

## Property Details

CONTROL:	Exclusive	VALUE: \$168,000
		LOAN: \$0
		EQUITY: \$168,000
TITLE:	Placitas Overlook Lot 5A	
TYPE:	Land	
HAVE:	1.96 Acre custom home lot in Placitas with gorgeous views and wild horses.	
WEBSITE URL:	1057649 MLS	
ADDRESS:	Overlook Lot 5A, Placitas, New Mexico	
BENEFITS TO NEW OWNER:	Gorgeous 2 acre lot to build a custom home.	
GROSS SCHEDULED INCOME:	\$0 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$523	
NOI:	\$-523	
DEBT SERVICE:	\$0	
CASH FLOW:	\$-523	
CAP RATE:	0.00%	
BENEFITS SOUGHT:	Seller would like to trade for infill land in Albuquerque.	
MOTIVATION:	Seller would like to build in Albuquerque.	
CAN ADD:	2 acres in Sedillo Hill for \$78,000. MLS # 1054190 at 3 Pinon Ridge Road, Tijeras 87059	
OWNER:	Arif & Shellina Amershi	
COUNSELOR:	Coralee Quintana One Sun Plaza Suite 650 Albuquerque, , 87109	Phone: 5056391266 Email: coralee.quintana@exprealty.com