

## Property Details

CONTROL: Exclusive VALUE: \$5,950,000  
LOAN: \$1,350,000  
EQUITY: \$4,600,000

TITLE: TUCSON INDUSTRIAL 37.44 ACRES  
TYPE: Land  
HAVE: 37.44 Acres of heavy industrial property in Tucson City with all utilities.  
(Including Fiber-Optic). Less than 1 mile from I-10 Wilmont Interchange.  
Four Miles from Tucson International Airport. Rail on South Line.  
ADDRESS: 6550 S Wilmont Rd, Tucson, Arizona  
BENEFITS TO NEW OWNER: Shovel Ready. Tucson I-2 Industrial zoning. Located in Tucson's hot  
Industrial area. JV & Seller financing possible.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$13,425  
NOI: \$-13,425  
DEBT SERVICE: \$0  
CASH FLOW: \$-13,425  
CAP RATE: 0.00%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$1,350,000	\$0	0%	09/01/2025	No

BENEFITS SOUGHT: would like to move through for a larger deal.

MOTIVATION: 7 Interest is prepaid on current loan and would like to move through property before maturity next September.

CAN ADD: Other properties. Signature for right deal.

REMARKS: Very creative and capable seller. Not geographically specific. Would consider a wide variety of income producing properties in a number of different locations. Submit all ideas that make sense.

OWNER: Shashashe Investments, LLC

COUNSELOR: Tom DeSollar Phone: 520-400-2732  
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