

# Property Details

CONTROL: Exclusive VALUE: \$1,400,000  
 LOAN: \$875,000  
 EQUITY: \$525,000

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.

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: 11.57%



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  
 108 Canon Ave Cell: 719-684-4123  
 Manitou Springs, Colorado, 80829 Email: blakeallenrealty@gmail.com