Property Details

CONTROL:	Exclusive	VALUE:	$2,600,000
		LOAN:	$1,800,000
		EQUITY:	$800,000

TITLE:	Route 66 RV Park, Edgewood NM
TYPE:	Resort Property
HAVE:	RV park has high occupancy which includes Monthly stays. Management on site. There are two additional adjacent commercial three acre lots available for expansion.
ADDRESS:	1981 Old US 66, Edgewood, New Mexico
BENEFITS TO NEW OWNER:	Good running RV park with room to expand. On site manager, Food Truck, Coffee shop building

GROSS SCHEDULED INCOME:	$495,835 Actual
VACANCY LOSS:	$0
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$271,912
NOI:	$223,923
DEBT SERVICE:	$0
CASH FLOW:	$223,923
CAP RATE:	8.61%

BENEFITS SOUGHT:	Sell, trad, JV, carry paper,
MOTIVATION:	8
CAN ADD:	Includes 2 additional lots 6.68 acres.
REMARKS:	Motivated seller wants to move closer to Silverthorn CO.

OWNER:	Owners LLC	
COUNSELOR:	Dave Sanchez 15100 Almstead St. Hudson, Colorado, 80642	Phone: 720-338-5123 Cell: 720-338-5123 Email: roiventures@mail.com