Property Details

CONTROL:	Exclusive	VALUE:	$1,519,000
		LOAN:	$0
		EQUITY:	$1,519,000

TITLE:	Bosque Farms Land for Development
TYPE:	Land
HAVE:	4 acres of commercial C-1 land with access from Bosque Farms boulevard. May also be developed into custom homes on large lots. Senior care or memory care facility is also permissible. Only $8 SF with full utilities.
ADDRESS:	1165 Bosque Farms Blvd, Bosque Farms, New Mexico
BENEFITS TO NEW OWNER:	Great land for senior living, custom homes or any C-1 commercial use. Current granite business tenant in place

GROSS SCHEDULED INCOME:	$12,000 Actual
VACANCY LOSS:	$0
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$4,000
NOI:	$8,000
DEBT SERVICE:	$0
CASH FLOW:	$8,000
CAP RATE:	0.53%

BENEFITS SOUGHT:	Lighten the load
MOTIVATION:	Leaving NM
CAN ADD:	1155 Bosque Farms, 1075 Bosque Farms a double wide on an acre in Apache Junction
REMARKS:	Bosque Farms has easy planning and zoning approvals. It's a safe bedroom community with an excellent public safety record.

OWNER:	Lucero Chavez	
COUNSELOR:	Coralee Quintana One Sun Plaza Suite 650 Albuquerque, , 87109	Phone: 5056391266 Email: coralee.quintana@exprealty.com