

Property Details

CONTROL: Exclusive VALUE: \$745,000
LOAN: \$350,000
EQUITY: \$395,000

TITLE: TUCSON 100% OCCUPIED SALON
TYPE: Retail/Commercial

HAVE: Retail building 100% occupied with a beauty salon on major North-South thoroughfare. (Oracle Rd) Successful salon has been operating for many years. See Remarks Below

ADDRESS: 6584 N Oracle Rd, Tucson, Arizona

BENEFITS TO NEW OWNER: Established Retail Investment Opportunity. Income from day 1. Long term tenants.

GROSS SCHEDULED INCOME: \$135,000 Projected

VACANCY LOSS: \$6,750

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$29,000

NOI: \$99,250

DEBT SERVICE: \$58,000

CASH FLOW: \$41,250

CAP RATE: 13.32%

ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1	\$375,000	\$4,833	7%	01/30/2026	No
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BENEFITS SOUGHT: Relieved of Debt. Semi-Retirement. Seller would continue as a tenant.

MOTIVATION: 8

CAN ADD: Seller could provide some financing. Submit

REMARKS: Consider this as a 13 tenant retail building in a great location. Long term tenants. Very little management required. Seller will remain as tenant. Alternative uses for the building in high demand on Oracle Rd.

OWNER: SWHM 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