



## Class-A, Luxury Student Apartment Community Tucson, Arizona

### Location Highlights

Near University of Arizona campus  
Safeway, Walgreens, and 7-Eleven nearby  
New 575 room Marriot one half mile away

### Investment Highlights

Clubhouse/Pool amenity center  
Fitness center, tanning bed & volleyball court  
Computer lab with internet access



## Tenants in Common (TIC)

[www.losnessgroup.com](http://www.losnessgroup.com)  
408.288.3500

- \* \$10,820,122 equity investment (approx.)
- \* 6.60 CAP Rate (approx.)
- \* 6.25 % year one cash-on-cash yield (approx.)
- \* Community amenities include 24 hour state of the art fitness center and pool
- \* Parental guarantees on all leases when students do not have their own income to qualify
- \* Prima Community College's West Campus near the property has 11,000 students
- \* \$250,000 minimum purchase
- \* Construction in 2005
- \* 188 Units- 552 beds
- \* 97% occupied as of October 2006 for the for the 2006-2007 school year
- \* University of Arizona has a current enrollment of over 35,000 students
- \* Game room with pool table



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. This property was not listed or sold by the Losness Group. This information is intended solely for potential Buyer who assumes all risks for inaccuracies. This is a sales comparable. The Losness Group can find you a similar asset on the market today.