# Property Details

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| CONTROL: | Exclusive | VALUE: | $9,750,000 |
| | | LOAN: | $1,600,000 |
| | | EQUITY: | $8,150,000 |

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| TITLE: | TUCSON MT. LEMMON LODGE |
| TYPE: | Hotel/Motel |
| HAVE: | Newly built botique hotel property, Mt. Lemmon Lodge. Located at 8000' Elevation inthe Santa Catalina mountains 30 miles NE of Tucson. 12 tastefully furnished rooms and 4 suites. Restaurant, liquor license, Swedish sauna, Gift Shop. Covered Parking. |
| WEBSITE URL: | www.mountlemmonlodge.com |
| ADDRESS: | 12833 N Sabino Canyon Parkway, Mt. Lemmon, Summerhaven, Arizona |
| BENEFITS TO NEW OWNER: | Only lodge on Mt. Lemmon. Tucson and Phoenix residents stay here to escape the summer heat and ski in the winter. Unique escape. Newly constructed with Cable TV, WiFi, pvt balconies, room service, Fire Pit, Living Room Lobby. New alliance W/Ski Valley! |

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| GROSS SCHEDULED INCOME: | $0 Projected |
| VACANCY LOSS: | $0 |
| GROSS EFFECTIVE INCOME: | $0 |
| EXPENSES: | $0 |
| NOI: | $0 |
| DEBT SERVICE: | $0 |
| CASH FLOW: | $0 |
| CAP RATE: | 0.00% |

| ENCUMBRANCES | BALANCE | PAYMENT | RATE | DUE | ASSUMABLE |
|---|---|---|---|---|---|
| LOAN 1 | $1,600,000 | $0 | 8% | 12/31/2025 | No |

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| BENEFITS SOUGHT: | Shed debt. Move throgh to more passive investment. |
| MOTIVATION: | 7 Newly retired attorney would like to travel and fish. Will exchange and be creative. |
| CAN ADD: | Eight Stand Alone Cabins located on Mt. Lemmon. Expansion possible on adjacent lot. |
| REMARKS: | This is a Co-Listing with John Weaver, Phone: 520-906-6936. Financials Provided with NDA; Owner's request. Expansion possible on adjacent lot. Can deliver F&C. All FF&E included in offering. Owner may exchange for the right property. Submit all. |

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| OWNER: | Forest Investments, LLC | |
| COUNSELOR: | Tom DeSollar, EMS<br>6700 N. Oracle Rd. Suite 235<br>Tucson, Arizona, 85704 | Phone: 520-400-2732<br>Cell: 520-400-2732<br>Email: tom@azfirstprop.com |