## **Property Details**

CONTROL: Exclusive VALUE: \$1,600,000

LOAN: \$875,000 EQUITY: \$725,000

TITLE: ZIA RV PARK MORIARTY NM

TYPE: Mobile Home/RV

Zia RV Park in Moriarty, NM. 24 full hook-ups, 8 water and electric hook-

HAVE: ups. Easy to upgrade 8 and add 18 new full hook-ups for a total of 51. Park

is entitled up to 70 but would require new lines.

ADDRESS: 740 Abrahames Rd, Moriarty, New Mexico

BENEFITS TO NEW Upside. Upgrade 8 water and electric hookups and add 10 full hookups

OWNER: with out adding new lines.

GROSS SCHEDULED INCOME: \$277,043 Projected

VACANCY LOSS: \$13,850
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$90,952
NOI: \$172,241
DEBT SERVICE: \$81,840
CASH FLOW: \$90,401
CAP RATE: \$10.77%



## ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$375,000 \$3,750 12% 06/01/2026 No LOAN 2 \$500,000 \$3,070 6% 06/01/2030 No

BENEFITS SOUGHT: Out of title. Income properties or opportunities in Colorado.

MOTIVATION: Moderate.

CAN ADD: Mobile Home Park + Storage and 6 Unit Retail Strip Center in Los Lunas NM.

REMARKS: These long-term, very capable clients are looking to move their equity closer to home in Elizabeth,

CO.

**OWNER:** 

COUNSELOR: Blake Allen Phone: 719-685-0707

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