Property Details

CONTROL:	Exclusive	VALUE: LOAN: EQUITY:	$3,300,000 $0 $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 paritial equity. New Offices being added in old stroage 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