Property Details

CONTROL: Exclusive VALUE: \$5,750,000

LOAN: \$0

EQUITY: \$5,750,000

TITLE: ICONIC TUCSON GUEST RANCH

TYPE: Business Opportunity

HAVE: Iconic Tucson Guest Ranch just listed and under renovation. Price includes

Concession Leases for trail riding in National/State adjacent forest land.

WEBSITE URL: WWW.ranchocerros.com

ADDRESS: 13500 N Oracle Rd, Tucson, Arizona

BENEFITS TO NEW Iconic Tucson 10 acre Guest Ranch surrounded by govmnt land. Under

OWNER: renovation.

GROSS SCHEDULED INCOME: \$844,000 Projected

VACANCY LOSS: \$0 GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$296,000 NOI: \$548,000

DEBT SERVICE: \$0

CASH FLOW: \$548,000 CAP RATE: 9.53%



BENEFITS SOUGHT: Finish renovation and move through to other investment. Would exchange

for FL Property. Could move up, down or sideways.

MOTIVATION: 8-Wants to move to FL, where he grew up. Possible health issues increased

motivation. Seller will Accept Bitcoin.

CAN ADD: Ask Broker

Income and Expenses are moving up daily. Events income started in 2025.

REMARKS: Proforma NOI may improve with the additional Hospitality & RV Lot

income. Property is being renovated and upgraded. Price is based on

completed renovation and stabilized income.

OWNER: Rancho De Los Cerros Land & Cattle LLC

COUNSELOR: Tom DeSollar, EMS Phone: 520-400-2732

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