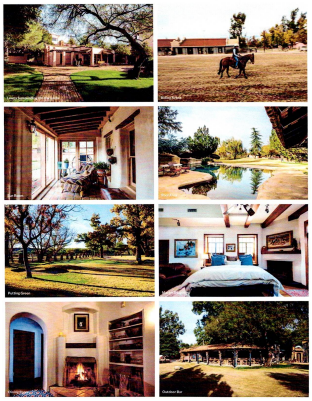
Property Details

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 OWNER:	Iconic Tucson 10 acre Guest Ranch surrounded by govmnt land. Under 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
REMARKS:	Income and Expenses are moving up daily. Events income started in 2025. NOI will improve with the additional Hospitality & RV Lot income. Property is being renovated and upgraded. FLASH: Mexican Cinema is filming Yellowstone type series! At $2,000/DAY!
OWNER:	Rancho De Los Cerros Land & Cattle LLC

COUNSELOR:	Tom DeSollar, EMS 6700 N. Oracle Rd. Suite 235 Tucson, Arizona, 85704	Phone: 520-400-2732 Cell: 520-400-2732 Email: tom@azfirstprop.com