

SUN CITY, ARIZONA

Sun Bowl Plaza Shopping Center No. 3

Location: Southwest corner of 107th Avenue and Peoria Avenue

Acres: 5.723 acres

Description: Single-story Shopping Center containing 40,824 sq. ft. of gross leasable area.

History: This center was opened in November, 1968.

Zoning, Evaluation, Current Status and Future Plans: Commercial 2 (C-2). Medium restrictive value. Obtained for sales, service and amusement uses. The Maricopa County Fair Market Value, Assessed Valuation and Taxes for the years indicated are as follows:

	<u>FMV</u>	<u>Assessed</u>	<u>Taxes</u>
1972	\$ 533,230	\$ 133,305	\$ 9,638
1973	559,791	138,550	9,214
1974	731,555	195,745	16,854
1975	736,680	197,130	14,824

This property is currently 100% leased. No future change is contemplated.

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Principals: Del E. Webb Development Co. - Owner  
Nineteen business firms - Tenants

Date Acquired: November, 1968

Purchase Price: \$654,231

Book Value:

Land	5,757
Land Improvements	54,510
Building and Structure	593,250
Equipment	714
	<u>654,231</u>
Less Depreciation	<u>158,745</u>
Net Book Value	<u>\$496,486</u>

Insurance: Policy #MXP-2885777 Buildings \$878,000

Financing or Long-Term Debt: Lender - Great Southern Life Insurance Company  
Total Loan Amount - \$573,720  
Interest Rate - 7.500%  
Dated - March 1969