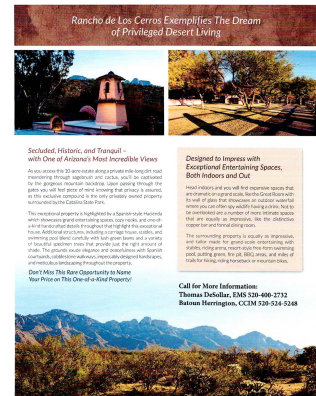


Property Details

CONTROL: Exclusive VALUE: \$6,000,000
 LOAN: \$0
 EQUITY: \$6,000,000

TITLE: ICONIC TUCSON GUEST RANCH
 TYPE: Business Opportunity
 HAVE: Iconic Tucson Guest Ranch just listed and under renovation. Price includes Concession Leases for trail riding in National/State adjacent forest land.
 WEBSITE URL: WWW.ranchocerros.com
 ADDRESS: 13500 N Oracle Rd, Tucson, Arizona
 BENEFITS TO NEW OWNER: Iconic Tucson 10 acre Guest Ranch surrounded by govmnt land. Under renovation.

GROSS SCHEDULED INCOME: \$844,000 Projected
 VACANCY LOSS: \$0
 GROSS EFFECTIVE INCOME: \$0
 EXPENSES: \$296,000
 NOI: \$548,000
 DEBT SERVICE: \$0
 CASH FLOW: \$548,000
 CAP RATE: 9.13%



BENEFITS SOUGHT: Finish renovation and move through to other investment.
 MOTIVATION: 7 Seller wants to move on to other projects after this one is stabilized.
 CAN ADD: Ask Broker
 REMARKS: Income and Expenses are moving up daily. Events income started in 2025. Proforma NOI may improve with the additional Hospitality & RV Lot income. Property is being renovated and upgraded. Price is based on completed renovation and stabilized income.
 OWNER: Rancho De Los Cerros Land & Cattle LLC
 COUNSELOR: Tom DeSollar Phone: 520-400-2732
 6700 N. Oracle Rd. Suite 235 Cell: 520-400-2732
 Tucson, Arizona, 85704 Email: tom@azfirstprop.com