Property Details

CONTROL:	Exclusive	VALUE:	$395,000
		LOAN:	$0
		EQUITY:	$395,000

TITLE:	2.49 Acre Future Development
TYPE:	Land
HAVE:	Great investment lot for future development. Utilities are nearby to be verified by buyer. High traffic area that is underserved for commercial use. Walking distance to the Court House and Sandoval County building. Easy access to river trails.
ADDRESS:	2801 Willow Creek Rd. NE, Rio Rancho, New Mexico
BENEFITS TO NEW OWNER:	Possible buy and hold from an exchange. Growing area, all utilities in the street.

GROSS SCHEDULED INCOME:	$0 Actual
VACANCY LOSS:	$0
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$0
NOI:	$0
DEBT SERVICE:	$0
CASH FLOW:	$0
CAP RATE:	0.00%

BENEFITS SOUGHT:	Cash out. Will finance short term.
MOTIVATION:	Aging ownership group looking to off load the portfolio.
REMARKS:	This SU zoning allows for some flexibility on development. Proposed developments that had momentum, townhomes, daycare, light retail.

OWNER:

COUNSELOR:	Michael Schlichte 1100 Alameda Blvd. NW Ste.4 Albuquerque, New Mexico, 87114	Phone: 5056818578 Cell: 5053186264 Email: mike@my505home.com