

Property Details

CONTROL:	Buyers Broker	VALUE: \$59,500
		LOAN: \$0
		EQUITY: \$59,500
TITLE:	AZ Wine Country Commercial Lot	
TYPE:	Land	
HAVE:	Commercial lot (.64 Acre) on Business Route I-10, Main Street in Wilcox, AZ. Wilcox is 80 Miles SE of Tucson on I-10 and is rapidly becoming the wine center of Southern AZ.	
ADDRESS:	624 S Haskell St, Wilcox, Arizona	
BENEFITS TO NEW OWNER:	High visibility commercial lot with many uses. Retail, landscape sales, food truck rodeo.	
GROSS SCHEDULED INCOME:	\$0 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$583	
NOI:	-\$583	
DEBT SERVICE:	\$0	
CASH FLOW:	-\$583	
CAP RATE:	0.00%	
BENEFITS SOUGHT:	Wants to move through property to a larger deal.	
MOTIVATION:	7. Wants to activate equity.	
CAN ADD:	Experienced exchangor. Can add other properties.	
REMARKS:	Very creative owner that can help make your deal with this property. Community is starting to grow with Arizona and help from neighboring states.	
OWNER:	Edge Investors	
COUNSELOR:	Tom DeSollar 6700 N. Oracle Rd. Suite 235 Tucson, Arizona, 85704	Phone: 520-400-2732 Cell: 520-400-2732 Email: tom@azfirstprop.com