

# Property Details

CONTROL: Exclusive VALUE: \$3,000,000  
LOAN: \$1,790,000  
EQUITY: \$1,210,000

TITLE: STORAGE AND MOBILE HOME PARK IN LOS LUNAS NM  
TYPE: Mobile Home/RV  
HAVE: Mobile Home Park and Storage in Los Lunas NM. 197 Storage Units and 17 MHP Lots.  
ADDRESS: 3149 Hwy 47, Los Lunas, New Mexico  
BENEFITS TO NEW OWNER: Income, Appreciation, Depreciation, Amortization. Value Add.

GROSS SCHEDULED INCOME: \$304,420 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$99,552  
NOI: \$204,868  
DEBT SERVICE: \$0  
CASH FLOW: \$204,868  
CAP RATE: 6.83%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$12,480	\$0	7%	02/01/2030	No

BENEFITS SOUGHT: Out of title. Income properties or opportunities in Colorado.

MOTIVATION: Moderate.

CAN ADD: 6 Unit Retail Strip Center in Los Lunas NM and Zia RV Park in Moriarty NM.

REMARKS: These long-term, very capable clients are looking to move their equity closer to home in Elizabeth, CO.

OWNER:

COUNSELOR: Blake Allen Phone: 719-685-0707  
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