

Property Details

CONTROL: Partner VALUE: \$450,000
LOAN: \$200,000
EQUITY: \$250,000

TITLE: 3908 and 3910 Rodeo Rd Santa Fe
TYPE: Retail/Commercial

HAVE: Have two 1000 homes on commercial zoning off rodeo rd in Santa Fe. Both properties need to be worked on. These are a fix and flip or a fix and hold opportunity for the right buyer.

ADDRESS: 3908 and 3910 Rodeo Rd, Santa Fe, New Mexico

BENEFITS TO NEW OWNER: Fix and flip or fix and hold opportunity. Two homes one was a dress shop the other a duplex

GROSS SCHEDULED INCOME: \$74,400 Projected

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$6,000

NOI: \$68,400

DEBT SERVICE: \$26,600

CASH FLOW: \$41,800

CAP RATE: 15.20%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
--------------	---------	---------	------	-----	-----------

LOAN 1	\$100,000	\$1,200	12%	12/31/2026	Yes
--------	-----------	---------	-----	------------	-----

LOAN 2	\$100,000	\$1,020	10%	03/31/2027	Yes
--------	-----------	---------	-----	------------	-----

BENEFITS SOUGHT: Have another project I am working on. looking to move through to property.

MOTIVATION: Good Motivation

CAN ADD: land, cash or bank loan up to 500k

REMARKS: Owner broker will look at all opportunities including JV

OWNER: Bernier

COUNSELOR: Gary Bernier Phone: 505-833-1400
PO Box 37376 Cell: 505-220-9422
Albuquerque, New Mexico, 87176 Email: nmgar8@hotmail.com