

# Rancho Pacifica Equestrian Center Fixed Assets Evaluation

## Parcel 1- Equestrian Center: 37055 De Portola

Fixed Assets in 2004	Fixed Assets in 2024 (142% inflation)
Arenas-Galvanized Steel Fencing \$36,262	\$51,492
MD Manufacturing Galvanized Steel Barn \$106,195	\$150,797
Engineering \$293	\$416
Equipment \$15,104	\$21,448
Fencing Reconstruction \$28,080	\$39,874
Security Entry Gate \$9,759	\$13,858
Restroom Plumbing \$788	\$1,119
Other \$3,579	\$5,082
Kubota Polaris UV & 7-8 implements to attach to tractor \$19,000	\$19,000
Grading \$1,840	\$2,613
Galvanized Steel Feed Barn \$18,060	\$25,645
Landscaping \$12,858	\$18,259
3 Galvanized Steel Mare Motels \$141,052	\$200,294
7 Pre-Fab Buildings (Tack Room/Offices) \$44,061	\$62,567
Roads/Paving/Construction \$30,450	\$43,239
Electric Distribution Panels/Switch Gears \$65,648	\$93,220
Site Water & Irrigation Distributions \$26,463	\$37,577
Wash Racks \$6,041	\$8,578
Manure Waste Handling Facility \$12,842	\$18,235
2-inch Water Meter \$9,262	\$13,152
Septic System \$15,000	\$21,300
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<b>Parcel 1 2004 Total Fixed Assets: \$602,637</b>	<b>2024 Total Fixed Assets: \$847,765</b>

## Parcel 2- House & Pastures: 37300 Pauba Rd

RANCH house building consist of triple wide manufactured house in three modules totaling about 2700ft.<sup>2</sup> +900 to 1000 square-foot side garage and attic. Site concrete for driveways, rear patio and entrance.

Fixed Assets in 2004	Fixed Assets in 2024 (142% inflation)
Ranch Building \$237,956	\$337,898
Motorized Security Entrance Gate \$8,700	\$12,354
2 inch water meter \$9,260	\$13,149
Electrical Distribution Panel :TBD	TBD
Corner Lot Ranch Fence & Irrigation \$22,366	\$31,760
Septic System \$14,950	\$21,229
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<b>Parcel 2 2004 Total Fixed Assets: \$293,232</b>	<b>2024 Total Fixed Assets: \$416,390</b>

**2024 Total Estimated Fixed Assets Value: \$1,264,155**