

# Property Details

CONTROL: Owner VALUE: \$395,000  
LOAN: \$0  
EQUITY: \$395,000

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: \$31,283 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$10,859  
NOI: \$20,424  
DEBT SERVICE: \$0  
CASH FLOW: \$20,424  
CAP RATE: 5.17%



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.

REMARKS: Will trade one at a time or all three. Value based on sales comparison. Estimated value of each home is 108 b street - 115,000 106 b street - 165000, 104 b street - 135,000.

OWNER: Mountain Man Properties LLC

COUNSELOR: Brandon Sanchez Phone: 505-384-3042  
PO Box 1781 Cell: 505-720-4332  
Moriarty, New Mexico, 87035 Email: thesanchezgrouprealty@gmail.com