

Property Details

CONTROL: Exclusive VALUE: \$930,000
LOAN: \$505,000
EQUITY: \$425,000

TITLE: Medical Office - Santa Fe Hospital Zone
TYPE: Office Building
HAVE: 75% occupied medical office. Anchor tenant Med Spa. 30% vacant but can be leased quickly. Building needs some updates and room for escalated rents.
ADDRESS: 546 Harkle Road, Santa Fe, New Mexico
BENEFITS TO NEW OWNER: Easy to lease space in high demand area. Long term anchor tenant. Value add possible once fully leased.

GROSS SCHEDULED INCOME: \$136,000 Projected
VACANCY LOSS: \$6,800
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$50,000
NOI: \$79,200
DEBT SERVICE: \$48,000
CASH FLOW: \$31,200
CAP RATE: 8.52%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$535,000	\$4,000	5%	06/30/2027	No

BENEFITS SOUGHT: Exit. Could finance with large down on a short call.

MOTIVATION: Sellers leaving the state to retire. Formerly owned and operated med spa under new management.

REMARKS: This impressive 6,928-square-foot office building in the heart of Santa Fe's medical hub presents an exceptional investment opportunity! Currently 75% occupied, this property offers immediate rental income with room to increase occupancy.

OWNER:

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