

Property Details

CONTROL:	Exclusive	VALUE: \$950,000
		LOAN: \$300,000
		EQUITY: \$650,000

TITLE: 800 E River Road Belen NM
TYPE: Industrial

HAVE: 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

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
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GROSS SCHEDULED INCOME: \$98,000 Projected

VACANCY LOSS: \$4,500

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$8,000

NOI:	\$85,500
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DEBT SERVICE: \$32,000

CASH FLOW: \$53,500

CAP RATE: 9.00%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
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LOAN 1	\$300,000	\$2,713	7%	05/05/2029	No
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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
PO Box 37376 Cell: 505-220-9422
Albuquerque, New Mexico, 87176 Email: nmgar8@hotmail.com