

# 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 Phone: 719-685-0707  
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