

## Property Details

CONTROL: Exclusive VALUE: \$3,400,000  
LOAN: \$0  
EQUITY: \$3,400,000

TITLE: TUCSON INDUSTRIAL & OFFICE & EVENT CENTER  
TYPE: Other  
HAVE: Mixed use property- 1950's repurposed 21,094 SF warehouse in booming downtown arts district. 1/3 high end furniture MFG, 1/3 Co-working Executive Office Suites and 1/3 Event Center. Unique and diverse income stream.

WEBSITE URL: www.railyardtucson.com  
ADDRESS: 610 S Park Ave, Tucson, Arizona  
BENEFITS TO NEW OWNER: Unique property with diverse income stream for security. Proven track Record. Solid 6 Cap with upside. Financials w/NDA

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



BENEFITS SOUGHT: Move through to passive income. Would take a portfolio of SFRs close to U of A or downtown. Submit ideas.

MOTIVATION: 8 Sellers want to travel.

CAN ADD: Design Services. Short Term Management. You tube Video Link: <https://youtu.be/diKlyTc4dkg>

REMARKS: One of a kind property. Completely repurposed and funky design. ALL FF&E INCLUDED. Furniture & Shade MFG separate from Offices and Event Center. Nothing else like it in Tucson. Close to downtown restaurants, offices and hotels.

OWNER: PPLR Enterprises, LLC

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