# Property Details

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| CONTROL: | Exclusive | VALUE: | $1,600,000 |
| | | LOAN: | $875,000 |
| | | EQUITY: | $725,000 |

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| TITLE: | ZIA RV PARK MORIARTY NM |
| TYPE: | Mobile Home/RV |
| HAVE: | Zia RV Park in Moriarty, NM. 24 full hook-ups, 8 water and electric hook-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 OWNER: | Upside. Upgrade 8 water and electric hookups and add 10 full hookups with out adding new lines. |

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| GROSS SCHEDULED INCOME: | $277,043 Projected |
| VACANCY LOSS: | $13,850 |
| GROSS EFFECTIVE INCOME: | $0 |
| EXPENSES: | $101,168 |
| NOI: | $162,025 |
| DEBT SERVICE: | $81,840 |
| CASH FLOW: | $80,185 |
| CAP RATE: | 10.13% |

| 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 |

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| 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:


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