## **Property Details**

CONTROL: Exclusive VALUE: \$3,300,000

LOAN: \$0

EQUITY: \$3,300,000

TITLE: TUCSON MIXED USE INDUSTRIAL-OFFICE

TYPE: Income Comb.

Repurposed 21,094 SF 1950's warehouse adjacent to downtown Tucson

HAVE: 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 Fully renovated 1950 Whse. Modern Chic offices and RR decor. FF&E

OWNER: 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

Diverse income stream from offices, industrial and events. Event income

not included in the Proforma. Possible exchange or carryback for paritial

REMARKS: equity. New Offices being added in old stroage space for additional

income. Furniture, Art and equip Incl.

OWNER: Perry-Robinson

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

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