



70671 OROVILLE RD

RANCHO MIRAGE, CALIFORNIA

INVESTMENT SUMMARY

PREPARED JUNE 30, 2026

The seller has completed extensive improvements and pre-development work, positioning this property for a seamless transition into its next phase of transformation.

COMPLETED IMPROVEMENTS

ITEM	DESCRIPTION / NOTES	ESTIMATED COST
 HVAC UPGRADES	Master bath/bed need completing	\$80,000
 SOLAR		\$80,000
 ROOF RECOATING	Roof good, will need repatch if future construction work requires that	\$15,000
 EXTERIOR DEMOLITION	Old pavings/concrete, ready for new paving. Can overlay existing concrete around pool; does not need replacing.	\$25,000
 INTERIOR DEMOLITION		\$35,000
 GARDEN LANDSCAPING IMPROVEMENTS	New hedges now growing	\$7,000
 INITIAL ELECTRICAL WORK	New panels, old wiring removed, some new wiring. WIP – electrician can complete and pull permits.	\$18,000
 PRELIMINARY FRAMING		\$5,000
 PRELIMINARY PLUMBING		\$4,000
 POOL REPAIRS AND NEW PUMP		\$8,000
 FLOOR DEMOLITION		\$9,000
 TENNIS COURT LIGHTING & FENCE PAINTING		\$10,000
 INITIAL REMOVAL OF SPECKLED WALLS / CEILING	Significant pre-work for future skim coating	\$15,000
 BEAM SANDING AND PREP		\$9,000
 PIPE INSPECTIONS (REPORTS AVAILABLE)		\$1,200
TOTAL COMPLETED INVESTMENT		\$321,200



TOTAL COMPLETED INVESTMENT

\$321,200
IN VALUE ADDED

Substantial pre-development work has been completed, saving the next owner significant time and cost as they bring their vision to life.

FOR DISCUSSION (POSSIBLE TRANSFER)

• Eco-Outdoor Beaufort Limestone Flooring (On Site)	\$65,000
• Nora Lights (2" Inc Trimless) & Pure Edge Recessed Spots (70% of House Lighting)	\$15,000
• WC Duravit SensoWash Wall Toilets	\$12,000
• Cabinetry Advances (For Bar & Laundry Room)	\$18,000
• Architectural Plans	\$25,000
• HOA Filing Fees (Approval for work to proceed)	TBD

ESTIMATED ADDITIONAL VALUE

\$135,000+

SUBJECT TO TRANSFERABILITY

KEY NOTES

- All costs are estimates based on current information available and not a representation of value.
- Receipts, invoices, and documentation can be provided upon request for verification.



APPROVED BY HOA
WORK AUTHORIZATION
IN PLACE TO PROCEED