

Property Details

CONTROL: Exclusive VALUE: \$488,000
LOAN: \$0
EQUITY: \$488,000

TITLE: Live Work Play Elephant Butte Lake NM
TYPE: Retail/Commercial
HAVE: 1100 SF 2 bedroom home/office. 3150 SF Shop with 2 sheds on a full fenced acre on well and septic.
WEBSITE URL: <https://carnm.resimplifi.com/998f8db7-live-work-play-in-elephant-butte>
ADDRESS: 779 NM Highway 181, Elephant Butte, New Mexico
BENEFITS TO NEW OWNER: Leased to construction company. Tenant will stay.

GROSS SCHEDULED INCOME: \$30,000 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$4,864
NOI: \$25,136
DEBT SERVICE: \$0
CASH FLOW: \$25,136
CAP RATE: 5.15%

BENEFITS SOUGHT: House near Albuquerque on the greenbelt on a full acre.

MOTIVATION: Needs to move to ABQ for medical care.

CAN ADD: 1. 10 acre Hay farm with a pond. 2. 1 house, 2 mobile homes on 7 acre Pistachio farm with Artesian well. 3. House next door for \$235k

OWNER: Garret

COUNSELOR: Coralee Quintana Phone: 5056391266
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