

Property Details

CONTROL: Exclusive VALUE: \$3,400,000
LOAN: \$1,800,000
EQUITY: \$1,600,000

TITLE: Route 66 RV Park, Edgewood NM
TYPE: Resort Property
HAVE: RV park has high occupancy which includes Monthly stays. Management on site.
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: 6.59%

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 Phone: 720-338-5123
15100 Almstead St. Cell: 720-338-5123
Hudson, Colorado, 80642 Email: roiventures@mail.com