

Property Details

CONTROL:	Exclusive	VALUE: \$340,000
		LOAN: \$0
		EQUITY: \$340,000
TITLE:	505 Wyoming Ne	
TYPE:	Office Building	
HAVE:	This attractive and well-kept office building is a true pride of ownership property. It features three individual office units, each approximately 800 sq ft.	
ADDRESS:	505 Wyoming Blvd NE, Albuquerque, New Mexico	
BENEFITS TO NEW OWNER:	Newer heating units installed in all offices. Two units equipped with mini-split A/C systems. One unit features an evaporative cooler Excellent condition, reflecting consistent maintenance and care	
GROSS SCHEDULED INCOME:	\$36,000 Projected	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$0	
NOI:	\$36,000	
DEBT SERVICE:	\$0	
CASH FLOW:	\$36,000	
CAP RATE:	10.59%	
BENEFITS SOUGHT:	Retiring looking for longer income	
MOTIVATION:	Retiring	
REMARKS:	The owner is open to owner financing or may consider a trade for a home in Fort Collins, Colorado.	
OWNER:	Bill	
COUNSELOR:	Gary Bernier PO Box 37376 Albuquerque, New Mexico, 87176	Phone: 505-833-1400 Cell: 505-220-9422 Email: nmgar8@hotmail.com