## **Property Details**

CONTROL: Exclusive VALUE: \$9,750,000

LOAN: \$1,600,000 EOUITY: \$8,150,000

TITLE: TUCSON MT. LEMMON LODGE

TYPE: Hotel/Motel

Newly built botique hotel property, Mt. Lemmon Lodge. Located at 8000'

HAVE: Elevation in the 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 Only lodge on Mt. Lemmon. Tucson and Phoenix residents stay here to escape the summer heat and ski in the winter. Unique escape. Newly

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!

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



## ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$1,600,000 \$0 8% 12/31/2025 No

BENEFITS SOUGHT: Shed debt. Move through 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.

This is a Co-Listing with John Weaver, Phone: 520-906-6936. Financials Provided with REMARKS: 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.

OWNER: Forest Investments, LLC

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

6700 N. Oracle Rd. Suite 235 Cell: 520-400-2732

Tucson, Arizona, 85704 Email: tom@azfirstprop.com