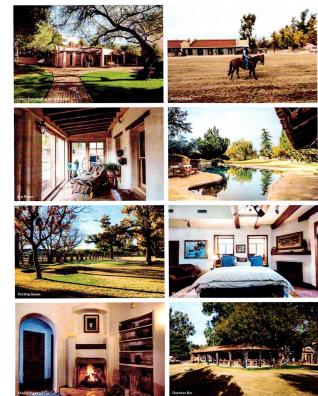


## Property Details

CONTROL: Exclusive  
VALUE: \$6,000,000  
LOAN: \$0  
EQUITY: \$6,000,000

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.ranchocerro.com  
ADDRESS: 13500 N Oracle Rd, Tucson, Arizona  
BENEFITS TO NEW OWNER: Iconic Tucson 10 acre Guest Ranch surrounded by govmt 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: 9.13%



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

MOTIVATION: 7 Seller wants to move on to other projects after this one is stabilized.

CAN ADD: Ask Broker

REMARKS: Income and Expenses are moving up daily. Events income started in 2025. 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  
6700 N. Oracle Rd. Suite 235  
Tucson, Arizona, 85704  
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Email: tom@azfirstprop.com