## **Property Details**

CONTROL: Exclusive VALUE: \$5,850,000

LOAN: \$0

EQUITY: \$5,850,000

TITLE: TUCSON INDUSTRIAL 37.44 ACRES

TYPE: Land

37.44 Acres of heavy industrial property in Tucson City with all utilities.

HAVE: (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 Shovel Ready. Tucson I-2 Industrial zoning. Located in Tucson's hot

OWNER: 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 Is not a developer and wants to move on.

CAN ADD: Other properties. Signature for right deal.

Very creative and capable seller/Exchangor. Not geographically specific. Would consider a

REMARKS: 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, EMS Phone: 520-400-2732

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

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