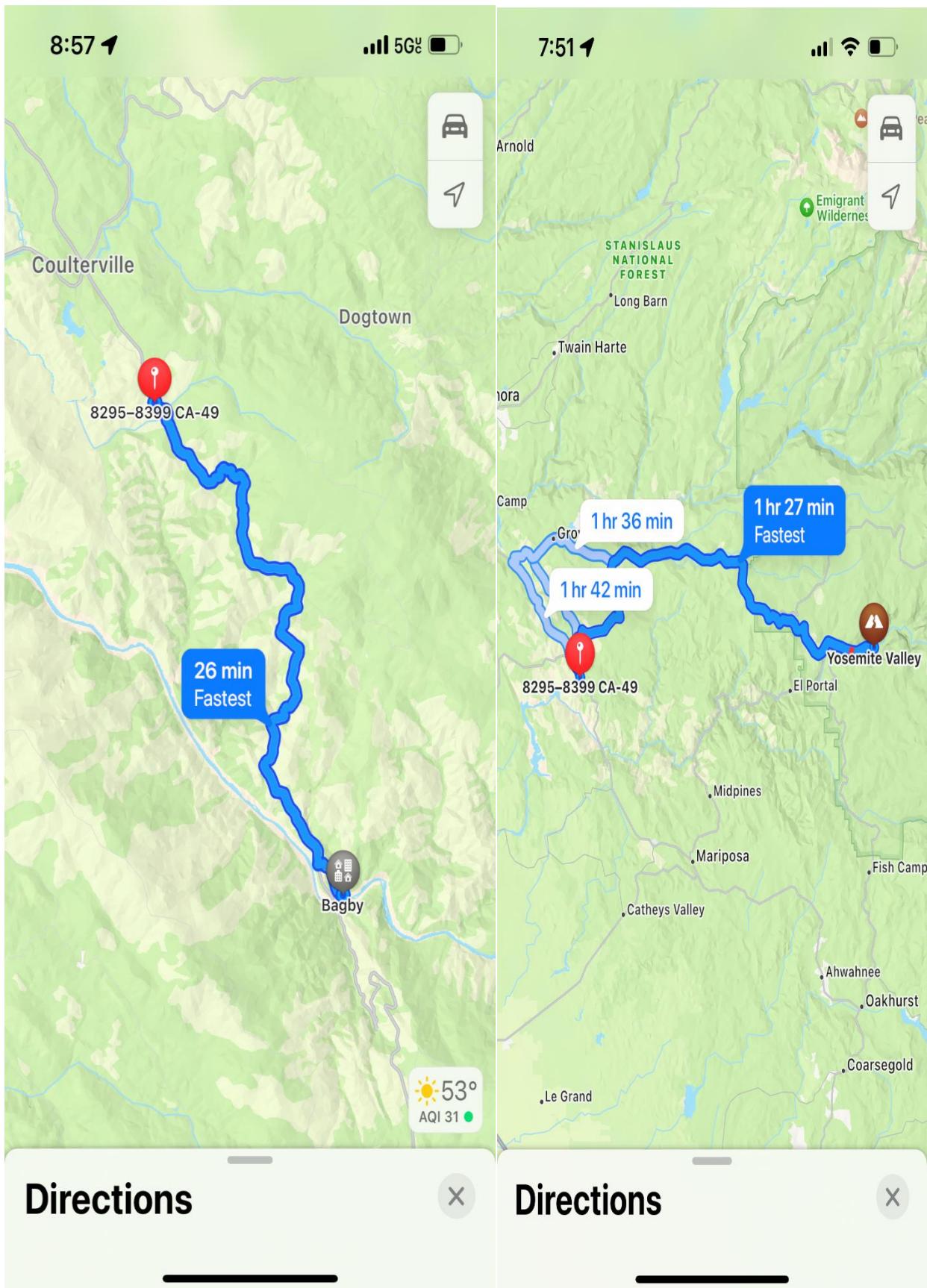
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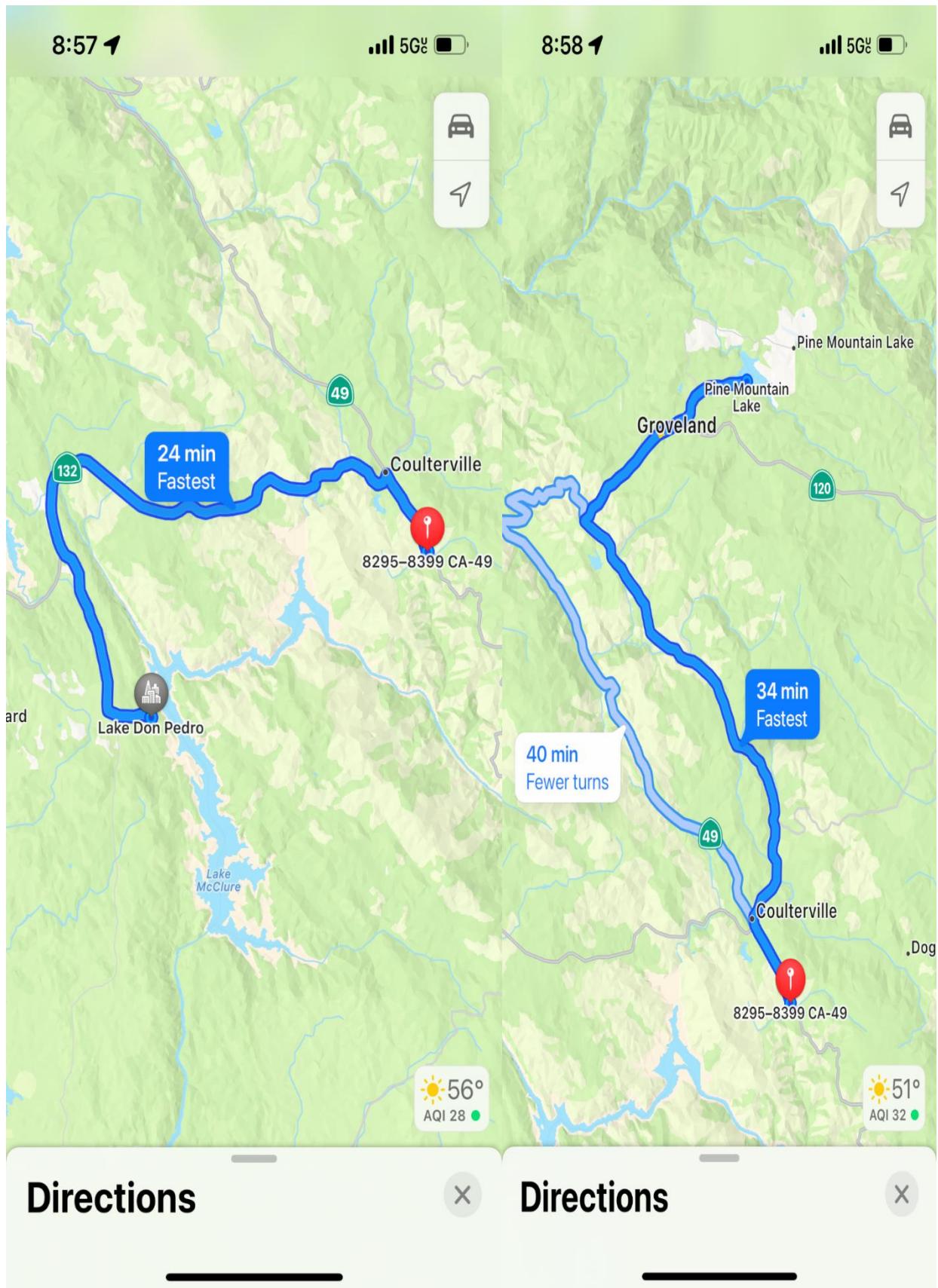
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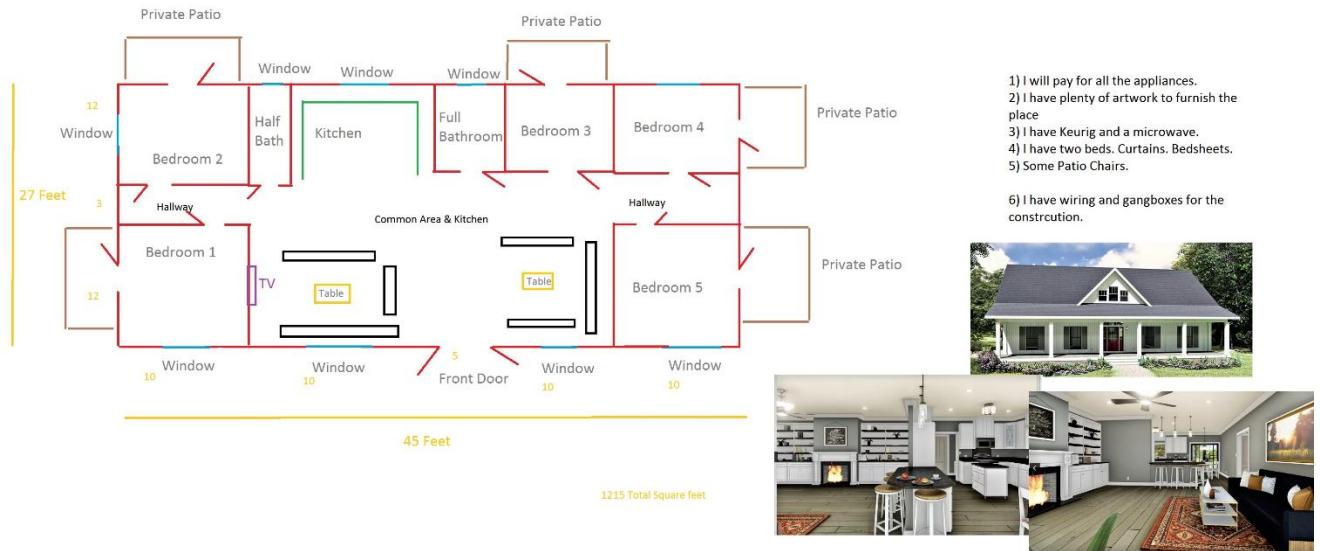


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Model House & Floor Plan. Five bedroom single story house on each site would lead to 10 units total. Cost effective to build and easy to maintain. With a very efficient EXIT Strategy.



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.

Poistioned next to Buckhorn Creek and hits an underground river.

½ horsepower pump pumping 75-90 gallons per minute

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Short Term 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