

Property Details

CONTROL: Partner VALUE: \$1,590,000
LOAN: \$0
EQUITY: \$1,590,000

TITLE: TUCSON REDEVELOPMENT OPPORTUNITY
TYPE: Retail/Commercial
HAVE: Prime retail corner in growing SW Tucson. 12 Tenants in modular buildings with infrastructure in place. 4 miles from 1,400 Ac master planned community. Sandwiched by Circle K and Family Dollar.
ADDRESS: 7251 S Cardinal Ave, Tucson, Arizona
BENEFITS TO NEW OWNER: Redevelopment with no Demo costs. Great location. Infrastructure and paving in place.

GROSS SCHEDULED INCOME: \$137,777 Actual
VACANCY LOSS: \$3,500
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$34,277
NOI: \$100,000
DEBT SERVICE: \$0
CASH FLOW: \$100,000
CAP RATE: 6.29%

BENEFITS SOUGHT: Moving to FL. Move through to cash or note.

MOTIVATION: 7

CAN ADD: 5 Ac Residential Property in Tucson

REMARKS: Seller will finance with 30% down. Are is rapidly growing and needs retail. Seller will affix if needed for 1031. Current tenant mix are local services. Most always 100% occupancy. Income while planning new use.

OWNER: Daniel LLC

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