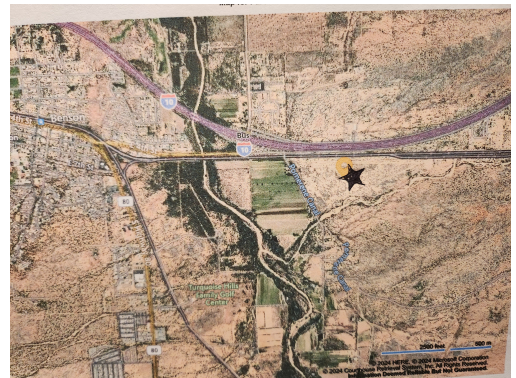


Property Details

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

TITLE: ARIZONA INTERSTATE 135 AC INDUSTRIAL
TYPE: Land
HAVE: 135 Acres of Industrial Zoned property adjacent to the City of Benson AZ. Interstate Frontage and Exit. In Opportunity Zone.
ADDRESS: XXX Old Airport Rd, Benson, Arizona
BENEFITS TO NEW OWNER: Rare I-10 EXIT# 306 Large Industrial-Commercial Zoned Parcel Manufacturing, Distribution, Truck stop, RV Resort. Two wells on the property. Flat and ready to go.

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$4,653
NOI: \$-4,653
DEBT SERVICE: \$0
CASH FLOW: \$-4,653
CAP RATE: 0.00%



BENEFITS SOUGHT: Move into something larger. Activate the equity. Income producer or problem Property

MOTIVATION: 7 Has owned this for 15 years and time to move on.

CAN ADD: Creative investor. Can add Cash, signature, other properties.

REMARKS: Investor also owns a car dealership, businesses in CA and WA. Submit all ideas. Feller financing possible. JV possible. Investor not Geographically bound. Will tackle challenging properties.

OWNER: South Alvernon Way, LLC

COUNSELOR: Tom DeSollar
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Tucson, Arizona, 85704
Phone: 520-400-2732
Cell: 520-400-2732
Email: tom@azfirstprop.com