

## Property Details

CONTROL: Owner VALUE: \$800,000  
LOAN: \$0  
EQUITY: \$800,000

TITLE: Mays Pharmacy Building  
TYPE: Retail/Commercial  
HAVE: Exceptional income opportunity! 8000 sq ft commercial block building strategically located in expanding Moriarty, NM. Under lease until March 31, 2027 generating \$4000.00 per month. Includes lot east of the building.  
ADDRESS: 600 Central Avenue, Moriarty, New Mexico  
BENEFITS TO NEW OWNER: Highly sought after area & centrally located 8000 sq ft commercial building, adaptable multi-use & priced at \$100/sq ft

GROSS SCHEDULED INCOME: \$48,000 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$7,530  
NOI: \$40,470  
DEBT SERVICE: \$0  
CASH FLOW: \$40,470  
CAP RATE: 5.06%

BENEFITS SOUGHT: Income Grazing land Ranch in New Mexico  
MOTIVATION: Variety of investment  
CAN ADD: Cash  
REMARKS: Current lease expires in 1 year

OWNER:

COUNSELOR: Cynthia Golden-Arnold Phone: 5052865254  
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