

Property Details

CONTROL:	Exclusive	VALUE: \$360,000
		LOAN: \$0
		EQUITY: \$360,000

TITLE: Four Plex
TYPE: Multi-Family

HAVE: This four-unit apartment complex consisting of two bedrooms and one bathroom units, generating a gross annual income of \$51,000. The property delivers a net operating income (NOI) of \$30,877, a cap rate of 8.6%, and a cash-on-cash return of 10.36%.

ADDRESS: 126 Altez St. NE, 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 fee of 8%
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GROSS SCHEDULED INCOME: \$51,000 Actual

VACANCY LOSS: \$2,550

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$17,574

NOI: \$30,876

DEBT SERVICE: \$21,552

CASH FLOW: \$9,324

CAP RATE: 8.58%



BENEFITS
SOUGHT: Downsizing portfolio.

CAN ADD: Other residential income properties.

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 \$30877, a cap rate of 8.6%, and a cash-on-cash return of 10.36%.
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OWNER:

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