

Property Details

CONTROL: Exclusive VALUE: \$3,300,000
LOAN: \$0
EQUITY: \$3,300,000

TITLE: TUCSON MIXED USE INDUSTRIAL-OFFICE
TYPE: Income Comb.

HAVE: Repurposed 21,094 SF 1950's warehouse adjacent to downtown Tucson entertainment district. 17 offices, 8,000 SF Manufacturing and 3200 SF Event Center. Fully rehabbed. Most always full.

WEBSITE URL: www.railyardtucson.com

ADDRESS: 610 S Park Ave, Tucson, Arizona

BENEFITS TO NEW OWNER: Fully renovated 1950 Whse. Modern Chic offices and RR decor. FF&E included. fiber optic and latest Wi-Fi Technology

GROSS SCHEDULED INCOME: \$456,080 Projected

VACANCY LOSS: \$22,804

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$183,198

NOI: \$250,078

DEBT SERVICE: \$0

CASH FLOW: \$250,078

CAP RATE: 7.58%



BENEFITS SOUGHT: Out of Management. Retire.

MOTIVATION: 8

CAN ADD: Assistance in transition

REMARKS: Diverse income stream from offices, industrial and events. Event income not included in the Proforma. Possible exchange or carryback for partial equity. New Offices being added in old storage space for additional income. Furniture, Art and equip Incl.

OWNER: Perry-Robinson

COUNSELOR: Tom DeSollar, EMS
6700 N. Oracle Rd. Suite 235
Tucson, Arizona, 85704

Phone: 520-400-2732
Cell: 520-400-2732
Email: tom@azfirstprop.com