

Property Details

CONTROL:	Partner	VALUE: \$3,380,000
		LOAN: \$0
		EQUITY: \$3,380,000
TITLE:	Yah Ta Hey Land	
TYPE:	Land	
HAVE:	This 65-acre property at Highway 491 and Highway 264 in Yah Ta Hey, New Mexico, offers a compelling opportunity for housing development. The property includes more than 300 feet of Highway 264 frontage and, a guaranteed water of 50,000 GPD	
ADDRESS:	Yah Ta Hey New Mexico, Yah Ta Hey, New Mexico	
BENEFITS TO NEW OWNER:	We are seeking a buyer or development partner who sees a clear path to turning this land into income, with strong upside through future housing development. At approximately \$1.19 per square foot for the land.	
GROSS SCHEDULED INCOME:	\$0 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$364	
NOI:	\$-364	
DEBT SERVICE:	\$0	
CASH FLOW:	\$-364	
CAP RATE:	0.00%	
BENEFITS SOUGHT:	Path to cash	
MOTIVATION:	Owner Broker high motivation	
CAN ADD:	The owner will consider trades involving other land or single-family homes in Albuquerque or Santa Fe, with flexibility to add up to \$1 million in additional trade value and a loan of up to \$2 million as part of the transaction.	
REMARKS:	The timing is right on this project.	
OWNER:	bernier	
COUNSELOR:	Gary Bernier PO Box 37376 Albuquerque, New Mexico, 87176	Phone: 505-833-1400 Cell: 505-220-9422 Email: nmgar8@hotmail.com