

## Property Details

CONTROL: Exclusive  
VALUE: \$350,000  
LOAN: \$0  
EQUITY: \$350,000

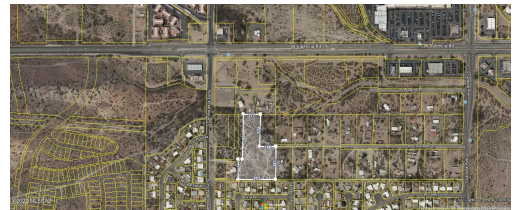
TITLE: TUCSON INFILL RESIDENTIAL 4.09 ACRES  
TYPE: Land

HAVE: Rare infill residential parcel shovel ready. Divisible into 4 Single-Family Residential lots. All Utilities at parcel. In growing SW Tucson.

ADDRESS: 3200 W Pincushion Lane, Tucson, Arizona

BENEFITS TO NEW OWNER: parcel is ready to build or split. Electric, Water, Sewer, Gas on site. Close to shopping and central Tucson. Good work force housing site. Site overlooking Vally and Moutain views.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$1,425  
NOI: \$-1,425  
DEBT SERVICE: \$0  
CASH FLOW: \$-1,425  
CAP RATE: 0.00%



BENEFITS SOUGHT: Activate Equity and move up.

MOTIVATION: 7

CAN ADD: 135 Ac I-10 Industrial. \$6,000000. Benson, AZ 37.4 Ac Tucson Industrial \$5,950,000 Some Cash-Seller Financing.

REMARKS: Seller is creative Investor and Exchangor. I just completed a \$2.4 M Exchange with him. Submit all ideas.

OWNER: Shashe Investments, LLC

COUNSELOR: Tom DeSollar  
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