

## 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](http://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 Phone: 520-400-2732  
6700 N. Oracle Rd. Suite 235 Cell: 520-400-2732  
Tucson, Arizona, 85704 Email: [tom@azfirstprop.com](mailto:tom@azfirstprop.com)