

Shannon Park Apartments  
3737 N County Club Road  
Tucson Arizona, 85716



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LUXURY SERVICE AT ALL  
PRICE POINTS



**Offering Memorandum**

PRESENTED BY SMITH AND BOLLINGER- REALTY EXECUTIVES ARIZONA TERRITORY



# Shannon Park Apartments 3737 N Country Club Tucson, Arizona

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# MULTI-FAMILY TEAM



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# PROPERTY INFORMATION AT GLANCE



**Price**  
**12,100,000**



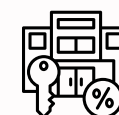
**Price Per  
UNIT**  
**134,444.00**



**Price Per SF**  
**172.47.00**



**Cap Rate**  
**7.2%**



**Occupancy**  
**97.7%**



**Location:** 3737 N Country Club, Tucson Arizona, 85716



**Site Area:** 6.77 Acres/ 294901 Square Feet



**Assessor Parcel:** Contact Agent



**Rentable SF:** 68592 SFT.



**Roof/Stories:** Built up reflective/ Single story



**Parking:** 90 COVERED/55 UNCOVERED



**Financing:** Cash/ Conventional



**Year Built** 1971



**Zoning:** R2



**Utilities:** Electric,  
Gas , Sewer  
Water



**Metering** Electric,Gas,  
Water-Bill Back



**Heating/Cooling:** AC/HEAT-FORCED AIR



**Construction:** Block



**Landscaping:** Mature, Large Trees, Grass Filled Courtyards



# Shannon Park Floor Plans

**1 BEDROOM/1 Bathroom**



**2 BEDROOM/1 Bathroom**



**2BEDROOM/2 Bathroom**



## Disclaimer

Floor plans and square footage are based on average measurements and are provided for informational purposes only. If 100% accuracy is required, buyers are advised to hire an independent professional to measure and verify all units at the buyer's expense. Images are provided as a courtesy and are not guaranteed to be accurate or reliable.



# PROPERTY HIGHLIGHTS



Pool and Clubhouse



Park Like Landscaping



Upgraded Units



Stainless Steel Appliances



Covered Parking



Fenced Yards



# LOCATION, LOCATION, LOCATION!



Encircled by Tucson's breathtaking mountain vistas, this distinguished property enjoys a premier location near The Loop, the exclusive Tucson Racquet Club, the renowned Winterhaven community, acclaimed art museums, fine dining establishments, and so much more.



# SHANNON PARK APARTMENTS TUCSON, ARIZONA

## INVESTMENT SUMMARY

### EXECUTIVE OVERVIEW

SHANNON PARK APARTMENTS REPRESENTS A COMPELLING OPPORTUNITY TO ACQUIRE A STABILIZED, WELL-MAINTAINED MULTIFAMILY ASSET IN ONE OF SOUTHERN ARIZONA'S MOST DYNAMIC RENTAL MARKETS. POSITIONED ON 6.77 ACRES, THE PROPERTY OFFERS 68,592 RENTABLE SQUARE FEET AND IS CURRENTLY OPERATING AT 97.7% OCCUPANCY, DEMONSTRATING BOTH STRONG TENANT DEMAND AND CONSISTENT MANAGEMENT PERFORMANCE. WITH A PROVEN OPERATING HISTORY, INDIVIDUALLY METERED UTILITIES, AND TENANT-SUPPORTED COST STRUCTURES, SHANNON PARK APARTMENTS DELIVERS AN IMMEDIATE 7.2% CAP RATE ON ACTUALS AND PROVIDES INVESTORS WITH DURABLE CASH FLOW AND LONG-TERM VALUE APPRECIATION POTENTIAL.

### PROPERTY HIGHLIGHTS

- TOTAL LAND AREA: 6.77 ACRES
- RENTABLE SQUARE FOOTAGE: 68,592 SF
- YEAR BUILT: 1971
- ZONING: R-2 MULTIFAMILY
- OCCUPANCY: 97.7%
- AMENITIES: CLUBHOUSE, SWIMMING POOL, LUSH LANDSCAPED GROUNDS
- TENANT SERVICES: ON-SITE LAUNDRY FACILITIES WITH TENANT-PAID WASHERS & DRYERS
- PARKING: 90 COVERED SPACES AND 55 UNCOVERED SPACES
- MECHANICAL SYSTEMS: INDIVIDUALLY METERED GAS & ELECTRIC; INDIVIDUAL AC AND HEATING UNITS PER APARTMENT
- UTILITIES: WATER BILLED BACK TO TENANTS

### INVESTMENT METRICS

- ASKING PRICE: \$12,100,000
- PRICE PER UNIT: \$134,444
- PRICE PER SQUARE FOOT: \$172.47
- CAP RATE (ACTUAL): 7.2%

### INVESTMENT THESIS

SHANNON PARK APARTMENTS OFFERS INVESTORS A RARE BALANCE OF STABILITY, CASH FLOW, AND OPERATIONAL EFFICIENCY IN TUCSON'S STRONG MULTIFAMILY MARKET. INDIVIDUALLY METERED UTILITIES AND A WATER BILL-BACK SYSTEM SIGNIFICANTLY REDUCE OWNERSHIP EXPENSES, WHILE MATURE LANDSCAPING, A CLUBHOUSE, AND A POOL ENHANCE TENANT SATISFACTION AND RETENTION.

GIVEN ITS PROVEN OPERATING PERFORMANCE AND DESIRABLE LOCATION, SHANNON PARK IS POSITIONED AS AN ATTRACTIVE INVESTMENT FOR BUYERS SEEKING:

- STABLE IN-PLACE CASH FLOW SUPPORTED BY NEARLY FULL OCCUPANCY
- OPERATIONAL EFFICIENCIES THROUGH TENANT-PAID UTILITIES AND SERVICES
- LONG-TERM APPRECIATION POTENTIAL WITHIN THE GROWING TUCSON MULTIFAMILY MARKET

### OFFERING CONDITIONS

ALL FINANCIAL DETAILS BEYOND THOSE PRESENTED HEREIN ARE AVAILABLE UPON REQUEST. INTERESTED PARTIES ARE ENCOURAGED TO CONTACT THE LISTING AGENTS FOR A FULL FINANCIAL PACKAGE, RENT ROLL, AND SUPPORTING DUE DILIGENCE MATERIALS.



ARIZONA TERRITORY



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