

Property Details

CONTROL: Exclusive VALUE: \$1,310,000
LOAN: \$525,000
EQUITY: \$785,000

TITLE: 6 UNIT RETAIL CENTER LOS LUNAS NM
TYPE: Retail/Commercial
HAVE: 6 Unit Retail Stripcenter with one vacancy in Los Lunas, NM.
ADDRESS: 959 Hwy 314, Los Lunas, New Mexico
BENEFITS TO NEW OWNER: \$20K could be generated from current vacancy.

GROSS SCHEDULED INCOME: \$111,348 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$27,148
NOI: \$84,200
DEBT SERVICE: \$0
CASH FLOW: \$84,200
CAP RATE: 6.43%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$3,768	\$0	4%	10/01/2028	No

BENEFITS SOUGHT: Out of title. Income properties or opportunities in Colorado.

MOTIVATION: Moderate.

CAN ADD: Mobile Home Park + Storage in Los Lunas NM and Zia RV Park in Moriarty NM.

REMARKS: These long-term, very capable clients are looking to move their equity closer to home in Elizabeth, CO.

OWNER:

COUNSELOR:	Blake Allen 108 Canon Ave Manitou Springs, Colorado, 80829	Phone: 719-685-0707 Cell: 719-684-4123 Email: blakeallenrealty@gmail.com
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