



LAZY LIZARD *ranch resort*

Lucerne valley, California



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LAZY LIZARD ranch resort
35535 State Highway 18
Lucerne Valley, CA 92356



An easy drive from Los Angeles, only 18 miles from Big Bear City, the Lazy Lizard resort ranch offers all that one needs: four seasons, a spectacular view of the Big Bear Mountains and a striking panoramic view of the desert landscape.



*The ranch originally began operating around 1940 under the name of **C Bar H Guest Ranch**. It offers over +/- 22,000 sq ft of improvements and is set amongst 75.42 acres in Lucerne Valley, California. The Lazy Lizard Ranch Resort offers individuals and groups many activities such as horseback riding, hiking, mountain biking, swimming, horseshoe pitching or just relaxing. It can also be used for filming, corporate and other group retreats and conferences, R & R youth programs, Bed & Breakfast stays, and group events like weddings, business retreats and reunions.*



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Investment Summary



List Price:-----\$2,995,000

Cap Rate:-----6.1%

Total Land Area:-----75.42 acres

Year Built:-----1940 / 2009

APN #:-----0449-131-35 / 0449-141-09

Improvements:

12 guest rooms includes 2 handicap rooms.

5 bedroom and 2 full bath house

1 bedroom and one full bath house (Caretakers house)

3 bedrooms and 1 3/4 bath, (Owner's house) a dining room, living room, extra large kitchen, work room and two outside showers (not permitted). The house is built on a 5.10 acre plot.

Lodge:

The Lodge contains a reading room, a recreation room, a TV room, a storage room, bathroom, a conference room, a large kitchen and a large coffee bar room.

Also included in the improvements: a large swimming pool with an adjacent refreshment area, a sauna, an ice machine a bar area that contains several mixers. It also has a BBQ area with a large concrete dance floor and a grand stand.



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The Lazy Lizard offers an outdoor campground with a bath house that contains two bathrooms. Each contain a shower.



There are 19 corrals on the property and a foaling pen, plus plenty of room for two additional corrals.



A children's playhouse, a chicken coop a rectangular room which is called the "Poker Room" and a Tack Room building are all offered on the property.



There are 3 water wells, 3 water tanks that holds a total of 5000 gallons of water and seven cesspool/septic tanks.



The property features 2159 feet of frontage on state Highway 18. There are numerous opportunities to further develop this property.



LAZY LIZARD ranch resort
PHOTOGRAPHS





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PHOTOGRAPHS





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INCOME / EXPENSE PRO FORMA

Description	Average daily rate	Estimated Annual Revenue per room	Estimated Total Revenue
Potential Income			
Guest rooms (12)	\$100.00	\$36,500.00	\$438,000.00
1 bedroom house (1)	\$230.00	\$83,950.00	\$83,950.00
5 bedroom house (1)	\$450.00	\$164,250.00	\$164,250.00
3 bedroom house (1)	\$310.00	\$113,150.00	\$113,150.00
Excursions (Horse back riding) (3hrs)	\$150.00	\$54,750.00	\$54,750.00
Other income (Meals etc)	\$30.00	\$10,950.00	\$10,950.00
Total Potential Income Pro-Forma	\$1,235.00	\$463,550.00	\$865,050.00

Expenses			
Electric			\$20,000.00
Propane			\$3,600.00
Telephone			\$3,600.00
Insurance			\$15,000.00
Management/Employees			\$100,000.00
Real Estate Taxes			\$37,500.00
Repairs			\$20,000.00
Vacancy Allowance (GPI) 55%			\$481,800.00
Total Potential Expenses Pro-Forma			\$681,500.00

Net Opereiting Income (NOI)

\$183,550.00

GRM PRO-FORMA

3.5

CAP PRO-FORMA

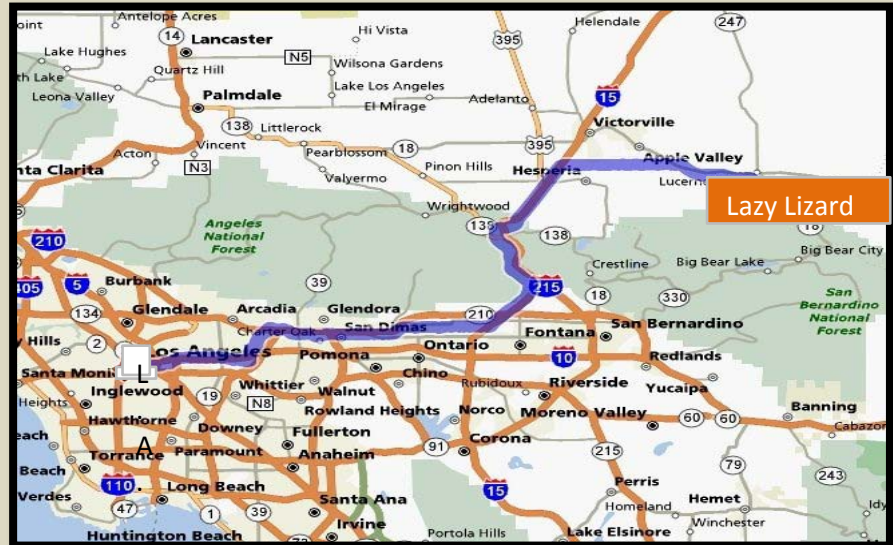
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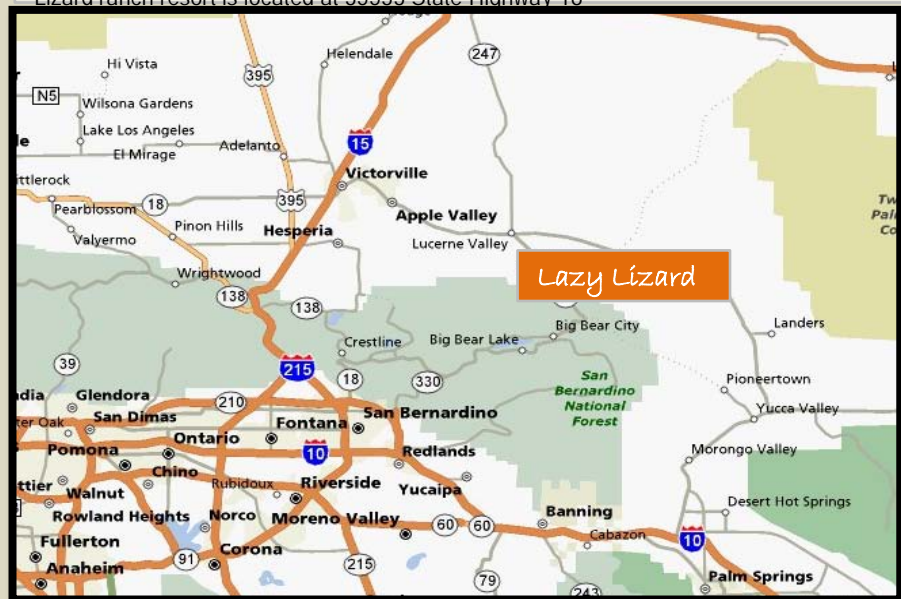
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Lucerne Valley, California
Location and directions



Located 100 miles North East of Los Angeles. Take Interstate 10 East to the 605 North to the 210 East to the 15 North. Take the Bear Valley Road exit toward Lucerne Valley, turn right onto Bear Valley Road and turn right on to California Highway 18. The Lazy Lizard ranch resort is located at 35533 State Highway 18



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Disclaimer

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