

Property Details

CONTROL: Exclusive VALUE: \$1,650,000
 LOAN: \$850,000
 EQUITY: \$800,000

TITLE: TUCSON ESTABLISHED SPORTS BAR & RESTAURANT
 TYPE: Other
 Family established sports bar and restaurant on major Tucson Corridor.
 HAVE: Three Commercial Lots improved with 3638 SF Bar & Restaurant.
 Billboard, liquor license, FF&E convey. Established Clientele
 ADDRESS: 5769 E Speedway Blvd, Tucson, Arizona
 BENEFITS TO NEW OWNER: Established sports bar with loyal clientele. Financials furnished with NDA.

GROSS SCHEDULED INCOME: \$0 Projected
 VACANCY LOSS: \$0
 GROSS EFFECTIVE INCOME: \$0
 EXPENSES: \$0
 NOI: \$0
 DEBT SERVICE: \$48,168
 CASH FLOW: \$-48,168
 CAP RATE: 0.00%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$543,000	\$2,514	4%	10/30/2028	Yes
LOAN 2	\$300,000	\$1,500	6%	10/30/2023	No

BENEFITS SOUGHT: Out of Management! Move equity to passive investment or cash/

MOTIVATION: 9

CAN ADD: La Jolla, CA residence. \$7M.

REMARKS: Sellers are in their 70's and want to get out of the responsibility of management. Son will stay on and lease back if wanted. Will separate assets from business/Bar and Real Estate.

OWNER: RJ's LLC & Mc Trust

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