Property Details

CONTROL:	Exclusive	VALUE: LOAN: EQUITY:	$275,000 $0 $275,000

TITLE:	Side-by-Side Commercial Parcels with Exceptional Visibility
TYPE:	Retail/Commercial
HAVE:	Located in the heart of Socorro’s main commercial corridor, 216 & 218 S. California Street offer a rare opportunity to own side-by-side parcels totaling 1.225 acres with 2,805 square feet of commercial space.
ADDRESS:	216&218 California St., Socorro, New Mexico
BENEFITS TO NEW OWNER:	Two adjoining parcels totaling 2,805 SF on 1.225 acres, offering great visibility, ample parking, and strong income potential. Located on Socorro’s main corridor, this property provides stable returns and future development potential.

GROSS SCHEDULED INCOME:	$39,264 Projected
VACANCY LOSS:	$1,963
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$9,515
NOI:	$27,786
DEBT SERVICE:	$16,464
CASH FLOW:	$11,322
CAP RATE:	10.10%



BENEFITS SOUGHT:	Looking to cash in on some of the portfolio.
CAN ADD:	202 California St. Socorro, NM & 300 California St. Socorro, NM.
REMARKS:	This property is Co-listed with Kathleen Griego Cell: 505-573-4347 email: kathleengriego@yahoo.com

OWNER:

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