

Property Details

CONTROL: Exclusive
VALUE: \$1,750,000
LOAN: \$0
EQUITY: \$1,750,000

TITLE: TUCSON MUILTI-TENANT RETAIL WITH UPSIDE
TYPE: Retail/Commercial
HAVE: Thirteen Unit Retail Center with Upside. Property is flanked by Circle K Convenience Store on the West and Family Dollar on the East. Below market rents. SELLER FINANCING!
ADDRESS: 7251 S Cardinal Ave, Tucson, Arizona
BENEFITS TO NEW OWNER: 15-20% Below Market Rents. Solid Tenant Base. Remote Location serves local residents. SELLER FINANCING

GROSS SCHEDULED INCOME: \$119,400 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$24,700
NOI: \$94,700
DEBT SERVICE: \$0
CASH FLOW: \$94,700
CAP RATE: 5.41%



BENEFITS SOUGHT: Freedom From Management. Travel
MOTIVATION: 8
CAN ADD: 4 Residential lots, Rio Rico AZ-\$69,000 7701 W Velo Rd. Dev Parcel 8 Ac Res. Georgetown, SC
REMARKS: Plenty of upside with below market rents. Seller financing and or exchange. 1.73 Ac paved land. 17,244 SF of Modular Buildings, not affixed. Ripe for redevelopment with zero demolition costs. Adjacent to Indian Reservation. Seller managed.
OWNER: Daniel LLC
COUNSELOR: Tom DeSollar
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