

Property Details

CONTROL: Owner VALUE: \$710,000
LOAN: \$410,750
EQUITY: \$299,250

TITLE: 8 Unit Apartment Complex
TYPE: Multi-Family
HAVE: We have an 8-unit apartment complex.
ADDRESS: 302 Texas NE, Albuquerque, New Mexico
BENEFITS TO NEW OWNER: Property Management at 5% for the first year, after which it will go to 8%.

GROSS SCHEDULED INCOME: \$80,400 Actual
VACANCY LOSS: \$2,412
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$25,877
NOI: \$52,111
DEBT SERVICE: \$30,198
CASH FLOW: \$21,913
CAP RATE: 7.34%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$410,750	\$2,517	5%	02/28/2027	No

BENEFITS SOUGHT: Looking to exchange out of property.

MOTIVATION: Property was purchased on a Real Estate Contract, and note is coming due in February 2027.

CAN ADD: Property Management at 5% for the first year, after which it will go to 8%.

OWNER: Partnership

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