

Property Details

CONTROL:	Exclusive	VALUE: \$8,250,000 LOAN: \$0 EQUITY: \$8,250,000
TITLE:	RARE! PRIME! TUCSON CENTRAL LOCATION; MH Park & Retail; 14.06 acres land & income	
TYPE:	Income Comb.	
HAVE:	RARE! PRIME! TUCSON CENTRAL LOCATION; MH Park & Retail; 14.06 acres land & income Information in this offering is derived from 3rd party sources that are deemed reliable though ALL STAKEHOLDERS must verify via their own due diligence and professionals	
ADDRESS:	1630-1890 S Mission Rd, Tucson, Arizona	
BENEFITS TO NEW OWNER:	RARE large assembled parcels 14.06 acres (1-mi to I-10 & I-19 plus 1.7MI to DT) with INCOME on developed part, Traffic light, MH and C2 zoning, many curb cuts; REDEVELOPMENT and DEVELOPMENT of the VACANT +/- 50% of the land to maximize NOI	
GROSS SCHEDULED INCOME:	\$296,000 Projected	
VACANCY LOSS:	\$8,880	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$56,333	
NOI:	\$230,787	
DEBT SERVICE:	\$0	
CASH FLOW:	\$230,787	
CAP RATE:	2.80%	
BENEFITS SOUGHT:	CASH - or - low management type of Income property exchange plus CASH in Arizona or possibly nearby for owner's travel pattern	
MOTIVATION:	Retirement	
CAN ADD:	none	
REMARKS:	This property is a RARE LARGE (14.06 acres) assembled parcel group in CENTRAL TUCSON that has many possibilities ; proforma CAP rate on INCOME is +/- \$7% and vacant land at \$11/SF see attached AI assisted analysis for more info plus LoopNet listing and OM	
OWNER:		
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