



Exclusive Listing



Medicare Health Benefits
2716 S 6th Avenue,
South Tucson, AZ 85713

Price: \$1,578,000

Investment Highlights

- 5 Year NNN Lease
- Next door to the Social Security office.
- Across the street from Salvation Army.
- Easy access to I-10.



Property Summary

ADDRESS:	2716 S. 6 th Avenue, South Tucson AZ. 85713
LOCATION:	2716 S. 6 th Ave is located on the SW corner of S. 6 th Ave & W. 37 th St.
ZONING:	SB1 South Tucson
PARCELS APN:	Parcel with Building 119-02-069B
GROSS LAND AREA:	Parcel with Building approx. 24,700 sq. ft.
GROSS BUILDING AREA:	Parcel 119-02-069B approx. 8,533 sq. ft.
ACCESS:	Easy access to S. 6 th Ave and I-10
PARKING:	32 parking spaces (including 4 designated handicapped spaces), 3.75 ratio
YEAR BUILT:	1987
SITE IMPROVEMENTS:	The building includes two separate asphalt parking areas, one for employees and one for customers.
PROPERTY TAXES:	Building parcel 2020 \$12,130.62
HVAC:	In good working order.

Exclusively Marketed by

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Aerial View of the Property



Information about Medicare Health Benefits

They are a National Company based in Nashville, Tennessee that is serving underserved insurance agents, doctors, clients and beneficiaries across the nation since 2007.

Though it wouldn't earn the Healthcare Holdings of America name until 2018, HHA was formed in 2007. Founder, Jeff Pitta, started his career as a licensed insurance agent selling private Medicare plans. He learned very quickly that there was a lack of support for agents as well as a lack support for their clients. He knew he could fix these problems, and Senior Market Advisors (SMA) was born with a mission to "serve the underserved" insurance agents and Medicare beneficiaries.

Later, HealthTN, a brokerage for marketplace insurance plans and InsureTN, a property and casualty brokerage, would round out the company's portfolio.

In 2017, Jeff Pitta decided to purchase one of his biggest partners: Medicare Health Benefits, headquartered in Tucson, Arizona. The addition of Medicare Health Benefits was a small part of what was about to be a huge growth spurt for the company.

In 2018, the additions of MedicarePlanFinder.com and HealthMatch.com led to the formation of what is now Healthcare Holdings of America.



Description

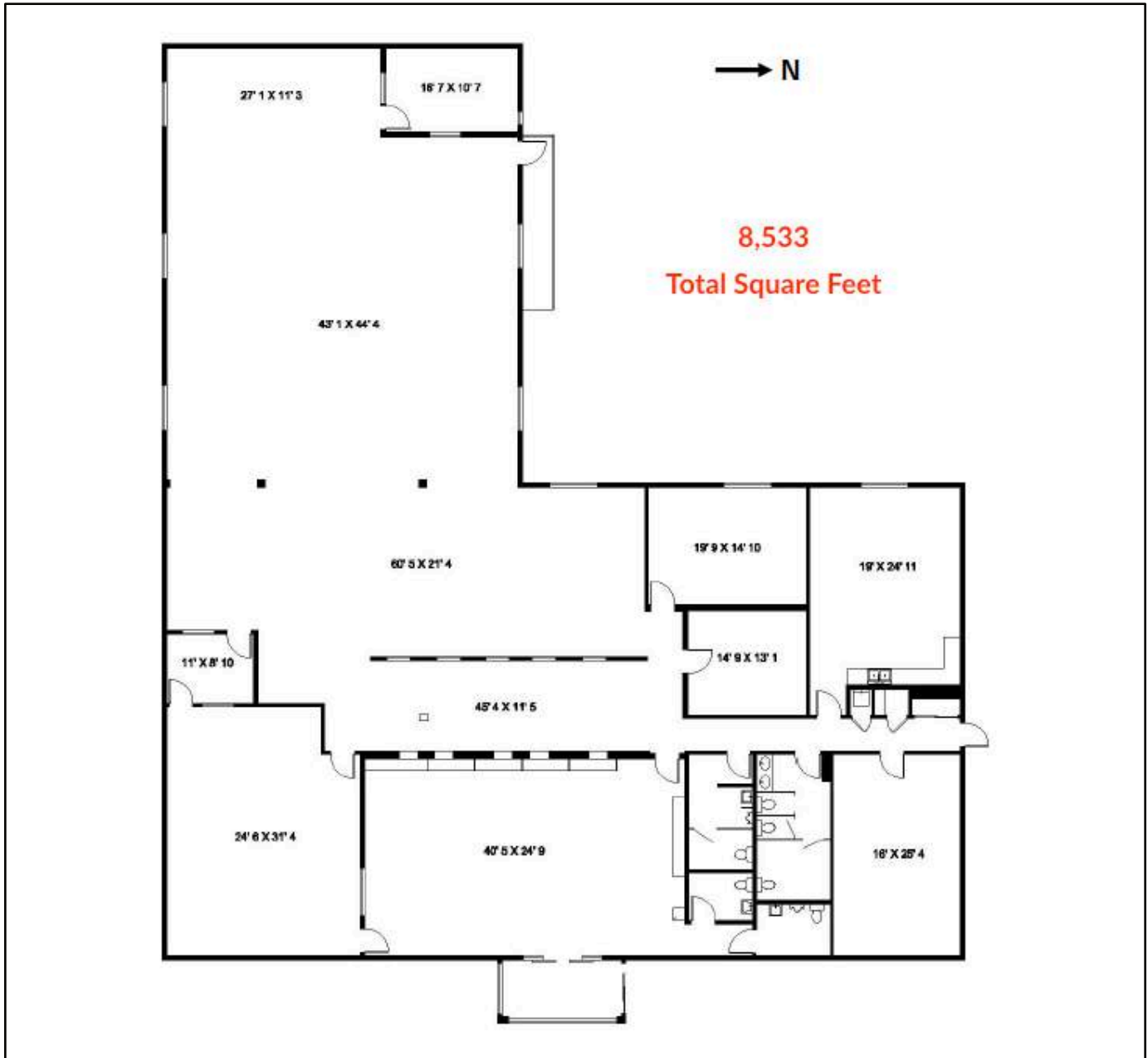
Whirlygig Properties, LLC is pleased to present the opportunity to acquire a NNN leased, investment property located in South Tucson, Arizona. The single tenant located at 2716 S. 6th Ave is Healthcare Holdings of America, LLC, (HHA) is occupying as per the lease is approx. 8,500 sq. ft. The 5 year lease commenced January 1, 2021 and expires December 31, 2026. Base rental rate is \$13.00 per sq. ft. totaling \$110,500.00 annually. The lease is signed by HHA. The lease is with minimal landlord responsibilities limited to structure.

Location

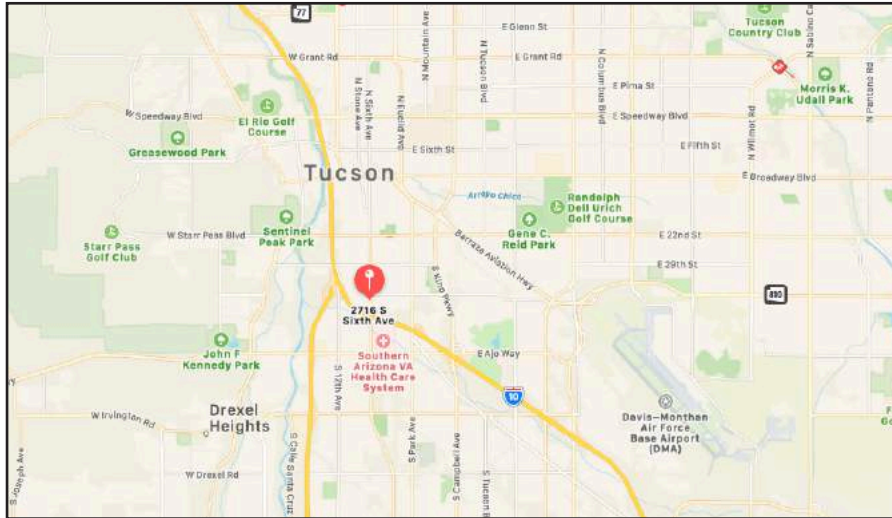
Medicare Health Benefits is positioned so that access to the property is available from all portions of the Tucson area. Major roadways include South 6th Avenue, that is only 3 blocks from Interstate 10. Major arterials include Interstate 10 and to the west Interstate 19. These arterials are four and six lane road ways that have developed into commercial districts with residential and some industrial uses on interior streets. The overall access to and from the property is considered to be very good with good public transportation available in the area.



Building Floor Plan



South Tucson Demographics



	1 MILE	3 MILES
2021 POPULATION	11,069	75,020
MEDIAN INCOME	\$39,291	
TRAFFIC COUNT - S. 6 th Avenue	17,121	

South Tucson

The City of South Tucson covers an area of about 1.2 square miles and is completely surrounded by the City of Tucson, Arizona. It is located at the junction of Interstate 19 and Interstate 10 about 1 mile south of downtown Tucson. It is bounded on three sides by two freeways and the Union Pacific railroad tracks. Incorporated in 1940 and known as the 'Pueblo Within a City', the City of South Tucson has maintained a strong and unique character and cultural heritage. South Tucson's ethnic character is evident in its widely known Mexican restaurants and its architectural styles, including colorful outdoor tile murals. According to 2010 Census Bureau data, The City of South Tucson has a population of 5,652.

The City of South Tucson is located within a U.S. Department of Housing and Urban Development (HUD)-designated Empowerment Zone and Tucson Pima Enterprise Zone, both of which are dedicated to revitalizing dilapidated areas in the greater Tucson metropolitan area. The City of South Tucson has also been designated a rural 'Colonia' by the United States Department of Agriculture.

The City of South Tucson is governed by a Mayor, Six Council Members, and a City Manager. The local police and fire departments have both full-time and volunteer personnel. More than 300 businesses call South Tucson home.



Aerial View Showing Nearby Businesses



Net Leased Disclaimer

Whirlygig Properties, LLC hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable. However, Whirlygig Properties, LLC has not and will not verify any of this information, nor has Whirlygig Properties, LLC conducted any investigation regarding these matters. Whirlygig Properties, LLC makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Whirlygig Properties, LLC expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

By accepting this Marketing Brochure you agree to release Whirlygig Properties, LLC and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Confidentiality Agreement

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Whirlygig Properties, LLC and it should not be made available to any other person or entity without the written consent of Whirlygig Properties, LLC. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Whirlygig Properties, LLC.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Whirlygig Properties, LLC has not verified, and will not verify, any of the information contained herein, nor has Whirlygig Properties, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Whirlygig Properties, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state, and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE WHIRLYGIG PROPERTIES, LLC AGENT FOR MORE DETAILS.

