

T & D Machine

WILLCOX, AZ



OFFERING MEMORANDUM

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PRESENTED BY:

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WILLCOX, AZ

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T & D MACHINE

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS PAGE 2

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$1,800,000
CAP RATE:	12.0%
NOI:	\$169,000
LOT SIZE:	5.86 Acres
BUILDING SIZE:	4,000 SF
ZONING:	Class C Commercial
MARKET:	Willcox
SUBMARKET:	Tucson
PRICE / SF:	\$450.00

PROPERTY OVERVIEW

Includes Real Estate, Business, Tools and Inventory. Owner will train new Buyer.

PROPERTY HIGHLIGHTS

- Owner will Finance
- Blue Ribbon Client List
- Extensive Tools and Vehicles
- Inventory of Materials for New Projects
- 3 Years Financials Available



Property Description



PROPERTY OVERVIEW

Includes Real Estate, Business, Tools and Inventory. Owner will train new Buyer.

LOCATION OVERVIEW

Near Willcox, AZ and about a 1 hour drive from Tucson on I-10

Property Details

SALE PRICE **\$1,800,000**

LOCATION INFORMATION

Building Name	T & D Machine
Street Address	705 E Maley
City, State, Zip	Willcox, AZ 85643
County/Township	Cochise
Market	Willcox
Submarket	Tucson

BUILDING INFORMATION

Building Size	4,000 SF
NOI	\$169,000
Cap Rate	12.0%
Price / SF	\$450.00
Occupancy %	100%
Tenancy	Single
Load Factor	Yes

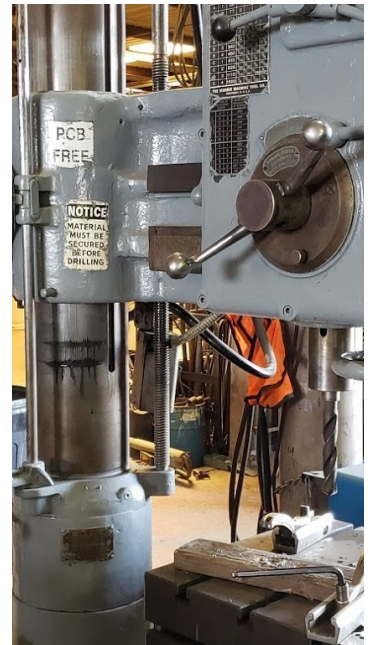
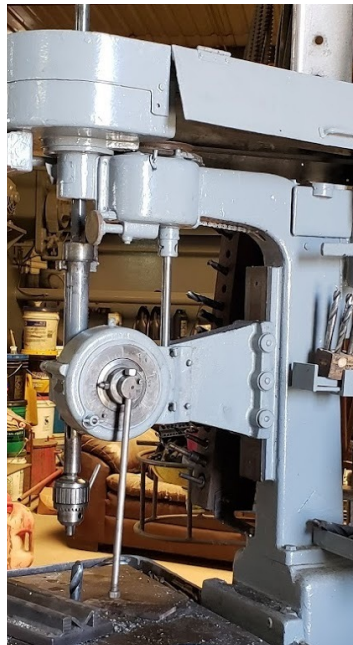
PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	Class C Commercial
Lot Size	5.86 Acres
APN#	2032101002 and 2032101703
Submarket	Tucson

Additional Photos



Additional Photos Page 2



T & D MACHINE

LOCATION INFORMATION

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REGIONAL MAP

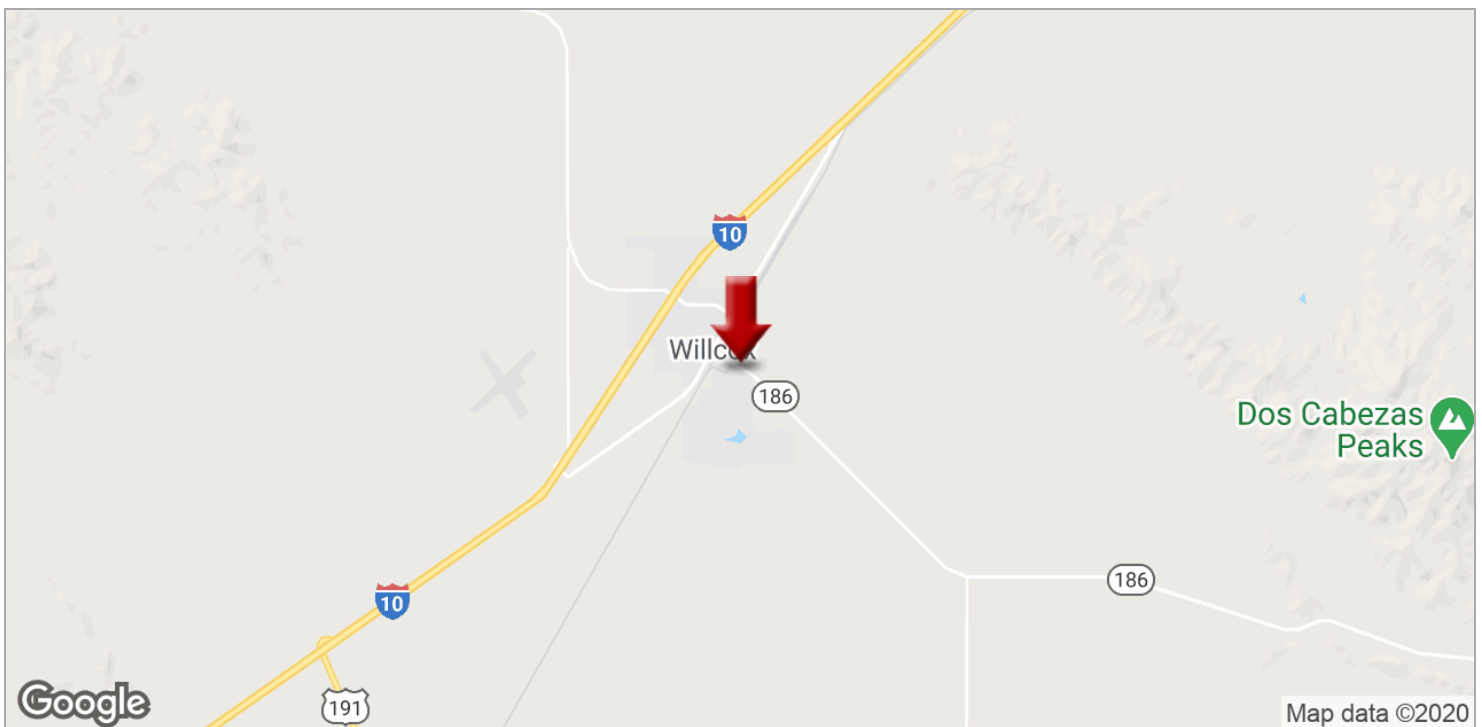
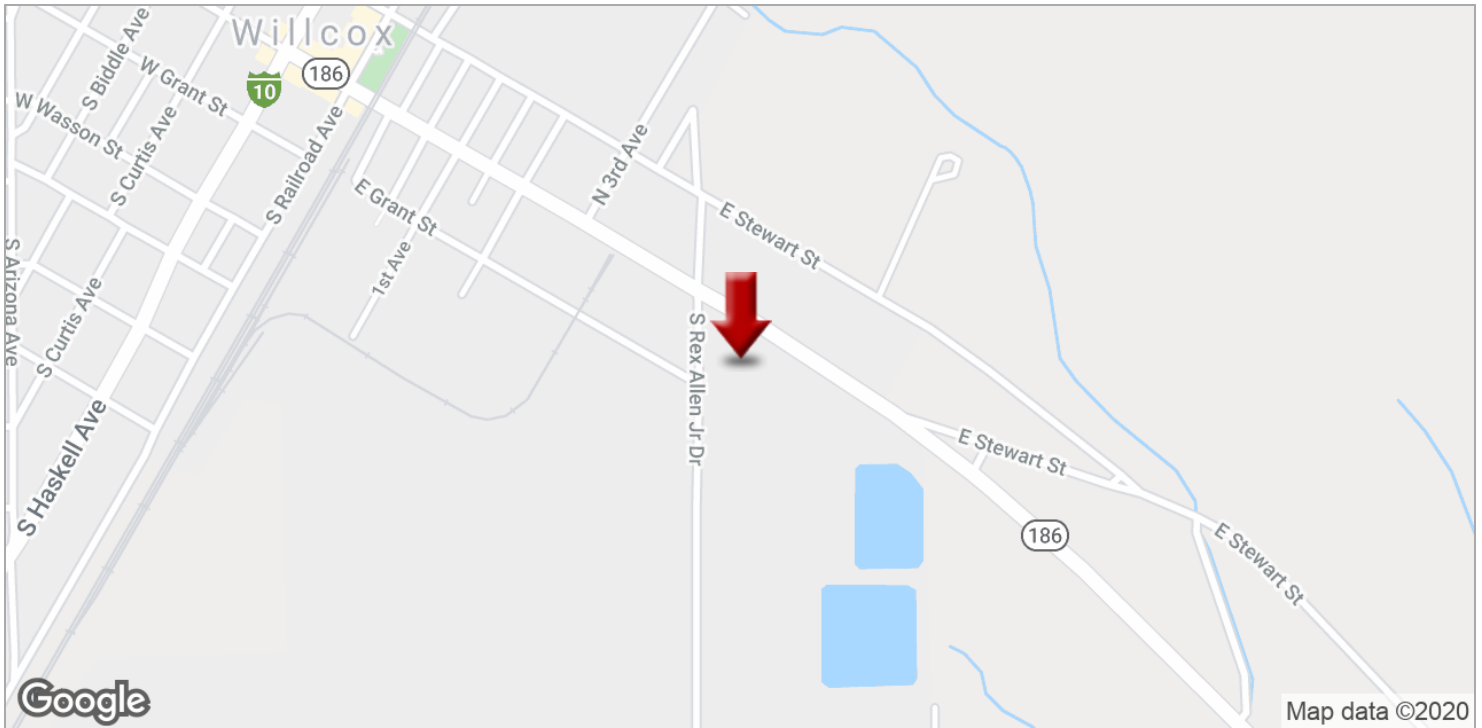
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



T & D MACHINE

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

Financial Summary

INVESTMENT OVERVIEW

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Price	\$1,800,000
Price per SF	\$450.00
CAP Rate	12.0%
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

T & D MACHINE

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	\$169,000
Pre-Tax Cash Flow	-

FINANCING DATA

T & D MACHINE

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Real Estate Value is \$666,000. (35% CAP RATE ON BUSINESS)

Business Value is \$471,000.

Tools and Inventory Values are \$691,000.