

## Property Details

CONTROL: Exclusive VALUE: \$1,575,000  
LOAN: \$0  
EQUITY: \$1,575,000

TITLE: TUCSON OPPORTUNITY ZONE 5.2 ACRES  
TYPE: Land  
HAVE: High traffic Multiple Use Zoned (Tucson MU) that checks all the boxes!  
Two hard corners, high traffic count, all utilities, OPPORTUNITY ZONE,  
close to I-10 and I-19, high visibility, Approved for 40,000 SF Retail.

ADDRESS: 5720 S Alvernon Way, Tucson, Arizona  
BENEFITS TO NEW OWNER: Ready to build your plan in an OZ. Retail, Multifamily, light industrial, QSR  
(2 corners) Office, SS. 1,500 GPM Fire Flow, Bus Stop

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$2,600  
NOI: \$-2,600  
DEBT SERVICE: \$0  
CASH FLOW: \$-2,600  
CAP RATE: 0.00%

BENEFITS SOUGHT: Move through property. Original Seller Passed. Estate says sell.

MOTIVATION: 9 Estate sale. Estate may finance.

CAN ADD: Corner property across the Street. Assistance in working with City to get  
your plan approved.

REMARKS: Over \$200,000 in engineering already done on the property. Great  
location. ESTATE SALE- FOR SALE ONLY property.

OWNER: Caravan, INC

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