

FOR SALE

100% LEASED

1633 S. Highway 92, Sierra Vista, AZ



Property Highlights

- CAP RATE 7.82%
- Exceptional location with high visibility
- 100% OCCUPIED
- Quality Construction

PRICE \$3,200,000

Based on a 75% LTV, 6.50% 25 year amortization

PRETAX ROR 6.99%

AFTERTAX ROR 16.93%

CAP RATE. 7.82%

Size..... 13,035 sq. ft.

Parking..... 63 Spaces

Total Land Area 1.06 Acres

Property Zoning..... GC

Year Built 1975 renov 2008

Parcel # 107-51-262E

Heating/AC Yes

Occupancy..... 100%

Tenancy..... Multiple

For More Information Contact
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Location

The property is located on Highway 92, in Sierra Vista, one of the fastest growing corridors of Southeastern Arizona. Sierra Vista is home to Fort Huachuca, the U.S. Army Intelligence Center and the U.S. Army Network Enterprise Technology Command (NETCOM)/9th Army Signal Command. Fort Huachuca is also the headquarters of Army Military Affiliate Radio System (MARS) and the Joint Interoperability Test Command (JITC), the Electronic Proving Ground (EPG), and one of the largest UAV test facilities in the world for drones.

Description

The property is a n Square is an 13,035 sf quality constructed retail center that is 100% occupied with three tenants consisting of Hana Tokyo, Trulieve Dispensary, and Barnett Salon Suites.



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FIRST WEST
PROPERTIES CORPORATION

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OPERATING SUMMARY

650 E. Wilcox, Sierra Vista, Arizona

Proposed Loan

	LOAN REQ	
<u>BUILDING FINANCED</u>		
Down Payment	\$	800,000.00
Financed	\$	2,400,000.00
Interest Rate		6.50%
Term		25.00
Payment	\$	16,204.97
Annual Pymnt	\$	194,459.66

	ANNUAL
Gross Income:	2024
Gross Rent	\$265,454
Less Vacancy	\$0
Triple Net Income	\$43,218
Total Gross Effective Income	\$308,672
Expenses	
General & Admin	\$3,789
Management Fees	\$15,314
Maintenance	\$10,982
Utilities	\$10,914
Insurance	\$5,881
Real Estate Taxes	\$11,417
Total Expenses	\$58,297
Net Operating Income	\$250,375
Proposed Debt Service	\$194,460
NET INCOME	\$55,915
COC Rate Of Return	6.99%
Depreciation	\$79,487
EFFECTIVE ROR	16.93%

FLOOR PLAN

