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|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
|  | 6321043                                                                                                                                                                                                                                                                                                                 | Land and Lots                                                                                                                                                                                                                                                                               | Active |
|                                                                                 | <b>Apx SqFt:</b> 43,977<br><b>Apx SqFt G/N:</b> G<br><b>Apx Total Acres:</b> 1.01<br><b>Apx Total Acres G/N:</b> G<br><b>Apx Deeded Fee Acres:</b> 0<br><b>Apx Leased Acres:</b> 0<br><b>Lot Size Dimensions:</b> 132.14 x 333.92 x 131.96 x 334.18<br><b>Price Per Acre:</b> 123,762.38<br><b>Price Per SqFt:</b> 2.84 | <b>Subdivision:</b><br><b>Tax Municipality:</b> Sierra Vista<br><b>Marketing Name:</b><br><b>Irrigation District:</b><br><b>Street Frontage Name:</b><br><b>Hun Block:</b><br><b>Map Code/Grid:</b> C73<br><b>Census Tract:</b> 1,702<br><b>Zoning:</b> Commercial<br><b>Flood Zone:</b> No |        |
|                                                                                 | <b>Ele Sch Dist:</b><br><b>Elementary School:</b><br><b>Jr. High School:</b>                                                                                                                                                                                                                                            | <b>High School Dist #:</b><br><b>High School:</b>                                                                                                                                                                                                                                           |        |

**Cross Streets: Directions:** Corner of Kino and E Highway 90

**Public Remarks:** 1AC Commercial Lot with EXCELLENT Highway Traffic visibility. Corner lot with good access. Electric (SSVEC), water, cable and gas on site and sewer nearby. Very near to Canyon View Hospital and the Animal Shelter. Seller is willing to Finance and/or build to suit and is flexible with terms. Lease/Rent option may also be considered. 1031 Exchange offers welcome.

| Features                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Development & Utilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | County, Tax and Financing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Size:</b> 1.00 - 2.49 Acres<br><b>Land Features:</b> North/South Exp<br><b>Land Configuration:</b> Square Rectangular<br><b>Elevation:</b> 4,001 - 5,000 Ft /<br><b>Topography:</b> Level<br><b>Vegetation:</b> Natural Vegetation<br><b>Horses:</b><br><b>Special:</b><br><b>Existing Land Use:</b> Commercial Lot; Industrial Lot<br><b>Zoned Presently:</b> Commercial; Industrial<br><b>Potential Use:</b> Commercial; Industrial; Office; Retail; Pad Site; Hotel/Motel<br><b>Use Restrictions:</b><br><b>Freeway/Highway:</b> Frontage<br><b>Traffic Count:</b> 15,001 to 25,000<br><b>Current Density:</b><br><b>Proposed Density:</b> | <b>Development Status:</b> Raw Land<br><b>Fencing:</b> None<br><b>Water:</b> Private Franchise<br><b>Sewer:</b> Sewer - Public<br><b>Gas:</b> SW Gas<br><b>Distance to Cable:</b> On Property<br><b>Distance to Electric:</b> On Property<br><b>Distance to Gas:</b> On Property<br><b>Distance to Phone:</b> On Property<br><b>Distance to Sewer:</b> Under 350 Feet<br><b>Distance to Water:</b> On Property<br><b>Electric:</b> SSVEC<br><b>Roads/Streets:</b> Asphalt<br><b>Environmental:</b> None | <b>County Code:</b> Cochise<br><b>Legal Description (Abbrev):</b> IN SE SE BY M&B BEG 30'W OF SE COR OF SE4 W132' N330' E132' S330'TO POB LESS E20' DED TO CITY OF SIE<br><b>AN:</b> 107-23-007<br><b>Lot Number:</b> -<br><b>Town-Range-Section:</b> 21-21-33<br><b>Cty Bk&amp;Pg:</b><br><b>Taxes/Yr:</b> \$579/2021<br><b>For Sale or Lease?:</b> Sale<br><b>New Financing:</b> Cash; Conventional; Seller Approve Terms; Seller May Carry; Option; Lease Option; Owner May Lease Land; 1031 Exchange; Trade<br><b>Pmt &amp; Rate Info:</b> Seller May Carry - Amount: 90<br>Seller Carry - Interest Rate: 6<br>Equity: 125,000<br>Total Owed: 0<br><b>Existing 1st Loan:</b> Treat as Free&Clear<br><b>Auction:</b> No<br><b>Reports/Disclosures:</b> Seller Prop Disc Stm |

#### Fees & Homeowner Association Information

|                                                                                                                      |                                                                                                                                |                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>HOA Y/N:</b> N<br><b>HOA Fee/Paid:</b> /<br><b>HOA Transfer Fee:</b><br><b>HOA Name:</b><br><b>HOA Telephone:</b> | <b>HOA 2 Y/N:</b> N<br><b>HOA 2 Fee/Paid:</b> /<br><b>HOA 2 Transfer Fee:</b><br><b>HOA 2 Name:</b><br><b>HOA 2 Telephone:</b> | <b>PAD Fee Y/N:</b> N<br><b>PAD Fee:</b><br><b>PAD Paid (Freq):</b><br><b>Assessed Balance:</b> 0<br><b>Assessed Yrs Left:</b> 0<br><b>Owner Association:</b> |
|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Listing Dates                                                                                                                          | Pricing and Sale Info                                                 | Listing Contract Info                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>CDOM/ADOM:</b> 225 / 227<br><b>List Date:</b> 11/11/2021<br><b>Expire Date:</b> 11/30/2022<br><b>Status Change Date:</b> 11/13/2021 | <b>Original List Price:</b> \$125,000<br><b>List Price:</b> \$125,000 | <b>SA:</b> N / <b>BB:</b> Y / % 5 % <b>Var:</b> N <b>Type:</b> ER<br><b>Other Compensation:</b><br><b>Special Listing Cond:</b> N/A |

**Private Rmks - DND2:** Copper Coast Capital LLC is the Seller

#### Office Remarks:

| Showing Instructions                                                              | Owner/Occupant Information                                                                       | Property Access                                          |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>Permission Required to Show:</b> No<br><b>Notify:</b> No Notification Required | <b>Ownr/Occ Name - DND2:</b> COPPER COAST CAPITAL LLC<br><b>Owner/Occ Phn - DND2:</b> 5202661939 | <b>ARMLS Lockbox:</b> No<br><b>Non-ARMLS Lockbox:</b> No |

|     | Name                                       | Office                                              | Primary Phone | Office Phone | E-mail                              | Mobile and Home | Fax |
|-----|--------------------------------------------|-----------------------------------------------------|---------------|--------------|-------------------------------------|-----------------|-----|
| LA  | Maria Juvera<br>mj319<br>BR523981000       | Tierra Antigua Realty, LLC<br>tier03<br>LC529176005 | 520-266-1939  |              | juvera64@gmail.com                  |                 |     |
| CLA | Cassandra Drayfahl<br>cd643<br>SA689544000 |                                                     | 520-227-6687  |              | cassandradrayfahl@tierraantigua.com |                 |     |
|     |                                            |                                                     |               |              |                                     |                 |     |