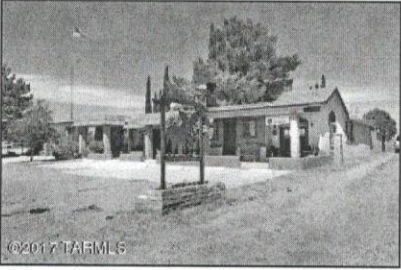


# AGENT DETAIL REPORT - Not For Distribution - Internal Use Only

<b>MLS#:</b> 21709450	Commercial / Investment	<b>Status:</b> Active	<b>List Price:</b> 439,000
	<b>SqFt +/- / Source:</b> 6,677 / Assessor <b>Area:</b> Santa Cruz <b>Municipality/Zoning:</b> Sonoita - CALL <b>County:</b> Santa Cruz <b>Year/Taxes:</b> 2016 / 5,733.8 <b>Building SqFt:</b> 6,677 <b>List Price Sqft:</b> 65.75 <b>Year Built:</b> 1973		<b>TRS:</b> 20 / 17 / 19 <b>Lot Acres:</b> 1.15 <b>Lot Dimensions:</b> Irregular; see SC County Plat <b>Lot SF/Source:</b> 50,094 / Assessor <b>Tax Code:</b> 109-16-014A <b>Assessments:</b> 0.00 <b>Fire Prot Incl Taxes:</b> Yes
	<b>Terms:</b> Cash; Conventional; Owner Carry Back; Submit <b>Subdivision:</b> Out Of Pima County		
	<b>Community:</b> None		<b>Cross Block:</b> 0 - N
<b>Address:</b> 3244 Highway 82, Sonoita, AZ 85637 <b>Directions:</b> FROM TUCSON, I-10E then R/south @ SCENIC HWY83 for 25 miles to Sonoita. R/east on to HWY82; the property is immediately to the left or north side of HWY82. Easy! <b>Legal Description:</b> A PT IN THE NW4 SW4 LYING NORTH OF HWY82 AKA LOT 'D' AND THE W2 OF LOT 'E' OF SEC 19 T20 R17			
<b>Expenses:</b> Admin Expenses: 0 Capitial Expenses: 0 Contract Services: 0 Figures Presented: Proforma Gas/Electric: 3,000 Insurance: 4,400 Maintenance Supplies: 1,200 Management: 0 Resident Manager: 0 Taxes/Assessments: 5,733 Water/Sewer: 1,150 Other Expenses: 20	<b>Income</b> Total Expenses: 15,503	<b>Water:</b> Other <b>Sewer:</b> Septic <b>Environmental Discl:</b> Military Airport Vct; Unknown <b>Air Conditioning:</b> Combo <b>Evap Cooler:</b> None <b>Heating:</b> Combo <b>Construction:</b> Slump Block <b>Financial Status:</b> REO: No Short Sale: No <b>Analysis:</b> Exp/SqFt: 2.32	<b>Unit Info:</b> # of Units: 9 # of Units Leased: 4 Unit 1 - Monthly Rnt: 315 Unit 1 - Lease Terms: month-to-month Unit 2 - Monthly Rnt: 310 Unit 2 - Lease Terms: 1-3 year Unit 3 - Monthly Rnt: 450 Unit 3 - Lease Terms: 1-3 year Unit 4 - Monthly Rnt: 275 Unit 4 - Lease Terms: 1 year Unit 5 - Monthly Rnt: 400 Unit 5 - Lease Terms: month-to-month Unit 6 - Monthly Rnt: 375 Unit 6 - Lease Terms: 1-3 year
<b>Miscellaneous:</b> <b>Docks:</b> # Dock: 3 Phase Power: A.D.A. Compliant: Alarm: Amps: Ceiling Height: 9 Fenced: Yes <b>Gas:</b> Master Meter: Package Available: Phase 1 Report: Rail: Sprinklers:			
<b>Terms:</b> Cash; Conventional; Owner Carry Back; Submit <b>Sold Info:</b>		<b>Loan Information:</b>	
<b>Remarks:</b> THE YAKOBIAN BUILDING~ this highly visible Sonoita landmark is a work horse, faithfully serving the community since its 1973 inception. A 6,677sf COMMERCIAL-RESIDENTIAL complex w/front & back access, it sits on 1.15ac just a stone's throw from Sonoita's bustling Hwy82/83 crossroads activity & nearby cafes, wine tasting, lodging, banking, gas... Updates have made it today's appealing 9 Unit offering w/7 sunny business-retail spaces (\$315-450/mo) & 2 charming residential units (\$900-1,000/mo). Features include eclectic regional styling w/mature trees & mountain views; a central business courtyard + private garden-patio entrances for ea residence (1,480sf w/3Be/2Ba & 1,237sf w/2Be/1Ba). Easy parking across its Hwy82 frontage + ample room behind for all variety of uses & future expansion.			
<b>Short Sale:</b> No	<b>REO:</b> No	<b>Coop Fee:</b> 3.00%	<b>DOM:</b> 0
<b>Agent-Only Remarks:</b> EXCELLENT SONOITA BUSINESS OPPORTUNITY W/ENDLESS POTENTIAL. See attached Documents for more specific property information & floorplan. Initial construction was in 1973 w/subsequent updates & expansion over the years. Each business Unit enjoys its own entrance & shares common hallway access to the business bathrooms. Caretaker resides onsite. PLEASE INDEPENDENTLY CONFIRM ALL DETAILS. <b>Showing Instructions:</b> SHOWN BY APPOINTMENT; AGENTS TO ACCOMPANY. Please do not disturb residents.			
<b>Occupant Name:</b> Undisclosed		<b>Occupied By:</b> Caretaker	
<b>Phone # to Show:</b> 520-604-6762, -0897			
<b>Agency Info</b> LO: La Frontera Realty 4309 - Lic#:LC624354000 LA: Kathleen A James 21118 - Lic#:SA574379000 Co-LM: Gary Retherford 21653 - Lic#:BR576801000		<b>Primary</b> 520-394-0110 520-604-6762 520-394-0110 OFFICE	<b>Mobile</b> 520-604-6762 520-604-0897 CELL
		<b>Fax</b> 520-394-0202 520-394-0202 520-394-0202 FAX	<b>Email</b> Gary@LaFronteraAZ.com Kathleen@LaFronteraAZ.com Gary@LaFronteraAZ.com
<b>Listing Date:</b> 04/06/2017		<b>Status Change Date:</b> 04/06/2017	

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