

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
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