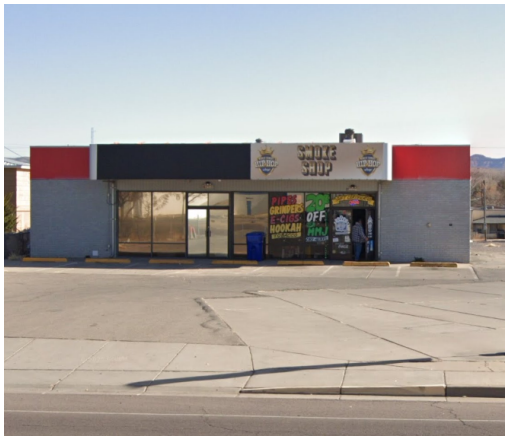
Property Details

CONTROL:	Exclusive	VALUE: LOAN: EQUITY:	$250,000 $0 $250,000

TITLE:	High-Visibility Retail Site on Socorro main corridor— .793 Acres
TYPE:	Retail/Commercial
HAVE:	Discover a prime commercial opportunity at 202 California Street in the heart of Socorro's main retail corridor. This .793-acre parcel with a 2,386 SF building offers exceptional visibility, easy access, and ample parking (5/1,000).
ADDRESS:	202 California St., Socorro, New Mexico
BENEFITS TO NEW OWNER:	This property features a stable income stream with one long-term tenant and a newer tenant who has invested thousands in recent tenant improvements, reflecting strong commitment and long-term occupancy potential.

GROSS SCHEDULED INCOME:	$28,800 Actual
VACANCY LOSS:	$1,440
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$8,396
NOI:	$18,964
DEBT SERVICE:	$14,964
CASH FLOW:	$4,000
CAP RATE:	7.59%



BENEFITS SOUGHT:	Looking to cash out some of investment portfolio.
CAN ADD:	216-218 California St. Socorro, NM & 300 California St. Socorro, NM
REMARKS:	This property is Co-listed with Kathleen Griego Cell: 505-573-4347 email: kathleengriego@yahoo.com
OWNER:	

COUNSELOR:	Angelo Mora 9998 Montgomery Blvd. NE Suite B Albuquerque, New Mexico, 87111	Phone: 5059032040 Cell: 5059032040 Email: angelo@keywayproperties.net