

# Property Details

CONTROL: Exclusive VALUE: \$750,000  
LOAN: \$89,000  
EQUITY: \$661,000

TITLE: Multi-Family Portfolio Sale  
TYPE: Multi-Family  
HAVE: 2 separate 4-plexes.  
ADDRESS: 126 Garcia & 127 Altez, Albuquerque, New Mexico

GROSS SCHEDULED INCOME: \$103,800 Actual  
VACANCY LOSS: \$5,190  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$30,066  
NOI: \$68,544  
DEBT SERVICE: \$52,824  
CASH FLOW: \$15,720  
CAP RATE: 9.14%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$89,000	\$0	0%	12/31/1969	No

BENEFITS SOUGHT: Path to Cash

MOTIVATION: Owner self manages, and would like to sell some of his portfolio off to lessen his daily obligations.

CAN ADD: Other multifamily properties.

REMARKS: Portfolio consist of 2 4-plexes. Both two bedroom one bath units. Professional Management of 10% was added into expenses. Owner currently self manages.

OWNER:

COUNSELOR: Angelo Mora Phone: 5059032040  
9998 Montgomery Blvd. NE Suite Cell: 5059032040  
C Email: angelo@keywayproperties.net  
Albuquerque, New Mexico, 87111