

# South Coast Palms Nursery for Sale

(Includes house and botanical garden)

(as of Feb. 20, 2009):

**Price: \$974,856**

## Nursery

Inventory: **	\$324,152
Seedpots	\$ 10,000
Botanical Garden: **	\$315,563
Structures, other improvements, Company records, Gary's goodwill/consulting services	\$ 45,000
Subtotal:	\$649,715
50% Incentive	<u>- \$324,858</u>
Sale Price for Nursery alone:	\$324,857

House (based on recent comparable sales): \$650,000

2100 Sq. ft, built 1987, re-roofed 2006  
4 bedrooms  
2.5 baths  
1.5 acres, fenced (zoned for .5 acres)  
swimming pool, covered patio, built in grill

**Total Sale Price: \$974,857**

\* Price may be reduced/increased based on additions/deletions to inventory/botanical garden as of date of close of escrow.

\*\* Complete printout of current inventory & plants in botanical garden available on request.