Property Details

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

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:	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

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
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