

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:

COUNSELOR:	Vanessa Sanchez 500 Marquette Ave Suite 1200 Albuquerque, , 87102	Phone: 5055154175 Email: vanessa@mtinm.com
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