## **Property Details**

CONTROL: Partner VALUE: \$5,450,000

LOAN: \$1,062,000 EQUITY: \$4,388,000

TITLE: Prime Commercial Whse & Land w/ Highway Frontage Rd

TYPE: Industrial

Prime Location! 14,400 sf of building on 4.43 acres of land. "A" location,

HAVE: 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: 2.33%



## 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 Phone: 5056002695

5620 Modesto Ave NE Sute B Email: ALDO@REZAREALTYNM.COM

Albuquerque, New Mexico,

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