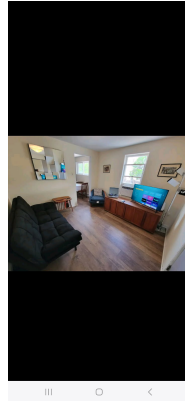


## Property Details

CONTROL:	Owner	VALUE: \$395,009 LOAN: \$0 EQUITY: \$395,009
TITLE:	3 single family rental homes in Socorro, NM	
TYPE:	Multi-Family	
HAVE:	3 contiguous single family homes. All leased with professional management in place. Homes were renovated in 2022.	
ADDRESS:	104, 106 and 108 B Street, Socorro, New Mexico	
BENEFITS TO NEW OWNER:	Path to cash. Split a partnership. Owner financing.	
GROSS SCHEDULED INCOME:	\$31,800 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$10,016	
NOI:	\$21,784	
DEBT SERVICE:	\$0	
CASH FLOW:	\$21,784	
CAP RATE:	5.51%	
BENEFITS SOUGHT:	Put equity to work. Looking for a project property or go up into a larger asset.	
MOTIVATION:	I took this on as a project and it is completed. I would like to put this equity to work.	
CAN ADD:	Owner financing, cash, additional single family rental property, land.	
OWNER:	Mountain Man Properties LLC	
COUNSELOR:	Brandon Sanchez PO Box 1781 Moriarty, New Mexico, 87035	Phone: 505-384-3042 Cell: 505-720-4332 Email: thesanchezgrouprealty@gmail.com