

EXECUTIVE SUMMARY

Reduced / Priced To Sell / Safe Investment Property / CAP 10% - Long Lease

981 S. MAIN STREET , FLORENCE , AZ



OFFERING SUMMARY

Offering Price:	\$375,000
Cap Rate:	10.0%
NOI:	\$37,000
Lot Size:	0.32 Acres
Building Size:	2,708 SF
Year Built:	2002
Zoning:	Commercial

PROPERTY HIGHLIGHTS

- Tenant now operates 2 Restaurants in Arizona
- Tenant has been there since 2002
- Lease: 3 more Years with 5 Year Option
- 24 Hour Drive Thru
- CAP 10.00%
- Motivated Seller
- Main Street / Across from Florence High School
- Business District

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INVESTMENT SUMMARY

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INCOME & EXPENSES

Units	Mix	Size (sf)	CURRENT		PROFORMA		
			Rent	Rent/sf	Total	Rent	Total
0		0			0	0	
Gross Monthly Income							\$3,800
Gross Operating Income							-
Less Estimated Expenses							=
Net Operating Income							\$37,000
Estimated Annual Expenses							
TOTAL							-
Per Unit / SF							- / -

FINANCING AND INVESTMENT RETURN

	\$375,000	Offering Price
		Down Payment
		Proposed Loan (%)
Projected Cash Flow		
	\$37,000	NOI
	-	Loan Payments
		Annual Cash Flow
Return on Investment		
	/	% (Cash on Cash)

SALE INFORMATION

Offering Price	Current Rents
Price / Unit	\$375,000
Price / sf	-
Cap Rate	\$138.48
GRM	9.0%

SITE INFORMATION

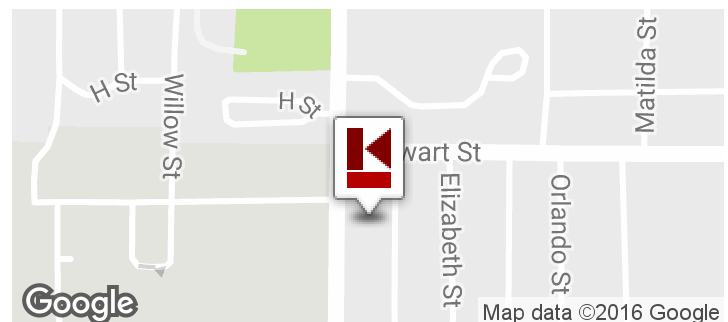
981 S. Main Street , Florence , AZ, 85132

UNITS:	
LOT SIZE:	0.32 AC
BUILDING SIZE:	2,708 SF
PARCEL:	202-04-0340
COOLING/HEATING:	
PARKING:	
ROOF:	
CONSTRUCTION:	
BUILT:	2002
UTILITIES:	
ZONING:	Commercial
LAUNDRY:	

PROPERTY DESCRIPTION

Subject property is located in the historic part of town across the high school. Built in 2002, subject property is a 2708 SF building, on 0.32 AC of land. The building is leased and operates as Jalapenos Restaurant with a seating capacity of 100 people. Tenant no operates 3 Restaurants in Arizona. Tenant has been there for over 12 years. Lease: 4 more Years with 5 Year Option. The restaurant has a drive thru which is open 24 hours. Priced to sell quickly. Across from Florence High School. Motivated Seller. Building nice architectural features with curved walls, open serving area a drive-thru and much more.. The Town of Florence is a full-service municipality. The Town provides police, fire, library, senior center, parks, water, sewer, sanitation and many other services to the community. There are three public schools within Florence, which include K-8 schools, a high school along with the main campus of Central Arizona College. There are a number of major employers in Florence which include Pinal County, Town of Florence, Florence Unified School District, and 9 correctional operations. These employers provide approximately 7,000 jobs. Florence is growing in population, in square miles and surrounded by many new residential subdivision and future developments. The 2 additional lots to the North of the building are also for sale. Total 0.32 AC/ Sales Price \$120,000.

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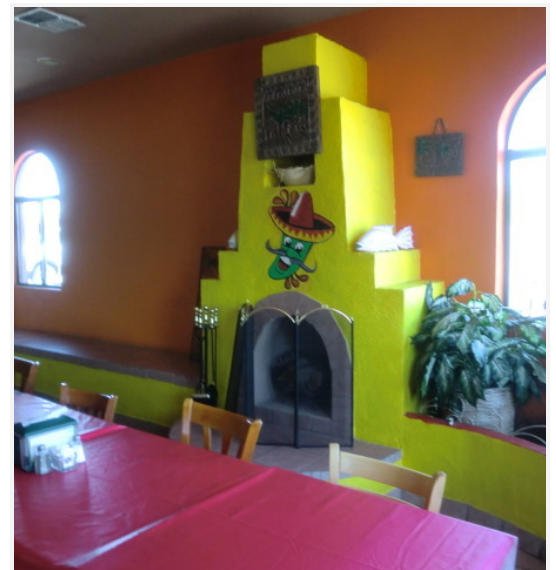


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ADDITIONAL PHOTOS

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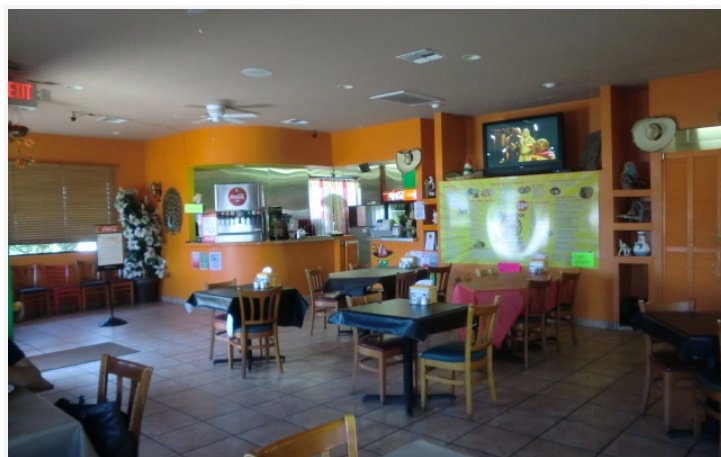


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LOCATION MAPS

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