

**THE SOCIETY OF EXCHANGE COUNSELORS**


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**CONTROL:** Exclusive **VALUE:** \$2,375,000  
**LOAN:** \$0  
**EQUITY:** \$2,375,000

**TITLE:** Lots of Ranchettes  
**TYPE OF PROPERTY:** Resort Property  
**HAVE:** One to five 20 acre improved, pristine ranchette lots. You choose! MUST-SEE Website. Priced on AVERAGE at \$475,000 each retail! Price varies due to location, terrain, view, river access, etc. Taxes will vary, estimated at \$500 per lot.

**WEBSITE ADDRESS:** <http://www.gallatinriverranch.com>  
**ADDRESS/PARCEL#:** Gallatin River Ranch  
**CITY:** Manhattan **STATE:** MT  
**BENEFITS TO NEW OWNER:** Neutral position. Free and clear ownership. Cash! Problem solver of improved property and businesses. Recreation and sight seeing.

**GROSS SCHEDULED INCOME:** \$0 Projected  
**VACANCY LOSS:** \$0  
**GROSS EFFECTIVE INCOME:** \$0  
**EXPENSES:** \$0  
**NOI:** \$0  
**DEBT SERVICE:** \$0  
**CASH FLOW:** \$0  
**CAP RATE:** 0.00%

<b>ENCUMBRANCES:</b>	<b>BALANCE:</b>	<b>PAYMENT:</b>	<b>INT. RATE %:</b>	<b>LOAN DUE:</b>
LOAN 1:				
LOAN 2:				

**BENEFITS SOUGHT:** To experience cash flow on the horizon.

**MOTIVATION:** Move in bulk, but will convey one or more lots out of approximately 90 parcels! A TAKER!!!!

**CAN ADD:** Additional lots. Will add cash up to 50% of the value determined on each lot.

**REMARKS:** Client will: joint venture, offer appraisals to substantiate value, add cash, consider any improved property anywhere, accept reverse cash flow property, leaseback, lend lots as collateral, take paper/stock, buy-back. JUST ASK! Many testimonials!

**OWNER:** Hill Country Inc. (C-Corp)  
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