

Property Details

CONTROL: Owner VALUE: \$700,000
LOAN: \$425,000
EQUITY: \$275,000

TITLE: Stabilized 13-Suite Executive Office Investment-Nob Hill
TYPE: Office Building
HAVE: Stabilized 13-suite executive office investment in Albuquerque's Nob Hill.
Strong occupancy, consistent cash flow, all-inclusive leases, ample parking,
and excellent 1031 exchange potential.
ADDRESS: 231 Sierra Dr SE, Albuquerque, New Mexico
BENEFITS TO NEW OWNER: Immediate cash flow from a stabilized, income-producing asset Strong
occupancy provides dependable income with reduced leasing risk
Opportunity to increase Net Operating Income (NOI) by adjusting below-
market rents over time

GROSS SCHEDULED INCOME: \$71,275 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$19,648
NOI: \$51,627
DEBT SERVICE: \$23,198
CASH FLOW: \$28,429
CAP RATE: 7.38%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$425,000	\$3,000	7%	07/08/2031	No

BENEFITS SOUGHT: Free up equity to redeploy into higher-growth development opportunities, including new residential construction and larger investment projects. Pay off personal HELOC

MOTIVATION: Moderate motivation. Ownership is seeking to redeploy equity from this stabilized asset into ground-up residential development and new single-family construction projects

CAN ADD: Additional properties nearby

REMARKS: Ownership is seeking opportunities to leverage equity into additional real estate investments, including development land, new construction projects, multifamily, industrial, commercial, or value-add opportunities

OWNER:

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