

## Property Details

CONTROL: Partner VALUE: \$5,850,000  
LOAN: \$1,062,000  
EQUITY: \$4,788,000

TITLE: Prime Commercial Whse & Land w/ Highway Frontage Rd  
TYPE: Industrial  
HAVE: Prime Location! 14,400 sf of building on 4.43 acres of land. "A" location,  
Freeway visible, national tenants, cell phone tower & billboard leases in  
place + 3 acres of vacant land.  
ADDRESS: 5620 Modesto Ave NE, Albuquerque, New Mexico

GROSS SCHEDULED INCOME: \$176,400 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$49,500  
NOI: \$126,900  
DEBT SERVICE: \$96,955  
CASH FLOW: \$29,945  
CAP RATE: 2.17%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$1,051,078	\$8,080	7%	06/11/2029	No

BENEFITS SOUGHT: Trade Up, sell for cash

MOTIVATION: Very

CAN ADD: NO

REMARKS: Great value add! best area for development in ABQ

OWNER: REZA

COUNSELOR: Aldo Reza  
5620 Modesto Ave NE Sute B  
Albuquerque, New Mexico,  
87113

Phone: 5056002695  
Email: ALDO@REZAREALTYNM.COM