

Property Details

CONTROL: Exclusive VALUE: \$695,000
LOAN: \$300,000
EQUITY: \$395,000

TITLE: 800 E River Road Belen NM
TYPE: Industrial
A 14,745 SF Office auto bay building in Belen NM. This well known dealer has been in the same location since the 1940's. At one time they where a dodge dealership. Great location well established. Sits on a lighted corner, with heavy traffic. River is th

HAVE:

ADDRESS: 800 E River Road, Belen, New Mexico
BENEFITS TO NEW OWNER: Well established auto dealer business. Would be ideal for redevelopment or another auto, trailer business to take over. Owner will consider financing

GROSS SCHEDULED INCOME: \$98,000 Projected
VACANCY LOSS: \$4,500
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$8,000
NOI: \$85,500
DEBT SERVICE: \$32,000
CASH FLOW: \$53,500
CAP RATE: 12.30%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$300,000	\$2,713	7%	05/05/2029	No

BENEFITS SOUGHT: Retire
MOTIVATION: High
CAN ADD: 8.5 acres of land next to this property.
REMARKS: Major traffic area with lighted intersection in a growing area.

OWNER: Robert

COUNSELOR: Gary Bernier Phone: 505-833-1400
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