Property Details

CONTROL: Owner VALUE: \$350,000

LOAN: \$0

EQUITY: \$350,000

TITLE: F&C CHINESE BUFFET RESTAURANT SOCORRO, NM

TYPE: Retail/Commercial

This is a 3,462 sf free-standing building on .464 AC of land; one of the best

HAVE: corners in Socorro, NM; next door to Pizza Hut & across the street from

vacant Smith's Grocery Store. Build to suit for this tenant 15+ years ago.

Can Add \$400,000

WEBSITE URL: https://www.aoc.nrao.edu/

ADDRESS: 900 N California St, Socorro, New Mexico

BENEFITS TO NEW F/C, 3,462 sf freestanding building. Takes very little management. New

OWNER: Lease Rate is \$3100/month Month to Month. Can Add Cash

GROSS SCHEDULED INCOME: \$37,200 Actual

VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$7,103
NOI: \$30,097
DEBT SERVICE: \$0
CASH FLOW: \$30,097
CAP RATE: \$8.60%



BENEFITS SOUGHT: Passive investment, partner with you in your transaction, 1031

MOTIVATION: Move equity to higher yield or partner position. Received this property as

down payment on larger asset

CAN ADD: Cash or debt of equal amount

Can Add \$400,000. Socorro is the home of the National Radio Astronomy

REMARKS: Observatory which is expanding with dollars and jobs. Discuss with Laura

Tacker, the NM listing Broker. 505 480 4848

OWNER: Land/Builders, LLC

COUNSELOR: Ted Blank Cell: 303-748-9998

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Castle Rock, Colorado, 80108