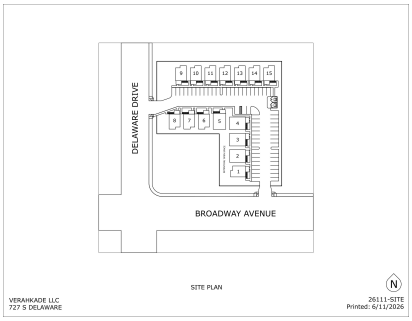
Property Details

CONTROL:	Exclusive	VALUE:	$995,000
		LOAN:	$298,000
		EQUITY:	$697,000

TITLE:	LAND - FULLY ENTITLED FOR 30 UNIT APARTMENT PROJECT IN AZ
TYPE:	Land
HAVE:	MAJOR PRICE REDUCTION! Fully entitled, shovel-ready land for 30-unit apartment project in Apache Junction, AZ near Phoenix. Comes with full plans, GC-ready to build 15 duplexes, 2 units each, 2BR, 2BA, 816 SF. Flexible terms: sell, trade or exchange.
WEBSITE URL:	www.CieloArizona.com
ADDRESS:	2332 W. Broadway Avenue, Apache Junction, Arizona
BENEFITS TO NEW OWNER:	Fully entitled, shovel-ready land project in the growing area of Apache Junction, near Phoenix. 15 duplex buildings on a single APN, totaling 30 units. GC will guarantee completion with its balance sheet.

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%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	$298,000	$2,980	12%	03/01/2027	Yes

BENEFITS SOUGHT:	Sell or trade the project for land and/or smaller projects in San Diego, CA, other areas in Southern CA and/or Phoenix, AZ.
MOTIVATION:	Seller just finished building another 34 unit rental project in Glendale, AZ. Wants smaller in-fill development projects closer to San Diego, CA or Southern CA or Phoenix, AZ.
CAN ADD:	Newly completed 34 unit duplex homes rental project with 17 duplexes (22 units-2BR/2BA, 12 units-3BR/2BA) in Glendale, AZ. Valued at: $13.9M, debt $11.8M (www.tempoarizona.com.) New development, construction, sales and marketing advisory services.
REMARKS:	Land - Turn-key new development, shovel-ready, all plans, GC, and non-seller construction financing available. Attractive duplex rental homes product, located in Apache Junction, AZ, about 30 miles east of Phoenix. Flexible terms: sell, trade or exchange.

OWNER:	Verahkade, LLC	
COUNSELOR:	Robert W. Dudek, MSEL 12750 High Bluff Dr. Ste. 300 San Diego, California, 92130	Phone: 6192801400 Cell: 619-203-2056 Fax: 1-888-994-2FAX Email: rdudek@tbsreg.com