

Multi-Million\$ Developer/Investor Opportunity

Purchase of Property: Property is zoned for development, includes agricultural wells, water rights, utilities, greenhouses and farm equipment.

Purchase of Property Includes 39,500 plus Palm Trees: Palms include over 37,500 Phoenix Canariensis Date Palm trees (2 feet to 12 feet clear trunk) and 2,000 Washingtonia Robusta Palms (10 to 60 feet).

Excellent net profits & ROI.



The PROPERTY:



LOCATION: Borrego Springs, CA, USA

One of the most beautiful, unique and pristine communities in the United States - it is a desert oasis surrounded by the *Anza Borrego Desert State Park*, the largest State Park in the nation.

This 58.45 acre property is strategically located three (3) miles from the Borrego Municipal Airport and one (1) mile from *Christmas Circle Town Center* on Borrego Springs Road - walking distance from schools, restaurants, shopping mall. Four golf courses are within a short driving distance. Two (2) prestigious residential developments are planned adjacent to the property. The property is presently zoned for 1 home per 4 acres - ideal for a private gated equestrian community or a possible subdivision for planned developments (requires county planning approval).

AMENITIES:

The property has been a working "Integrated Horticultural" operation since 1979 and is presently producing 39,500 ornamental palms with its ample and dependable warm water resources. The property is one of only a few working Horticultural operations still remaining within the proposed city limits. The owner has barbed wire fenced and planted tall wind break trees (40-60 ft. tall) surrounding the entire property for privacy.

Contact: Ronald Peco Investments

Cell: 760-822-1142, Email: ron@foreverpreserved.com

Page 1 3-11-08

Property Purchase Includes:

Water wells: There are two (2) legal Agricultural production wells on the property. Well 1# produces currently 650 gpm , warm water @ 79 deg. F (26 deg. C) all year around temperature , pumping 591 acre ft. of water per year (equivalent to 730,308,527 liters per year). Well 2# is a stand by well, pump tested only at 3,000 gpm.

Utilities: Electrical service provided by SDG&E with 110-220-440 single & 3-phase power in place, including SBC phone service.

Municipal City Water: Municipal water provided by BWD. Residential water meter is provided to the property.

Water Rights: Water rights are included in sale

Greenhouses: Four 300 foot x 30 foot pipe hoop greenhouses (uncovered), two large storage hoop type greenhouses (150 x30 foot).

Miscellaneous Farm Equipment: Farm equipment includes one 24 foot Header Combine (Messey Ferguson diesel "Gleaner Turbo"), one Hydro 100 International Harvester (Turbo 100 HP Diesel Tractor), one hydraulic-operated Two Gang Plow, one four-gang 12 foot wide deep disk, one 45 foot tall Asplin modified tree trimming hydraulic operated boom with Lamborghini Diesel crawler tractor, one Ford Skip Loader Tractor with Land Scraper, one Chevy 4x4 Blazer(1989), one Chevy 16 foot Flat Bed 1-ton truck(1989), one 1-ton Ford Pickup (non-operating, needs work), one PTO Drive (Rotary Mower attachment for Skip Loaders), one 8 cubic yard electric-operated cement mixing machine for blending potting soil mixes, one off-road Honda farm 4x4 All-Terrain Cycle(1985), and storage facilities including one 40 foot cargo trailer, one metal workhouse (greenhouse style) with concrete floor, two temporary worker's 30 foot trailers (self contained) one 40 foot sea-going reefer trailer with A/C unit (includes 100 HP 440V Electric Motor with used well casing for standby well) and all flood irrigation and adapter fittings presently used for palm growing is included in the sale. Note: Aquaculture facilities including tanks and hatcheries are not included in the sale.

2000 +Specimen Ornamental Washingtonia Fan Palms: Included in sale for instant and mature landscaping.

37,500+ Phoenix Canariensis Date Palms: Sized 2 to 12 foot. In ground.

Existing Trained Personal: (optional)

To assist the new buyer in providing a smooth transition with continued production and appropriate maintenance, existing trained staff including palm foreman , have all agreed to continue their employment at the Borrego farm on behalf of the new buyer , thus insuring the new buyer continuity in quality control and expertise at existing salary level.

Selling Price of Property, Palms & Assets:

\$ 12,720,000.00

(terms will be considered by owner)

Contact:

Ronald Pecoff Investments

Cell: 760-822-1142

Email: ron@foreverpreserved.com

Website: www.palmtreefarm4sale.com



Satellite Image Showing Property for Sale and Borrego Springs Locations



Contact: Ronald Pecoff Investments
Cell: 760-822-1142, Email: ron@foreverpreserved.com
Page 3 3-11-08

Option I: Projection

Growth & revenue generated from Pecoff's Borrego Phoenix canarienes Palms @ 1-1.5 CTF growth / yr. Over a 15 year sales period @ 2,000 palms per year. (growing period 18 years)

Start	yr 1	yr 2	yr 3	yr 4	yr 5	yr 6	yr 7	yr 8	yr9	yr10	yr11	yr12	yr13	yr14	yr15	yr.16	yr17	yr.18
2.5 ft. ct	3.5 ft.	5 ft.	6.5 ft.	8 ft.	9.5 ft.	11 ft.	12.5 ft.	14 ft.	15.5	17 ft.	18.5 ft.	20 ft.	21.5	23 ft.	24.5ft.	26 ft.	27.5ft.	29ft.

Value @ \$96.20/ft.
\$336. \$481.

Value@ \$192.00/ft..... 1,248. 1,539. 1,827.

Value@ \$288.60/ft. 3,174. 3,607.

Value@ \$350./ft..... 4,900. 5,425. 5,900.

Value@ \$400.00/ft..... 7,400. 8,000. 8,600. 9,200. 9,800. 10,400. 11,000. 11,600.

Quantity sold / yr. 4	2,000																		
Revenue generated :	\$ 3.078 m																		
Quantity sold yr .5		2,000																	
Revenue generated:		\$3.655 m																	
Quantity sold yr. 6			2,000																
Revenue generated :			\$6.349 m																
Quantity sold yr. 7				2,000															
Revenue generated :				\$7,215 m															
Quantity sold yr. 8					2,000														
Revenue generated :					\$9.8 m														
Quantity sold yr. 9						2000													
Revenue generated :						\$10.85 m													
Quantity sold yr. 10							2,000												
Revenue generated :							\$11.8 m												
Quantity sold yr .11								2,000											
Revenue generated:								\$14.80 m											
Quantity sold yr.12									2000										
Revenue generated:									\$16 m										
Quantity sold yr.13										2000									
Revenue generated:										\$17.2 m									
Quantity sold yr.14											2000								
Revenue generated:											\$18.4 m								
Quantity sold yr. 15												2000							
Revenue generated:												\$19.6 m							
Quantity sold yr.16													2000						
Revenue generated:													\$20.8m						
Quantity sold yr.17														2000					
Revenue generated:														\$22 m					
Quantity sold yr.18																2000			
Revenue generated:																\$23.2m			

Total projected gross revenue generated over 15 sales years for 36,000 Phoenix palms (total 18 yrs. sustainable production) = \$204,743,000.00 with additional 1,794 palms remaining in inventory for attrition or distributed for additional sales within the 15 yr. Sales period. B&B at farm gate FOB

Total cost w/capital, interest and production expense over 18 yrs. is estimated at a low of 19% of sales = a net profit of \$165.843 million is estimated for the Phoenix canariensis.

Photo Gallery



18" Clear Trunk Canary Island Canariensis Palms



3.5 foot Clear Trunk Palms



8 foot Clear Trunk Canary Palms



Skinned Washingtonia Fan Palms



2 foot Clear Trunk Trimmed Palms



Untrimmed Canariensis Palms



3 ft to 5 ft trimmed Canary Island Palms



Specimen "Skinned" Washingtonia Robusta Palms

Contact: Ronald Pecoff Investments

Cell: 760-822-1142, Email: ron@foreverpreserved.com

Page 5 3-11-08

Photo Gallery



3ft to 5ft trimmed-trunk Phoenix Canarienses



European "Cut" Phoenix Canarienses



4ft to 6ft trimmed Phoenix Canarienses Palms



Row production Phoenix Canarienses at Pecoff's Borrego Farm

Photo Gallery



10' CTF Phoenix Canariensis trimmed but not skinned or pineappled



7.5' CTF Phoenix Canariensis skinned with pineapple head and lower thorns removed



18' CTF Washingtonia Robusta, skinned and dug, ready for B&B



15' - 18' CTF Washingtonia Robusta skinned, ready to be loaded for transport



Newly dug and skinned 18 ft. CTF Washingtonia Robusta though "Pecoff's Borrego Palm Farm"

Certification

Billy Lee Holder
Agricultural Pest Control Advisor #07587 ABDEG
I.S.A. Arborist #WE-1971-A
Certified Crop Advisor #09169
www.justpalmspestcontrol.com

Date: Inspected June 26-27, 2005
Location: Pecoff Bros. Nursery & Seed Inc., 2050 Borrego Springs Rd. Borrego Springs,
CA, 92004

Crop: Phoenix Canarienses, lot 1 and lot 2

STATEMENT OF CERTIFICATION:

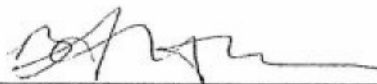
This Phoenix canarienses palm has been inspected for evidence of the following diseases and pests on both roots and foliage.

- **Fusarium wilt (Fusarium oxysporum var. canarienses)**
- **Pink Rot (Gliocladium)**
- **Leaf Spot (Algal/pestalotiopsis/Graphiola)**
- **Bud & Root Rots (Phytophthora/Thielaviopsis)**
- **Bacterial Bud Rot**
- **False Smut**
- **Scale, Mealy bug, Mites, Palm Skeletonizer, Sharpshooter & Red Imported Fire Ant.**

These palms have no evidence of any of the above referenced pests or diseases nor did I find any other type of pest problem not mentioned above.

I certify that these palms are at this moment pest and disease free and can be released for shipment.

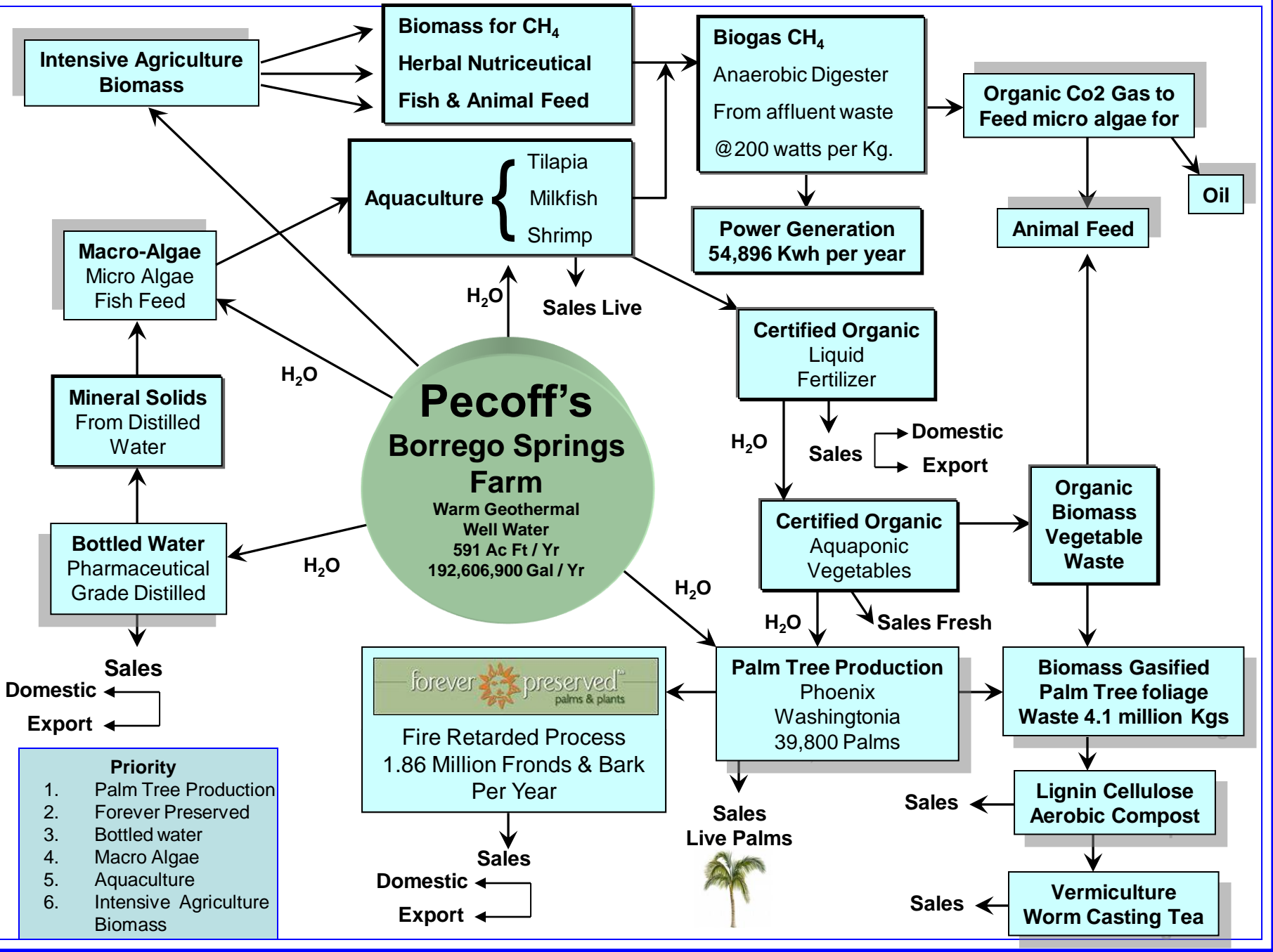
Signed: _____



Certified I.S.A. Arborist #WE-1971-A/ Agricultural Pest Control Advisor #07587/ Certified Crop Advisor #09169

Contact: Ronald Pecoff Investments

Cell: 760-822-1142, Email: ron@foreverpreserved.com



Entrepreneurial opportunities available with the trimmed Phoenix fronds that are considered as waste!

Enterprising Opportunities Available to the Buyer:

As the 37,500 + Phoenix canariensis palms grow they produce approximately 1.85 million fronds per year ,which is part of the normal maintenance process (trimming). Normally these fronds are discarded as waste but Pecoff Investments developed a proprietary "Internally Systemic Fire Retarded" preserving process that has been certified by the State of California Fire Marshall as "Title 19 F.R. Certified". Hence, the fronds can be preserved and can last up to four (4) years while maintaining there F.R. ability. These fronds are sold to interior landscape projects throughout the world from Beijing to London to LasVegas to Sun City South Africa in Hotels, Casinos, Airports, Medical Centers , Palaces, restaurants, marketplaces, and residences and fine homes world-wide. Refer to our web site www.foreverpreserved.com to see 25 pages of products and projects world wide made with our "waste palm fronds and bark ."

If the buyer has the Entrepreneurial Spirit, as well as the desire and ability to marketing in mass volume for world-wide export.

Pecoff Investments , would be prepared to provide his propriatory preserving technology to the new buyer on a royalty bases or at a fixed fee.

Other Opportunities Available: As the waste fronds are trimmed the top 2-3 ft. of the frond is removed and processed for F.R. preserving and fabricated into a small "Table Top Canary Island Palm " , the remaining 8 to 18 ft. of waist frond could be chipped and converted into organic mulch !! or potentially " Gasified " as biomass gas for direct electrical power generation at the farm to be sold directly to the Electrical Grid (SDG&E) or consumed for direct electrical pumping of irrigation well water.

The above opportunities are real and could be available to the motivated buyer.

