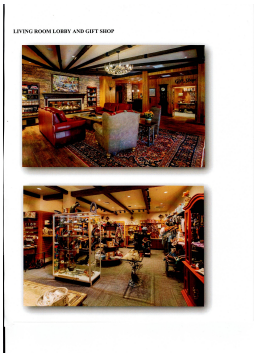
Property Details

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

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!

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

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.

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