

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. Divisable 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, EMS
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