# Property Details

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| CONTROL: | Partner | VALUE: | $390,000 |
| | | LOAN: | $200,000 |
| | | EQUITY: | $190,000 |

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| 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 |

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| 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: | 17.54% |

| 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 |

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| 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 |

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