

## Property Details

CONTROL: Partner VALUE: \$1,700,000  
LOAN: \$0  
EQUITY: \$1,700,000

TITLE: Rio Puerco Vacant Land  
TYPE: Land  
150 Acres in the Rio Puerco, just west of Albuquerque near Rt 66 casino.  
HAVE: property is close to electrical transfer site, has a main power line running on the north end of the property and is right next to a permit solar field that will be installed soon.

ADDRESS: Vacant land, Albuquerque, New Mexico  
BENEFITS TO NEW OWNER: Good for future growth or solar field. Note there is a main natural gas feeder line that runs on the south end of the property.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$250  
NOI: \$-250  
DEBT SERVICE: \$0  
CASH FLOW: \$-250  
CAP RATE: 0.00%

BENEFITS SOUGHT: split up partnership

MOTIVATION: partners are getting old and Ould like to split up. High motivation

CAN ADD: up to 150K cash, plus possible bank loan.

REMARKS: land offers added value for the right developer. Just 12K per acre, or .28cents a foot. Owner Broker

OWNER: Bernier, Veretto, Rodgers

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