Property Details

CONTROL: Exclusive VALUE: \$799,000

LOAN: \$0

EQUITY: \$799,000

TITLE: AZ INTERSTATE LAND

TYPE: Land

ADDRESS:

HAVE: 76.26 Acres of development land with I-10 Frontage. Ideal RV Park, Self-

Storage within 1/4 mile of Interchange. Dark Star Rd and I-10, Benson, Arizona

BENEFITS TO NEW I-10 Frontage with High Visibility. Current zoning is RU-4. Mostly

OWNER: commercial uses in area. Easement to Dark Star Rd and Interchange 302.

Truck stop, fast food and hotels at 302.

GROSS SCHEDULED INCOME: \$0 Actual

VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$5,292
NOI: \$-5,292
DEBT SERVICE: \$0
CASH FLOW: \$-5,292
CAP RATE: \$0.00%

Path to cash or Note. Personal property or condo as down payment. Seller

BENEFITS SOUGHT: will finance. Try Exchange for Portland Oregon Property. Will take partial

value in Crypto.

MOTIVATION: 9

CAN ADD: Other Packages in Book

REMARKS: Many possible uses as Benson needs services. Developer friendly town that

is growing. Only 45 Miles East of Tucson.

OWNER: RR&S Profit Sharing Plan

COUNSELOR: Tom DeSollar, EMS Phone: 520-400-2732

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