

# Property Details

CONTROL: Exclusive VALUE: \$950,000  
LOAN: \$0  
EQUITY: \$950,000

TITLE: ESTATE LOT JV  
TYPE: Land  
HAVE: Tucson Estate Lot in gated community overlooking entire Tucson Valley.  
ADDRESS: 6820 N Hole in the Wall Way, Tucson, Arizona  
BENEFITS TO NEW OWNER: This is arguably the finest lot in Tucson. owner wishes to JV with proven Quality Custom Home builder.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$7,400  
NOI: \$-7,400  
DEBT SERVICE: \$0  
CASH FLOW: \$-7,400  
CAP RATE: 0.00%



BENEFITS SOUGHT: Move on.

MOTIVATION: 7

CAN ADD: Several Land Packages in the book.

REMARKS: Experienced retired Real Estate Attorney easy to work with. Lot has all utilities to site. In area of \$4,000,000 homes. Gated Community. You can see MX on a clear day.

OWNER: PRD Investments

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