

Property Details

CONTROL: Exclusive
VALUE: \$360,000
LOAN: \$85,000
EQUITY: \$275,000

TITLE: Four Plex
TYPE: Multi-Family

HAVE: This four-unit apartment complex features spacious two-bedroom, one-bathroom units generating a gross annual income of \$51,000. The property achieves a net operating income (NOI) of \$33,105, a cap rate of 8.8%, and a cash-on-cash return of 11.36%.

ADDRESS: 127 Garcia St. NE Albuquerque, NM 87123, Albuquerque, New Mexico
BENEFITS TO NEW OWNER: Management is currently reflected at 10%. However, for someone in this room (Exchanger), my company would extend a preferred management rate of 8%.

GROSS SCHEDULED INCOME: \$53,760 Actual
VACANCY LOSS: \$2,688
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$17,967
NOI: \$33,105
DEBT SERVICE: \$22,452
CASH FLOW: \$10,653
CAP RATE: 9.20%



BENEFITS SOUGHT: Downsizing portfolio.

CAN ADD: Other residential rentals

REMARKS: This four-unit apartment complex features spacious two-bedroom, one-bathroom units generating a gross annual income of \$51,000. The property achieves a net operating income (NOI) of \$33,105, a cap rate of 9.2%, and a cash-on-cash return of 12.83%.

OWNER:

COUNSELOR: Angelo Mora
9998 Montgomery Blvd. NE Suite C
Albuquerque, New Mexico, 87111

Phone: 5059032040
Cell: 5059032040
Email: angelo@keywayproperties.net