




Casa Larga

6590 E Golf Links Rd Tucson, AZ 85730 

Year Built: 1979	Total Units: 36	Asking Price: \$2,395,000.00	Price Per Unit \$66,528.00	Price Per Sq Ft \$178.52	Call for Offers Entertaining Offers Now
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EXECUTIVE SUMMARY

CASA LARGA

Equilibrium Realty is pleased to offer this solid investment opportunity along Golf Links Road, a major east-west arterial in Tucson, Arizona. The Casa Larga apartment complex was built in 1979 with 36 individually metered units. There are 24 studio units and 12 one bed one bath units. The property has 30% vacancy due to separation from a third party housing provider. As the property reaches stabilization, the cash flow improves to a solid 7% cap plus. Seller is motivated and will entertain all offers.

THE OFFERING

Address	6590 E Golf Links Rd Tucson, AZ 85730
Offer Price	\$2,395,000.00
Offer Price Per Unit	\$66,528.00
Offer Price Per Square Foot	\$178.52
Offers Due	Entertaining Offers Now
Property Tours	Request thru Broker
Please Contact	Joseph Dietz

OFFER SUMMARY

Year Built	1979
Property Size (acres)	1.0
Number of Units Offered	36
Total Number Units	36
Building Square Feet	13,416
Average Unit Size (per sq ft)	373 SF
Average Unit Density (per acre)	36



OFFER HIGHLIGHTS

- Desirable Product Type
- Strong Rental Location
- Individually Metered for Electricity
- Seller Financing Available
- Solid Rental Investment



CASA LARGA

Apartment Program

- Rent Type: Market / Affordable

Amenities and Features

Community

- Laundry Facilities, Swimming Pool

Apartments

- Balcony, Unit Features, Refrigerator, Range Oven

Building Characteristics

Construction

- Year Built: 1979, Material: Wood Frame and Stucco, Total Units: 36, Total Building SqFt: 13416, Number of Buildings: 2, Number of Stories: 2

Parking

- Parking Spaces: 56

Utilities

- Electric Meter: Individual, Pays Electric: Resident, Water Meter: Central, Pays WST: Resident, Air Conditioner System: Individual, Gas / Heat System: Individual

Location Info

- Address: 6590 E Golf Links Rd, City: Tucson, State: AZ, Zip: 85730
- County: Pima, Country: USA
- Market Name: Tucson Metro
- Sub Market Name: East Central Tucson
- Neighborhood Name: Golf Links Corridor

Demographic Info (1 mile radius)

- Total Employees: 1861

Tax Information

- Assessor Parcel Number Min: 136-25-271G
- Assessor Parcel Number Max: 136-25-271G
- Zoning: O-3, Tucson
- Tax Year: 2025
- Tax Amount: 11168



LOCATION - 3 MILE RADIUS

EAST CENTRAL TUCSON

East Central Tucson sits in the vibrant core of the Tucson Metro area, with direct access to residential, commercial and governmental resources, buildings, organizations, all of which make up the beating heart of the Old Pueblo.



LOCATION - 15 MILE RADIUS

TUCSON METRO

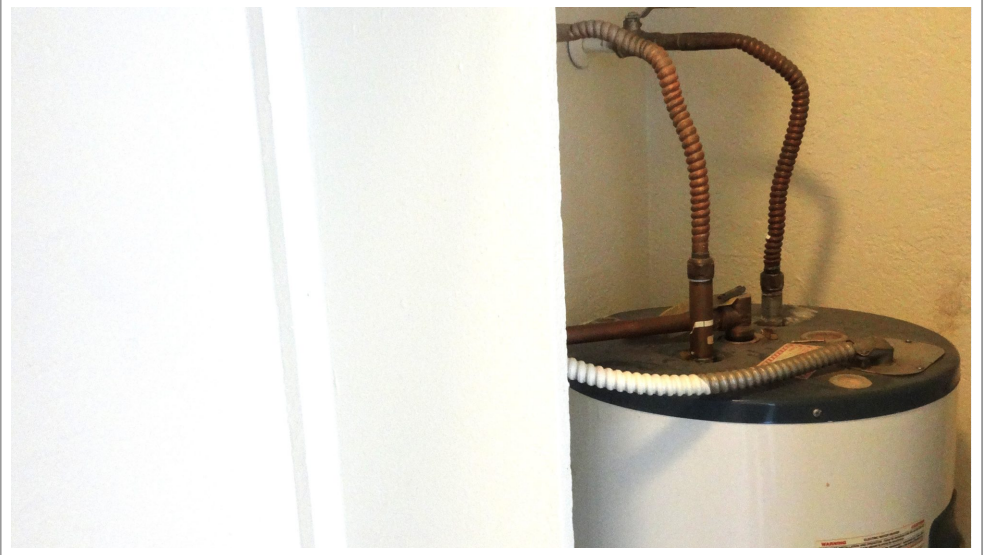
Famous for its natural beauty, Tucson, aka the "Old Pueblo" is the second largest city and metro area in AZ. Tucson ranks top 5 in aerospace and defense industries and is a leader in bioscience, biotechnology and higher education. Tucson boasts AZ's prominent university and medical school, and with its thriving arts scene, Tucson's multicultural heritage shines.



INTERIOR PHOTOS



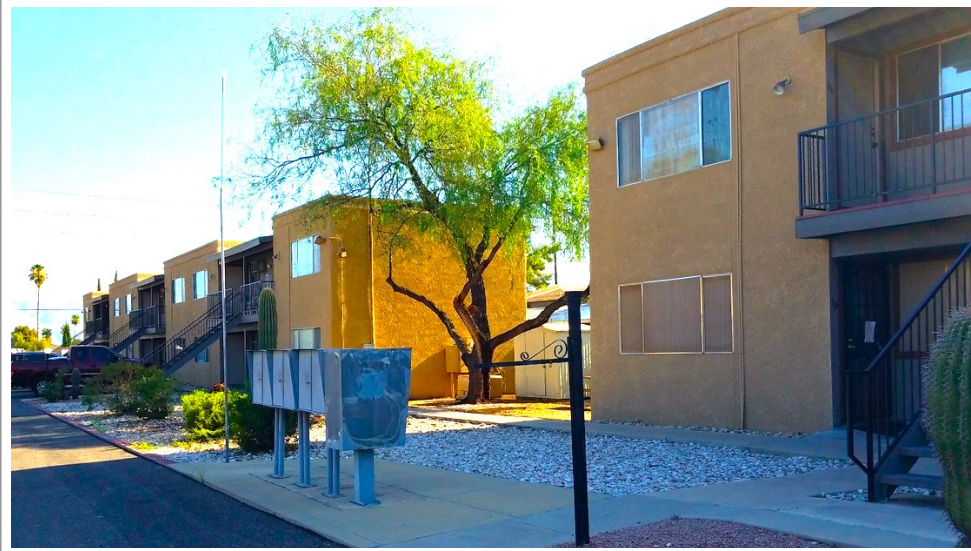
INTERIOR PHOTOS



EXTERIOR PHOTOS



EXTERIOR PHOTOS

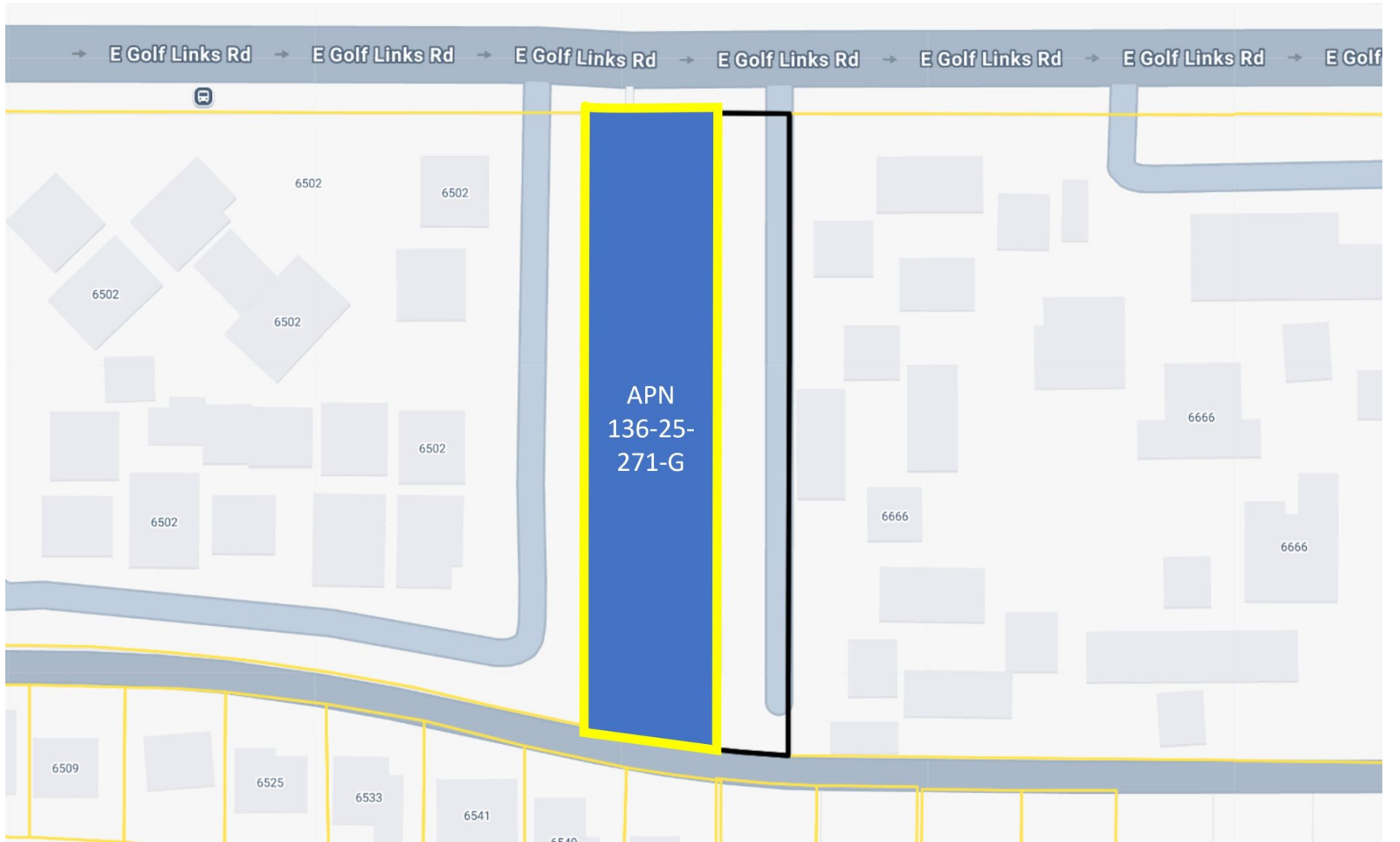


EXTERIOR PHOTOS



SITE PLAN





UNIT SUMMARY

UNIT NAME	# BEDROOMS	# BATHROOMS	NUM UNITS	UNIT SIZE	TOTAL SF	MARKET RENT	MONTH TOTAL
Studio Loft	-1.00	1.00	24	350	8,400	\$700	16,800
One Bedroom	1.00	1.00	12	418	5,016	\$900	10,800
TOTALS/AVERAGES:			36	373 SF	13,416 SF	\$767	\$27,600



OPERATING STATEMENT

INCOME

Annual Gross Potential Rent	\$767 / unit / month	\$331,200
Physical Vacancy	5%	\$(16,560)
Economic Vacancy	5%	\$(16,560)
Total Vacancy Loss	10.00%	\$(33,120)
Net Rental Income	\$690 unit / month	\$298,080
Other Income	\$50 unit / month	\$21,600
Gross Operating Income	\$740 / unit / month	\$319,680

EXPENSES

Wages & Salaries	\$1,250 / unit / year	\$45,000
Utilities	\$500 / unit / year	\$18,000
Maintenance & Repairs	\$700 / unit / year	\$25,200
Management Fees	3.00 % of Net Rental Inc	\$8,942
Professional Services	\$300 / unit / year	\$10,800
Marketing & Advertising	\$250 / unit / year	\$9,000
General & Administrative	\$200 / unit / year	\$7,200
Property Insurance	\$300 / unit / year	\$10,800
Property Taxes	\$326 / unit / year	\$11,726
Replacement Reserves	\$250 / unit / year	\$9,000
Total Operating Expenses	\$4,324 / unit / year	\$155,668
Net Operating Income	\$4,556 / unit / year	\$164,012

NOTES

- Pro Forma based on Rent Stabilization to Market Rate



INVESTMENT SUMMARY

INVESTMENT OVERVIEW

Price	\$2,395,000.00
Price Per Unit	\$66,528.00
Price Per Foot	\$178.52
CAP Rate	6.85%
GRM	7.23
Cash on Cash	6.04
Net Operating Income	\$164,012.00



PROPOSED FINANCING

Down Payment	30%	\$718,500.00
Loan Amount	70%	\$1,676,500.00
Interest Rate		6%
Amortization Period		30
Annual Debt Service		\$120,618.00
Debt Coverage Ratio		1.36
Cash Proceeds After Debt Service		\$43,394.00



INVESTMENT NOTES

- Solid Investment Location
- High Visibility on Major Arterial
- Immediate Cash Flow Investment
- No Barrier to New Debt Financing
- Value Add with Additional Income Upside



CASA LARGA

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