

# Offering Memorandum

Golden Hill Ranch | 1781 Springvale Rd.  
Placerville CA



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representation whatsoever about the accuracy or completeness of any information provided.

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Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any longterm lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release **Insightful Real Estate Investment Services** and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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## EXECUTIVE OVERVIEW:

Golden Hill Ranch presents a rare opportunity to acquire a private 10+ acre retreat in the heart of Placerville—where lifestyle, land, and limitless potential come together. This resort-style estate offers a unique blend of income generation, hospitality use, and long-term upside, just minutes from the city yet surrounded by natural beauty.

Set on over 10 acres of usable land, the property provides an exceptional foundation for a wide range of visions—whether as a working farm, boutique winery, income-producing retreat, or a peaceful second home away from the city. The expansive grounds offer ample space for agriculture, vineyards, equestrian use, or future development, while also serving as a stunning backdrop for weddings, corporate retreats, private events, and wellness experiences.

At the center of the estate is a striking 170,000-gallon pool—one of the largest in Placerville—designed to anchor high-end events and elevate the guest experience. The property features multiple living structures, including a main residence that can be configured into two rentable units, along with two additional fully permitted ADUs and a pool house. These additional accommodations are ideally suited for short-term stays, bridal party lodging, or group retreats, creating strong potential for diversified income streams.

Additional improvements include a large structure suitable for conversion into an open-air bar or event vendor space, as well as RV hookups for added flexibility and revenue opportunities. The property is also well-positioned for a glamping concept, further enhancing its appeal as a one-of-a-kind destination.

Strategically located on the way to Lake Tahoe and just minutes from Red Hawk Resort + Casino, and directly across from a high-demand wedding venue, the property benefits from both accessibility and consistent overflow demand. This unique positioning enhances its viability as a hospitality-driven investment.

Whether you are a homeowner seeking a private countryside escape or an entrepreneur looking to build a destination for events, short-term rentals, or agriculture, Golden Hill Ranch is a rare canvas to create, host, and scale.

Create your legacy—live, grow, host, and thrive on your own 10+ acre estate.

## INVESTMENT OVERVIEW:

ADDRESS: 1781 Springvale Rd. Placerville CA

# OF UNITS: 3 Units

GBA: -SF

\$PSF: \$

LOT SIZE: 10 ACRES

BUILT: 1930

UNIT MIX: 3 Bed 2.5 Bathrooms  
1 Bed 1 Bath  
1 Bed 1 Bath

**PROFORMA CAP RATE: 19%**

**ASKING PRICE \$1,800,000**

### Inputs

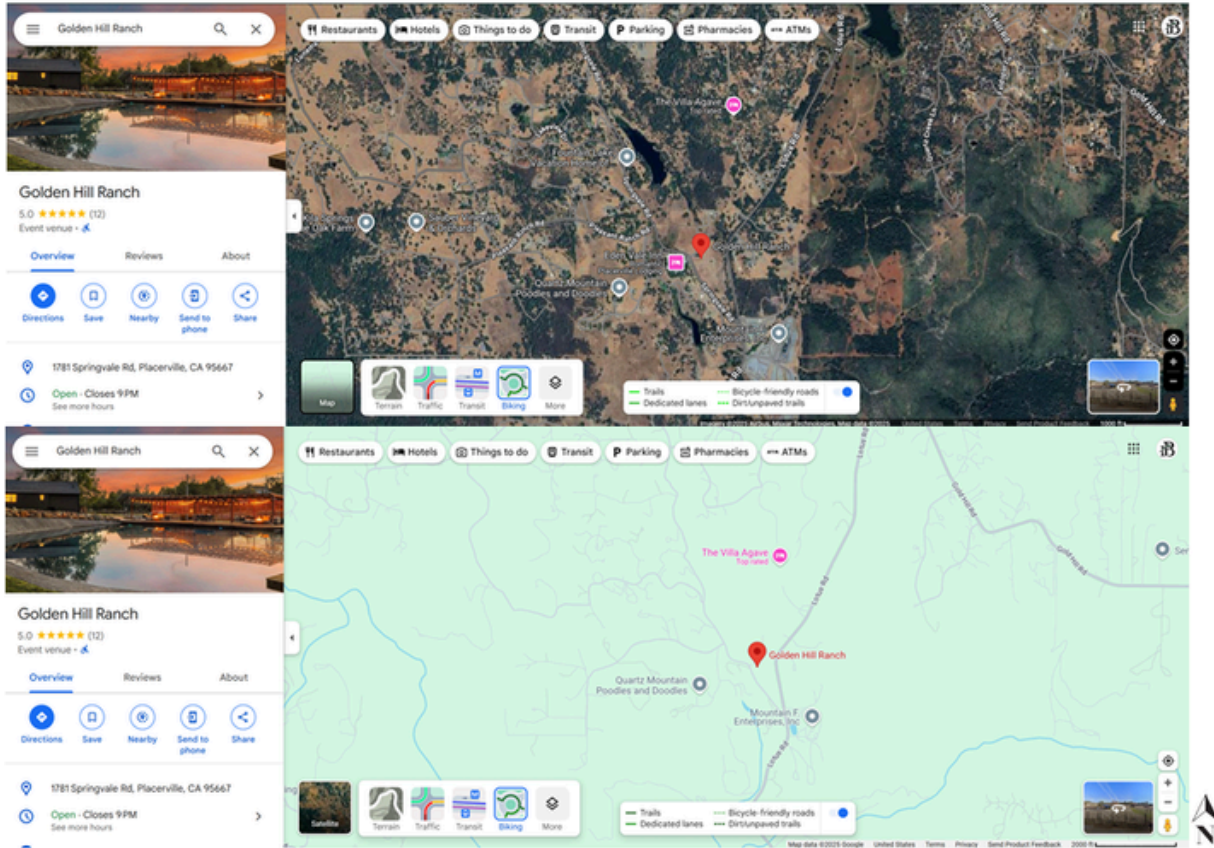
- Gross Revenue from Weddings: **\$312,000/yr**
- Gross Revenue from Short Term Rental: **\$81,000/yr**
- Operating Expenses: **\$51,000/yr**
- Purchase Price: **\$1,800,000**

### Breakdown:

1. **Total Gross Revenue:** \$312,000 + \$81,000 = **\$393,000**
2. **NOI:** \$393,000 - \$51,000 = **\$342,000**
3. **Cap Rate:** \$342,000/\$1,800,000x100 = **19%**

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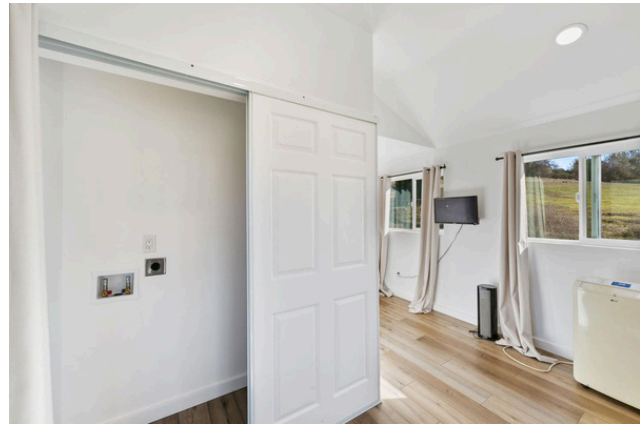
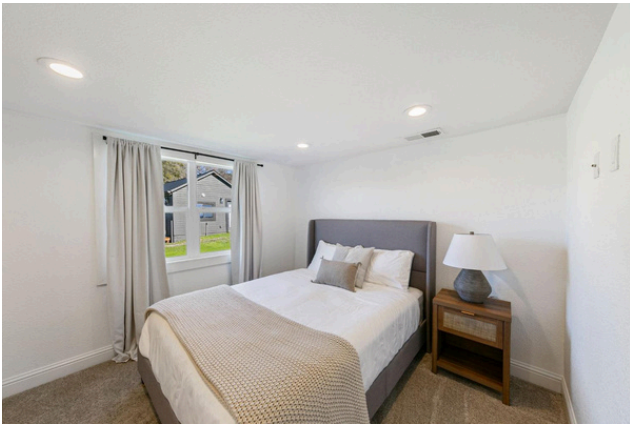
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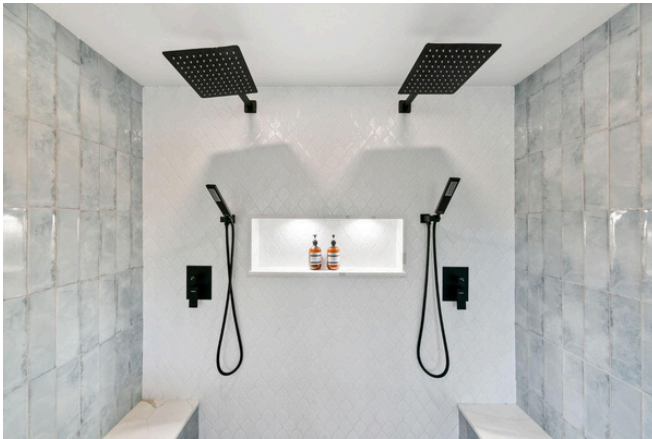
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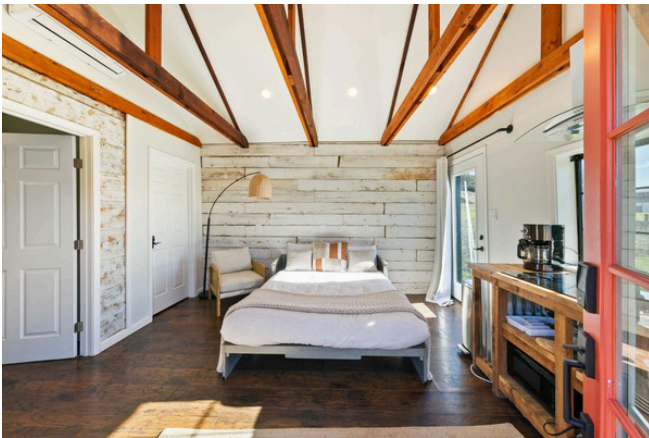
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Please reach out to inquire the opportunity  
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