



**TOKENIZED PROPERTY  
DISCLOSURE & ASSET REPORT**

# **DESERT VILLA**

**Indio, California USA**

Report Version 1.0 Prepared: January 2026



# DESERT VILLA

## Indio, California USA

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## Overview and scope of this report

This Tokenized Property Disclosure & Asset Report provides a full and integrated overview of the real estate asset "Desert Villa," located at 4\*\*\*\* Renewal St, Indio, California 92201, USA, and its tokenization through the E-Estate real estate tokenization ecosystem. The report covers all available property data, historical records, ownership information, and blockchain-verified digital asset structures associated with the tokenized representation of this asset.

The purpose of this report is to ensure a high level of transparency, operational clarity, and verifiable documentation for token holders, prospective buyers, real estate professionals, and regulatory entities. The material within this report is designed to provide an accurate foundation for understanding the asset, assessing its characteristics, and evaluating its long-term potential as tokenized real estate accessed through fractional ownership.

The information included covers the property's legal background, architectural and structural details, land characteristics, valuation inputs, operating history, maintenance updates, and the underlying smart-contract model supporting token distribution. Unless otherwise stated, all data in this report reflects the most recent information available at the time of preparation.

E-Estate maintains a digital infrastructure enabling blockchain-verified fractional ownership of real properties. The tokenization of Desert Villa allows global buyers to participate in real estate through the purchase of tokenized real estate and the purchase of EST, supported by transparent, immutable blockchain records and automated reporting mechanisms. The ownership model is designed to ensure clarity, compliance, and long-term operational stability.

The scope of this report also includes supporting materials such as registry excerpts, public records, land and zoning classifications, applicable tax information, risk considerations, and detailed documentation verifying the property's eligibility for tokenization and inclusion in the E-Estate ecosystem.

## Key Property Facts

CATEGORY	VALUE	CATEGORY	VALUE	CATEGORY	VALUE
Year Built	2005	Total Area	3,308 sq ft	Garage	2-car attached
Stories	1	Main Level	3,308 sq ft	Additional Building	–
Foundation Type	Slab-on-grade	Upper Level	–	Views	Residential neighborhood
Style	Modern Single Family Residence	Lot Size	0.30 acres (13,068 sq ft)	Outdoor Access	Private yard

## DESERT VILLA — Snapshot of the Asset

Information included in this section reflects structural data sourced from public records, assessor documents, architectural notes, and verified property listings. Floor areas and room counts represent the most accurate available information at the time of report preparation.



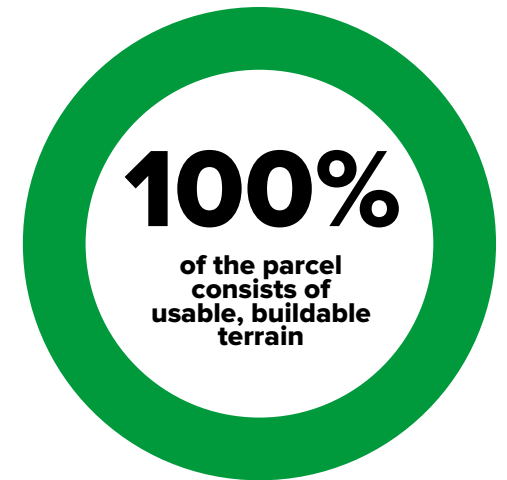
**0.30 acres (13,068 sq ft)**  
total land size

**3,308 sq ft**  
main & upper floors

## Land, Access & Environmental Overview

CATEGORY	LAND DATA	ACCESS	ENVIRONMENT
Parcel Size	0.30 acres (13,068 sq ft)	Driveway access	Residential surroundings
Topography	Flat terrain	Public paved road	Low-density neighborhood
Lot Shape	Rectangular parcel	Direct street access	Desert climate
Zoning	Residential (R-1)	Vehicle access	Planned community

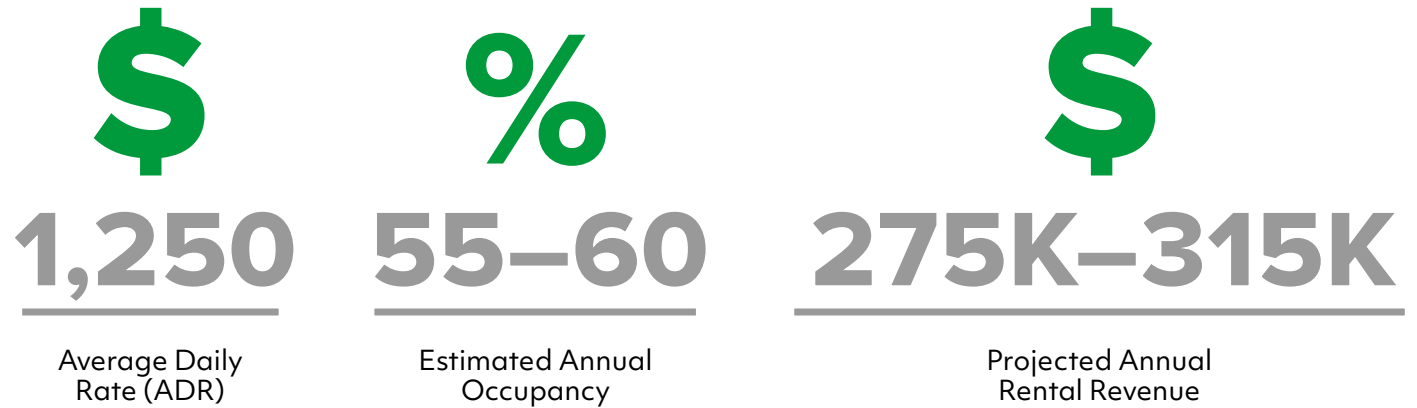
## Key Land & Access Metrics



Land characteristics and access indicators are based on county GIS maps, topographic references, and publicly recorded parcel data. Waterfront and environmental metrics are derived from observational measurements and verified property information.

Based on parcel layout and assessor records.

## Short-Term Rental Performance Overview



## Short-Term Rental Performance Operational Outlook for Desert Villa

METRIC	PEAK SEASON (Nov–Apr)	SHOULDER / BASE SEASON (May–Oct)	ANNUAL ESTIMATE
ADR Range	\$1,500–\$1,700	\$1,000–\$1,200	~\$1,250 average
Occupancy Rate	65–75%	45–55%	55–60%
Operating Cost Ratio	—	—	35–45% (California STR)
Average Stay Length	2.5–3.5 nights	3.0–4.0 nights	~3.2 nights

Figures shown are illustrative estimates and do not constitute a guarantee of income.

These projections are based on comparable short-term rental data for premium single-family villas located in Riverside County, California. Revenue estimates reflect normalized demand patterns, seasonal and event-driven pricing flexibility, and industry-standard short-term rental operating practices. Actual performance may vary depending on furnishing quality, pricing strategy, regulatory requirements, and prevailing market conditions.

# Property Ownership & Legal Status

Desert Villa is a legally registered real estate asset located at 4\*\*\*\* Renewal St, Indio, California 92201.

According to Riverside County Public Records, the property is formally owned by:

\*\*\* — Registered Title Holder ELI PROPERTY GROUP INC — Asset Management & Oversight Entity

The property is recorded under:

- APN: 61646\*\*\*\*
- County: Riverside County, California
- Zoning: Residential (R-1) • Lot Size: 0.30 acres
- Structure Built: 2005

This ownership and management structure provides clear legal separation between title holding, asset operations, and reporting, and is fully compliant with applicable California real estate regulations.

All property data — including title records, assessor filings, zoning classifications, and official tax documentation — has been sourced directly from Riverside County public records to ensure accuracy, traceability, and regulatory compliance.

E-Estate integrates these verified records into its institutional reporting framework to provide token holders and buyers with transparent, audit-ready ownership information.

## Legal Disclosure

All information contained in this section is sourced from Riverside County public records, assessor filings, zoning documentation, and official tax records. \*\*\* is the registered title owner of parcel APN 61646\*\*\*\*. Tokenized interests represent a direct, asset-linked economic interest in the underlying real estate property and do not constitute equity, membership, or ownership interest in the title-holding entity or any operating company.

Certain ownership identifiers are limited in the public version of this report for privacy and security reasons. Full legal ownership details are available upon request to verified users following applicable compliance procedures.

# Governance & Compliance Standards

As a tokenized real estate asset, Desert Villa operates under E-Estate's regulated governance framework. Long-term trust and transparency depend on strict adherence to legal, operational, and data-integrity standards.

## OUR CORE GOVERNANCE PRINCIPLES:

- 1. Ownership is legally secured through \*\*\*.**
- 2. \*\*\* provides strategic oversight and asset management.**
- 3. All buyer activity requires full KYC/AML verification.**
- 4. Property data is derived exclusively from verified government sources.**
- 5. Tokenization grants proportional ownership interest in the real estate asset.**
- 6. Blockchain ensures immutable proof of token issuance and distribution.**

E-Estate maintains structured documentation, operational reporting, and compliance records to ensure transparency, protection of buyers, and long-term stability of every tokenized property.

# 1

## Asset Valuation & Tokenization Model

The Desert Villa property has been independently assessed with a valuation of \$1,520,000. Based on this valuation, the asset was tokenized into 152,000 EST tokens, establishing a conversion ratio of 1 EST = \$10 at initial issuance.

Tokenization enables fractional, blockchain-verified participation in a real, income-generating residential real estate asset located in Riverside County, California.

# 2

## Participation Structure & Fractional Ownership Terms

The minimum acquisition amount is 25 EST, providing accessible entry for buyers through the purchase of EST while maintaining institutional reporting standards. The asset operates under a two-phase participation model:

- Phase 1 (18 months): Accelerated income period with enhanced yield distribution.
- Phase 2 (lifetime): Ongoing passive income for as long as the property remains under E-Estate operational management.

# 3

## Redemption, Liquidity & Token Retirement

Upon the sale or liquidation of the property, E-Estate commits to a structured token redemption process, enabling buyers to convert their EST holdings into their proportional share of proceeds. All redeemed EST tokens are permanently burned, ensuring they are removed from circulation and preserving the integrity of the token economy.

## Token Issuance Review & Governance

E-Estate evaluates each property's tokenization parameters through a standardized process that includes independent valuation review, legal compliance verification, operational feasibility analysis, and long-term yield modeling.

This due-diligence framework ensures that tokenized assets—such as Desert Villa—are supported by verifiable documentation, auditable valuation data, and a transparent release structure.

No further adjustments to the token structure are made after issuance unless required by regulatory standards or buyer protection policies. E-Estate maintains a transparent ledger of all EST transactions associated with the asset, providing buyers with immutable blockchain records and complete visibility into token circulation.

## Desert Villa Tokenization Summary

The tokenization of this asset follows E-Estate's standardized, compliant issuance framework:

- **Verified valuation: \$1,520,000**
- **Total supply: 152,000 EST tokens**
- **Initial value: 1 token = \$10**
- **Minimum entry: 100 EST**
- **Token burn policy: Activated upon asset sale**

A detailed breakdown of token mechanics, income distribution, and burn events is available in the Appendix section.

# Our Fractional Ownership Approach

E-Estate applies a structured, asset-backed approach focused on real property, verified valuation, and long-term operational performance.

Each tokenized asset is selected based on tangible fundamentals: location quality, income potential, legal clarity, and operational feasibility. Our objective is to align digital participation with real-world real estate performance.

## Client Access

We enable buyers to participate in professionally managed real estate through fractional ownership and the purchase of tokenized real estate, with low minimum entry and transparent on-chain records.

## Performance Focus

Our strategy prioritizes stable cash flow from income-producing assets, supported by short-term rental operations and long-term asset appreciation.

## Data & Due Diligence

Every property undergoes valuation review, legal verification, and operational analysis before token issuance. All key metrics are documented and disclosed.

# Fractional ownership solutions aligned with real-world assets

E-Estate structures participation around real, operating properties rather than speculative instruments. Token holders gain access through fractional ownership and the purchase of tokenized real estate, with exposure to rental income and asset lifecycle events while maintaining transparency and verifiable ownership records. Our approach is designed to support different participation levels while maintaining institutional-grade documentation and reporting standards for buyers.

## Asset-Specific Application

The Desert Villa asset follows E-Estate's standardized fractional ownership framework, combining real estate fundamentals with blockchain infrastructure. Operational income is generated through short-term rental activity, while token mechanics ensure proportional participation, automated reporting, and clear exit logic upon asset sale. This framework allows buyers to align digital participation through the purchase of tokenized real estate and the purchase of EST with tangible real-world performance, supported by structured governance and compliance controls.

## How the fractional ownership framework is applied in practice

E-Estate's approach integrates traditional real estate fundamentals with a structured tokenization model designed to enhance transparency, accessibility, and operational clarity. Each asset is evaluated through a multi-stage process that includes independent valuation review, legal and title verification, zoning and compliance assessment, and operational feasibility analysis. Only properties that meet defined quality and income-generation criteria are approved for token issuance.

Tokenized participation is structured to reflect real-world asset performance, supported by documented cash-flow sources, standardized reporting, and predefined lifecycle events.

Operational income is generated through active property management, while blockchain infrastructure provides immutable records of token issuance, ownership, and circulation.

This framework enables buyers to align digital participation through the purchase of tokenized real estate and the purchase of EST with tangible real estate outcomes while maintaining clear governance, risk awareness, and long-term asset stewardship.

# Disclosure & Asset Report

## Transparency, Governance & Ongoing Reporting

**E-Estate maintains a structured governance, disclosure, and reporting framework for all tokenized real estate assets within its ecosystem, including the Desert Villa property located in Indio, Riverside County, California.**

This framework is designed to provide token holders, prospective participants, and relevant stakeholders with continuous access to material information related to asset ownership structure, operational performance, and lifecycle events. The objective is to ensure that digital participation in real-world assets is supported by verifiable data, clearly defined governance rules, and consistent reporting standards.

Token holders are provided with ongoing access to operational updates, including rental activity summaries, occupancy trends, and material changes in property management status. Blockchain infrastructure is used to maintain immutable records of token issuance, circulation, and retirement, enabling transparent verification of participation units associated with the asset. All information contained in this report reflects the most accurate data available at the time of preparation and is derived from a combination of public records, assessor documentation, internal asset records, and third-party sources where applicable. While reasonable efforts are made to ensure accuracy and completeness, certain data points may be subject to change due

to market conditions, regulatory updates, or operational factors.

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### **THIS DISCLOSURE FRAMEWORK INCLUDES, BUT IS NOT LIMITED TO:**

- **Ongoing operational and rental performance reporting**
- **Blockchain-verified records of token issuance, transfers, and circulation**
- **Asset lifecycle transparency, including refinancing, sale, or liquidation events**
- **Defined governance procedures governing token redemption, retirement, and asset exit**
- **Clear separation between property ownership, operational management, and token participation rights**

Such ownership rights provide proportional economic participation in the underlying real estate asset and do not constitute any equity, membership, or ownership interest in the title-holding LLC or any operating entity. All participation terms, delegation of management authority, and asset lifecycle events are governed by the documentation specific to the Desert Villa asset.

E-Estate is committed to maintaining institutional-grade transparency standards, responsible asset stewardship, and consistent disclosure practices across all tokenized real estate offerings.



Year	Restricted Value				Assessed Value				Penalty	Exemption	Value
	Land	Improvement	Living Improvement	Total	Land	Improvement	Living Improvement	Total			
2022					\$241,770	\$557,124		\$798,894			\$798,894
2023					\$246,605	\$568,266		\$814,871			\$814,871
2024					\$251,537	\$579,631		\$831,168			\$831,168
2024					\$204,464	\$484,368		\$688,832			\$688,832
2025					\$456,001	\$1,063,999		\$1,520,000			\$1,520,000

### Transfer History

Doc #	Sales Price	Date	Vacant Land
2024-0221929	\$1,520,000	7/25/2024	False
2019-0064422	\$0	2/26/2019	False
2018-0273972	\$0	7/6/2018	False
2017-0347272	\$660,000	8/22/2017	False
2008-0175854	\$600,000	4/9/2008	False
2006-0195809	\$0	3/20/2006	False
2005-0870308	\$661,430	10/21/2005	False
2003-0992914	\$0	12/19/2003	False
2003-0992913	\$0	12/19/2003	False
2003-0992910-S	\$0	12/19/2003	False
1979-0208845	\$0	10/3/1979	False

### Features

Code	Code Descr.	Year	Building	Size	Size Descr.	Units	Cond. Details	Percent
POOL	Pool (RCN)	2005	616460032	25000.00	Replacement Cost New	Average	9675.00 Average	100.00
PatioGood	Patio Cover - Wood	2018	616460032	264.00	Actual Area	Average	7502.00 Average	100.00
BBQIsl	Barbeque Island (RCN)	2024	616460032	0.00	Actual Area	Average	4365.00 Average	100.00
YARD IMPROVEMENT	Yard Improvement (RCN)	2025	616460032	15000.00	Replacement Cost New	N/A	13500.00 Average	100.00
YARD IMPROVEMENT	Yard Improvement (RCN)	2025	616460032	5000.00	Replacement Cost New	N/A	4500.00 Average	100.00

### Land Details

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
Residential	LandLine 01 / 616460 / Residential	0.30	0.00	0.00

### Building 1 - Building Details

<b>Address</b> RENEWAL ST <b>Type</b> Single Family Dwelling <b>Year Built</b> 2005	Image: Sketch Image
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### Structural Elements

Use	Detail
Basement	No Basement
Bathroom Condition	Average
Central Cooling	Yes
Central Heating	Yes
Kitchen Condition	Average
Roof Cover	Tile/Slate

### Floor Areas

Description	Level	Gross Area	Finished Area	Construction Type
Main Dwelling	Ground	3308.00	3308.00	Wood or Light Steel (D)
Fractional Area (1/3)	Ground	448.00	448.00	Wood or Light Steel (D)
Attached Garage	Ground	792.00	792.00	Wood or Light Steel (D)

## Unit Counts

Units/ Costs	Category	Description
17	Bath Fixtures	Bathroom Fixtures
3000	Building Additive	Fireplace (Cost)
13232	Building Additive	Heat and Cooling (Cost)
2	Room Count	Bath - 3/4
5	Room Count	Bedroom
1	Room Count	Dining Room
2	Room Count	Bath - Full
1	Room Count	Bath - Half
1	Room Count	Kitchen
1	Room Count	Living Room
1	Room Count	Utility Room

Riverside County is not liable for erroneous or incomplete data.  
California Revenue and Taxation Code Sec. 408.3 (d)

Date Printed: 1/15/2026



# Assessor - County Clerk - Recorder

Riverside County, CA

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## General Information

<b>Property Address</b>	RENEWAL ST INDIO, CA 92201
<b>Assessment No. (PIN)</b>	616460
<b>APN (GeoCode)</b>	616460
<b>Property Type</b>	Single Family Dwelling
<b>TAG</b>	007-012 INDIO
<b>Acreage</b>	0.30
<b>Doing Business As</b>	
<b>Business Use</b>	

### Legal Description

.30 ACRES NET IN LOT 123 MB 348/053 TR 30956 Lot 123 SubdivisionName TR 30956 Acres 000.30 NET LotType Lot  
RecMapType Map Book MapPlatB 348 MapPlatP 053

If you're not seeing your 2025 values please contact the county at (951) 955-6200 or Email: [accrmail@asrclrec.com](mailto:accrmail@asrclrec.com).

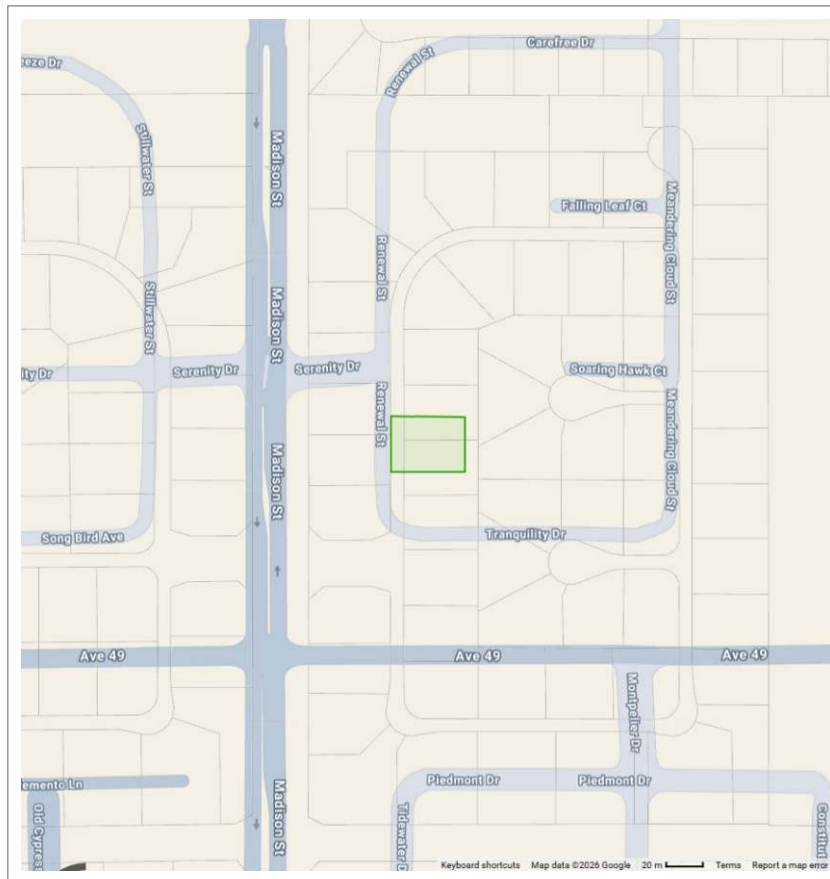
## Value History

Years	2025	2024	2024	2023	2022
Assessment ID	809418193	810389672	808364842	807753885	806512337
Event Type	Annual	Transfer	Annual	Annual	Annual
Roll Caste	Annual	Supplemental	Annual	Annual	Annual
Reason		C3.AI DE			

Event Date	01/01/2025	07/25/2024	01/01/2024	01/01/2023	01/01/2022
Assessment Version	Original	Original	Original	Original	Original
<u>Total Factored Base Year Value</u>	\$1,520,000	\$1,520,000	\$831,168	\$814,871	\$798,894
<u>Total New Full Value (NFTV)</u>		\$1,520,000			
<u>Total Roll Value</u>	\$1,520,000	\$831,168	\$831,168	\$814,871	\$798,894
<u>Total Assessment Value</u>	\$1,520,000	\$688,832	\$831,168	\$814,871	\$798,894
Net Taxable Value	\$1,520,000	\$688,832	\$831,168	\$814,871	\$798,894
Proration Months		11			
Proration Factor		92%			

<b>Name</b>	<b>Description</b>
Structures	Improvements
Land	Land
Living Improvements	Trees & Vines
Personal Property	Personal Property
Trade Fixtures	Removable personal property (i.e., display counters)

Riverside County, CA - Community: Property Search  
Property ID Number (PIN/APN): 61646



Property ID Number (PIN/APN): 61646



### General Information

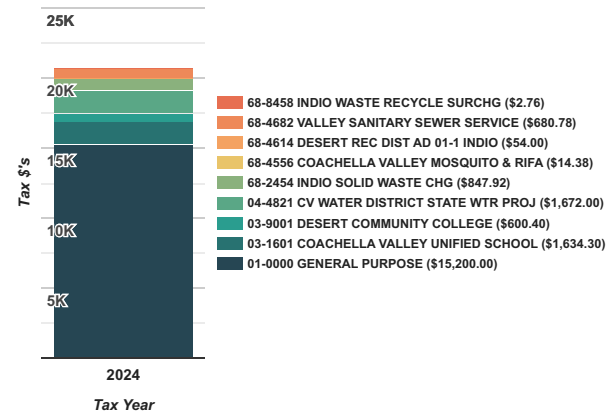
Property ID Number (PIN/APN) 61646  
Owner [More Information](#)  
Property Address RENEWAL ST  
Property Type Single Family Dwelling  
Tax Rate Area (TRA) 007-012 INDIO  
Approximate Lot Size 13,068 SqFt / 0.300 acres  
Legal Description .30 ACRES NET IN LOT 123 MB 348/053 TR 30956

[View Aerial Images](#)

[View Assessor Map](#)

[TLMA Survey Records](#)

### Tax Summary

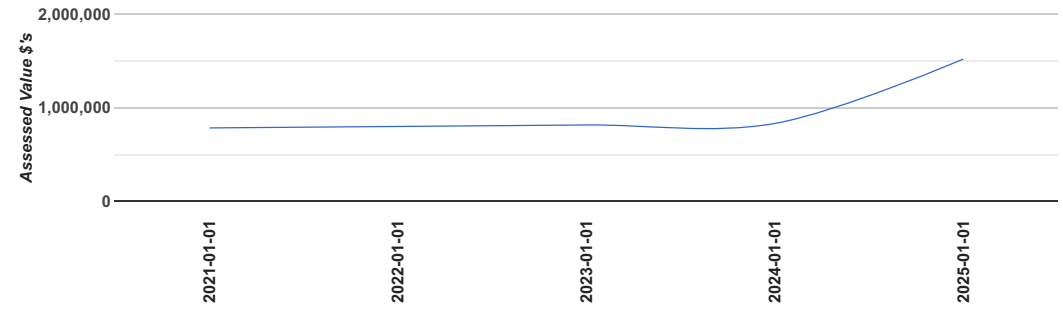


Total Tax

\$20,706.54

### Value History

Year	Event Type	Roll Caste	Event Date	Assessment				Net Taxable Value
				Land	Improvement	Living Improvement	Total	
2021	Annual	Annual	2021-01-01	\$237,030	\$546,200	\$0	\$783,230	\$783,230
2022	Annual	Annual	2022-01-01	\$241,770	\$557,124	\$0	\$798,894	\$798,894
2023	Annual	Annual	2023-01-01	\$246,605	\$568,266	\$0	\$814,871	\$814,871
2024	Annual	Annual	2024-01-01	\$251,537	\$579,631	\$0	\$831,168	\$831,168
2025	Annual	Annual	2025-01-01	\$456,001	\$1,063,999	\$0	\$1,520,000	\$1,520,000



### Sales History

Date	Document #	Sale Price	Sale Type	Qualified
07-25-2024	2024-0221929	\$1,520,000	Straight Transfer	Qualified
08-22-2017	2017-0347272	\$660,000	Straight Transfer	Qualified
04-09-2008	2008-0175854	\$600,000	Straight Transfer	Qualified
10-21-2005	2005-0870308	\$661,500	Straight Transfer	Qualified

### Buildings

#### Building 1

Building Type	Modern Single Family Residence (Post 1990)
Effective Year Built	2006
Year Built	2005
Living Area sqft	3,308
Actual Area sqft	4,548
Quality	8.0
Cond	Average
Baths	5
Bedrooms	5
Has Fireplace	Yes
Central Cooling	Yes
Central Heating	Yes
Roof Type	Tile/Slate



**Tokenized Property  
Disclosure & Asset Report**

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Indio, California USA**

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