

**What conveys with the property:**

1999 Manufactured Home: 3 Bedroom, 2 Bath, 2066 SqFt.

1999 Mobile Home for the employees: 2 bedroom 1 bath, full kitchen with washer and dryer and water heater with central heating and AC unit. (Total cost with renovation: \$45,000)

RV Camper: 2018 Coachmen Model Catalina SBX (24 Feet) (Worth Approximately \$25,000)

2022 Kabota Tractor model MX54000TC with accessories (worth approximately \$50,000)

Generator (Worth approximately \$30,000)

Two Quads: One Honda (2005) and the other one Kawasaki (2001) with haul trailer. (Worth approximately \$7,500)

3 Buildings for Birds, all inventory, equipment, and fixtures.

3 Buildings for Birds cages

5 Incubators (Worth approximately \$20,000)

**Business Information:**

Our monthly revenue is approximately \$18,000 to \$20,000 before expenses.

**ONLY business in San Diego selling Chukars.**

We deliver birds weekly to Los Angeles. We have six accounts of poultry. We sell the Chukar at \$13 each and the pigeons at \$11 each. Also the same account buys from us Chukar eggs at \$.35 each. Our second resource, the important one, is the Hunting Clubs. We don't deliver. They come to our Ranch and buy chukars from us at \$15 each. Also, they buy pigeons for dog training at \$15 each as well.

Our monthly expenses between electricity, propane, and feed for the birds plus two employees is between \$8,000 and \$10,000.

We opened a website called [www.chukarland.com](http://www.chukarland.com) to increase the sales as the former owner didn't have a website. The website now is getting business from all the states and keeps getting better.

We opened two LLCs: one for the Business and one for the Real Estate. We process our pay with ADP and we do have workers compensation for the employees.

We purchased a big mobile home (12' x 60') for the employees. After a full remodel with connection to the main drain and connected to the power, we spent around \$57,000. The mobile home has two bedrooms, one bath, full kitchen with washer and dryer and water heater with central heating and AC unit.

We organized the garage and bought a shelf. Cost around \$6,000

We purchased a container that is 40' L x 10'H that has all the accessories and spare parts.

We purchased 90 wood beams that are 12 x 12 worth \$30,000.

There are 300 feet worth of fence material that hasn't been installed yet, worth about \$3,000.

We purchased fruit trees: 200 pomegranates, some peaches, plums, and nectarine. We planted them at the Ranch for a total cost of \$18,000.

We purchased a work table and toolbox and lots of tools. Cost approximately \$15,000.

We changed the system on the two big buildings for the birds from manual water to automatic water and added an automatic feeder for the birds to cut up employee hours and save money. The cost was approximately \$8000 for everything. Before the work used to take 4 to 5 hours every day now it's only two hours a day

Bottom line, the previous owner was seventy years old and he used to do everything by himself with no employee. When we took over, we increased the production by 30% by making all the changes and it kept going up and up.

The water well pumps 55 gallons per minute and the reserve tank hold 10,000 gallons of Water. This is fresh, drinkable water.

A big generator will run all the property with the bird buildings run by propane.

The first building is the garage close to the house, 30' x 40' sitting in the concrete slab. This building has a central heater unit. This is where the incubators are located.

Second building for the birds 40' x 80' also sitting on a concrete slab with two swamp coolers on the building.

Third building for birds 20' x 60 sitting on a concrete slab with propane heaters for the birds.

Fourth building for birds 40' x 120' sitting on a concrete slab propane heater for the birds.

All buildings are sitting on a concrete slab.

Also, there are 32 cages for pigeons. Each one is 10' x 10' sitting on the concrete as well.

On the birds, we have approximately 2500 Chukars for breeding and approximately 3000 pigeons for breeding as well. There are 500 chickens.

There are 7 propane tanks that are leased along with a generator. The Ranch can last approximately 3 months with no electricity with the generator.

**The previous owner stayed with us for 4 months as we transitioned. We are willing to do the same for the new buyers and help transition.**