

Property Details

CONTROL: Exclusive
VALUE: \$1,499,000
LOAN: \$0
EQUITY: \$1,499,000

TITLE: Seller Financing- TUCSON OFFICE BUILDING
TYPE: Office Building
HAVE: 6900 SF Office Building in Central Tucson near Board of Realtors Office.
Gut renovated in 2014. Move in ready.
ADDRESS: 2475 E Water Street, Tucson, Arizona
BENEFITS TO NEW OWNER: B+ Office building in Central Tucson. Excellent condition. Great floor plan.
Security Cameras Emgcy Generator. 2 EV Charging stations. EZ move in.
Financial Info Pro-forma based on former lease.

GROSS SCHEDULED INCOME: \$120,750 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$23,505
NOI: \$97,245
DEBT SERVICE: \$0
CASH FLOW: \$97,245
CAP RATE: 6.49%



BENEFITS SOUGHT: Path to cash. Will Carry on market terms.

MOTIVATION: 8

CAN ADD: Nothing

REMARKS: Professional Management Available. Financial Information proforma based on former lease. Seller Financing at market rate. Flexible Terms. 40% down payment.

OWNER: ONYA Irrevocable Trust

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