

# Property Details

CONTROL: Exclusive VALUE: \$579,900  
LOAN: \$0  
EQUITY: \$579,900

TITLE: Owner will carry, 4 bed/3 bath + Den, Oro Valley, AZ  
TYPE: Homes/Condos  
HAVE: Owner Selling/Will carry note on 7 year old house in Upscale Gated Community in Oro Valley, just NW of Tucson, AZ. House is 2,464 SF, low HOA fee  
WEBSITE URL: <https://www.flexmls.com/share/B834r/10988-N-Delphinus-Street-Oro-Valley-AZ-85742>  
ADDRESS: 10988 N Delphinus St, Oro Valley, Arizona  
BENEFITS TO NEW OWNER: Clean Move in ready in desirable location. 6.7 Cap, Owner carry.

GROSS SCHEDULED INCOME: \$45,600 Projected  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$6,600  
NOI: \$39,000  
DEBT SERVICE: \$0  
CASH FLOW: \$39,000  
CAP RATE: 6.73%



BENEFITS SOUGHT: Property is already replaced. Owner wants to cash out.  
MOTIVATION: Property is already replaced. Owner wants to cash out.  
REMARKS: Seller is a long time Client, would be interested in selling note to cash out.  
OWNER: Jill Klein  
COUNSELOR: Doug Seemann Phone: 520-370-8907  
PO Box 69868 Cell: 520-370-8907  
Oro Valley, Arizona, 85737 Email: [doug@seeseemannfirst4homes.com](mailto:doug@seeseemannfirst4homes.com)