

## Property Details

CONTROL:	Exclusive	VALUE: \$375,000
		LOAN: \$0
		EQUITY: \$375,000
TITLE:	AZ LAND Bank OPPORTUNITY	
TYPE:	Land	
HAVE:	458.58 acres of Cochise County land. Rolling desert land W/2 registered wells. 7 miles N or I-10 and Benson, AZ. Adjacent to Willow Lakes Subdivision. See Terms below.	
ADDRESS:	XXX Ocotillo Rd, Benson, Arizona	
BENEFITS TO NEW OWNER:	Split into 40 acres parcels or make your own ranch. Grazing leases in place-Note \$63.00 in taxes. Great land bank with soft terms: \$20% down, 4% interest, 30 year amortization, 10 year balloon or submit.	
GROSS SCHEDULED INCOME:	\$0 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$63	
NOI:	-\$63	
DEBT SERVICE:	\$0	
CASH FLOW:	-\$63	
CAP RATE:	0.00%	
BENEFITS SOUGHT:	Activate equity. Move on Try Portland Oregon property for exchange.	
MOTIVATION:	8	
CAN ADD:	Other packages in Book (76 Acres and Executive JV Lot)	
REMARKS:	This seller will look at personal property, antique cars, guns, or condos. This parcel would be good long term hold. Benson area is ripe to move. Two registered wells on property.	
OWNER:	RR&S Pension Fund	
COUNSELOR:	Tom DeSollar 6700 N. Oracle Rd. Suite 235 Tucson, Arizona, 85704	Phone: 520-400-2732 Cell: 520-400-2732 Email: tom@azfirstprop.com