

Property Details

CONTROL: Exclusive VALUE: \$625,000
LOAN: \$0
EQUITY: \$625,000

TITLE: Central Tucson Industrial Yard & Shop
TYPE: Industrial
HAVE: Two-building industrial/flex layout totaling ±5,900 SF ±5,900 SF building footprint with additional mezzanine storage Shared secured yard area included in rent Low site coverage (~20%) allowing for usable outdoor space Ideal for contractor

WEBSITE URL: www.propertyfindersaz.com
ADDRESS: 3208 E District, Tucson, Arizona
BENEFITS TO NEW OWNER: Sticky Tenant Base Industrial service tenants with yard needs tend to have higher retention due to limited relocation options. Value-Add Upside Opportunity to increase rents, optimize yard allocation, and improve operational efficiency to drive NOI growth

GROSS SCHEDULED INCOME: \$57,600 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$12,000
NOI: \$45,600
DEBT SERVICE: \$0
CASH FLOW: \$45,600
CAP RATE: 7.30%



BENEFITS SOUGHT: Roll into a 1031 exchange and defer taxes Move up in value Diversify instead of being tied to one property

MOTIVATION: Wants to re-deploy equity

REMARKS: Seller has a one year military contract that comes with the property that they would be leasing half of the property to fulfill their obligation.

OWNER:

COUNSELOR: Scott Hotchkiss Cell: 520-465-1015
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