



OFFERING MEMORANDUM

Benson Hwy MHP
3425 E. Benson Hwy.
Tucson AZ 85706



**CUSHMAN &
WAKEFIELD**



PICOR

MULTI-FAMILY TEAM

MULTI-FAMILY TEAM

ALLAN MENDELSBERG

Principal, Multi-Family Team

D +1 520 546 2721

M +1 520 490 2113

amendelsberg@picor.com

JOEY MARTINEZ

Principal, Multi-Family Team

D +1 520 546 2730

M +1 520 668 3858

jmartinez@picor.com

PICOR Commercial Real Estate Services

5151 E. Broadway Blvd, Suite 151

Tucson, Arizona 85711 | USA

Main +1 520 748 7100

picor.com | multifamily.com

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PROPERTY INFORMATION

Benson Hwy MHP
3425 E. Benson Hwy.
Tucson, AZ 85706



PRICE
\$600,000











PRICE PER SPACE
\$37,500








PROFORMA NOI
\$54,584



CAP RATE
9.10%

	LOCATION:	3425 E. Benson Hwy. Tucson, Arizona 85706
	SITE AREA:	0.91 Acres 39674 Square Feet
	ASSESSOR PARCEL NUMBER:	140-05-0200
	ZONING:	CB-2, City of Tucson
	ACCESS:	Ingress/egress
	PARKING:	Assigned per space
	ROOF/STORIES:	1 Story
	YEAR BUILT:	1946

	LANDSCAPING:	Large shade trees, desert plants, & shrubbery
	UTILITIES:	Electricity: Tucson Electric (Tenant & RUBS) Gas: Southwest Gas (Tenant) Water: City of Tucson (RUBS) Sewer: City of Tucson (RUBS) Trash: City of Tucson (RUBS)
	METERING	Electric: Individual & Master-metered Gas: Individual Water/Sewer: Master-metered Trash: Master-metered Hot Water: Individual
	HEATING/COOLING:	Wall-mounted cooling and EVAP cooling
	FINANCING:	ATTRACTIVE SELLER FINANCING, cash, or traditional financing

PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- ATTRACTIVE SELLER FINANCING
- Value add opportunity
- Located near Mosaic quarter development & TIA
- Strong historical financials
- Long term ownership group
- Operational upside & below market rents
- Historically high occupancy & long-term tenancy

UNIT HIGHLIGHTS

- Mix of park owned and tenant owned homes
- Vacant homes in rent ready condition
- All tenants on month-to-month rental agreements
- Gas directly billed to tenants
- Electric direct billed for 1-10, & 13 / master-metered for 11-12 & 15-17
- Master-metered for water, sewer, & trash
- Utility billback in-place for all utility usage

INVESTMENT SUMMARY

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Benson Mobile Home Park is a 16-space MHP community ideally positioned in South Tucson offering ATTRACTIVE SELLER FINANCING, the property presents investors with a compelling opportunity to acquire a well-located asset with strong historical performance and meaningful value-add potential. Long-term ownership has maintained historically high occupancy and fostered a stable tenant base, providing a solid foundation for future growth.

The community features a mix of park-owned and tenant-owned homes, creating multiple income streams and operational flexibility. In addition, all residents are on month-to-month rental agreements, allowing new ownership the ability to strategically implement rental increases and improve overall operations.

The property benefits from an efficient utility structure with natural gas directly billed to tenants and electric service directly billed for the majority of spaces. Select spaces are master-metered, while water, sewer, and trash services are master-metered with a utility billback program in place to recapture tenant usage. Combined with strong historical financial performance, long-term tenancy, and below-market rents, the asset offers meaningful operational upside and the potential for increased cash flow under new ownership.

The property is located just minutes several major employment, retail, and recreational destinations. The property is situated near the Mosaic Quarter mixed-use development, Tucson International Airport, Kino Sports Complex, and Costco, providing residents with convenient access to shopping, entertainment, and regional transportation corridors. With strong accessibility and continued investment throughout the surrounding area, Benson Mobile Home Park is well positioned to capitalize on long-term population growth and sustained tenant demand, offering investors the opportunity to acquire a well-located manufactured housing community in an increasingly dynamic Tucson submarket.



FINANCIAL ANALYSIS

Benson Hwy MHP
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Unit Description	# of Units	% of Total	Current Avg. Rent		Pro Forma Market Rent	
			Per Space	Per Month	Per Space	Per Month
MHP (Lot Rent)	3	19%	\$478	\$1,433	\$475	\$1,425
MHP (Park Owned - Down)	1	6%	\$0	\$0	\$0	\$0
MHP (Park Owned - Rent Ready)	1	6%	\$0	\$0	\$650	\$650
MHP (Park Owned - Occupied)	11	69%	\$630	\$6,930	\$650	\$7,150
Total/Average (Monthly)	16	100%	\$523	\$8,363	\$577	\$9,225
Annual				\$100,356		\$110,700

Income Statement	Marketing Pro Forma	Pro Forma Per Space	T-12 Actuals	T-12 Actuals Per Space
RENTAL INCOME				
Gross Market Rent	\$110,700	\$6,919		
Vacancy Loss	-\$7,749	-7.0%		
Concessions & Bad Debt	-\$3,321	-3.0%		
Net Rental Income	\$99,630	\$6,227	\$104,538	\$6,534
RUBS	\$10,000	\$625	\$10,201	\$638
TOTAL INCOME	\$109,630	\$6,852	\$114,739	\$7,171
OPERATING EXPENSES				
General & Administrative	\$1,000	\$63	\$879	\$55
Professional Fees	\$1,500	\$94	\$3,741	\$234
Repairs & Maintenance & Turnover	\$15,000	\$938	\$14,131	\$883
Contract Services	\$1,200	\$75		\$0
Utilities - Meter Reading	\$1,200	\$75	\$692	\$43
Utilities	\$10,000	\$625	\$8,321	\$520
TOTAL VARIABLE	\$29,900	\$1,869	\$27,764	\$1,735
Property Taxes	\$3,783	\$236	\$3,783	\$236
Property Insurance	\$6,400	\$400	\$4,701	\$294
Management Fee	\$10,963	10%	\$11,303	10%
Reserves	\$4,000	\$250		
TOTAL EXPENSES	\$55,046	\$3,440	\$47,551	\$2,972
NET OPERATING INCOME	\$54,584	\$3,412	\$67,188	\$4,199

Stabilized Market Analysis	
Value	\$600,000
Per Space	\$37,500
Cap Rate	
T-12 Actuals	11.20%
Marketing Pro Forma	9.10%

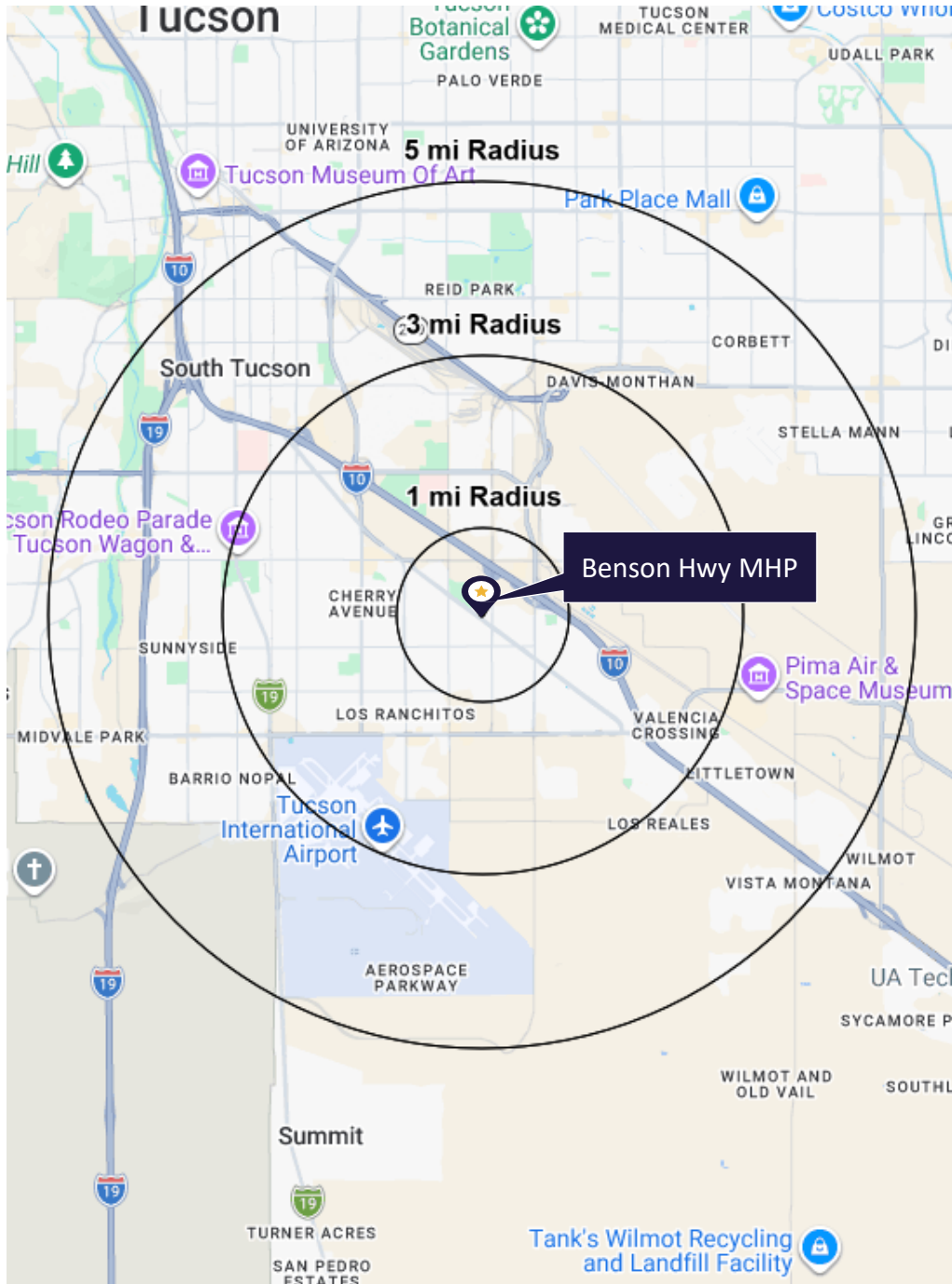
TRADE MAP

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DEMOGRAPHIC OVERVIEW

Benson Hwy MHP
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2025 DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
POPULATION	12,106	58,496	181,255
HOUSEHOLDS	4,027	19,471	65,363
AVG HOUSEHOLD INCOME	\$65,164	\$77,612	\$73,743
DAYTIME POPULATION	309	2,681	7,166
RETAIL EXPENDITURE	\$177.17 M	\$890.79 B	\$2.6 B

2030 DEMOGRAPHIC PROJECTIONS

	1 MILE	3 MILES	5 MILES
POPULATION	11,859	57,537	179,431
HOUSEHOLDS	4,046	19,639	66,318
AVG HOUSEHOLD INCOME	\$64,619	\$77,016	\$73,309

TRAFFIC COUNTS VEHICLES PER DAY (VPD)

S. PALO VERDE RD.	25,344 VPD	(2025)
E. BENSON HWY.	15,067 VPD	(2025)

EXTERIOR PHOTOS

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INTERIOR PHOTOS

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ARIZONA: THE BEST STATE FOR BUSINESS

Quality Jobs Tax Credit*

Provides up to **\$9,000 of income or premium tax credits** over a three-year period for each net new job to the state and concurrent qualifying capital expenditures.

Quality Facility Tax Credit*

Provides **refundable income tax credits up to \$20,000** per qualifying net new job to eligible manufacturing companies that invest in one or more qualifying facilities.

Additional Depreciation*

Accelerates depreciation to substantially reduce business personal property taxes.

Exemption for Machinery and Equipment & Electricity*

Provides Transaction Privilege Tax (sales tax) and Use Tax exemptions.

Research & Development Tax Credit*

Provides an Arizona income tax credit for increased research and development activities conducted in this state. The R&D tax credit is equal to **24% of the first \$2.5 million in qualifying expenses, plus 15% of the qualifying expenses in excess of \$2.5 million**. Beginning in 2023, the tax credit rates will be 20% of the first \$2.5 million in qualifying expenses plus 11% of the qualifying expenses in excess of \$2.5 million.

Diverse Workforce

As one of the fastest growing megaregions in the U.S., the continuing in-migration of talent at all levels positively impacts the regional economy and translates into increased workforce availability. The local military installations have over 8,000 active airmen and provide a skilled veteran pool for businesses to tap.

Source: The Chamber of Southern Arizona

* Source: AZCommerce.com

TUCSON MARKET OVERVIEW

Benson Hwy MHP
3425 E. Benson Hwy.
Tucson, AZ 85706

 **1.08M**
TUCSON MSA
POPULATION

 **484,397**
TOTAL
HOUSEHOLDS

 **35%**
COLLEGE
EDUCATION

 **0.6%**
POPULATION
GROWTH RATE

 **\$67,929**
MEDIAN HOUSEHOLD
INCOME

 **4.7%**
UNEMPLOYMENT
RATE

 **±56,544**
UNIVERSITY OF ARIZONA TOTAL
ENROLLMENT, 2025

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA – 8,580

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BESTCOLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY



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CONTACTS

ALLAN MENDELSBERG

Principal, Multi-Family Team
D +1 520 546 2721
M +1 520 490 2113
amendelsberg@picor.com

JOEY MARTINEZ

Principal, Multi-Family Team
D +1 520 546 2730
M +1 520 668 3858
jmartinez@picor.com

SUPPORT TEAM

LEXY PACHECO

Multi-Family Team, Assistant
D +1 520 546 2760
lpacheco@picor.com