

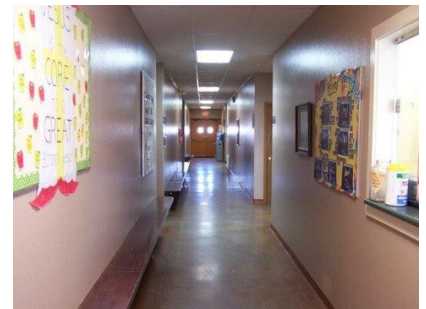
Property Details

CONTROL: Owner VALUE: \$525,000
 LOAN: \$115,000
 EQUITY: \$410,000

TITLE: NNN 4500sqft daycare building on 3 acres of land
 TYPE: Retail/Commercial
 HAVE: Operational Daycare facility on 3 acres with additional development potential. NNN lease(major roof excluded) good through July 2030. Very well established tenant with personal guarantee in place. Operator has 3 other locations throughout New Mexico.

ADDRESS: 9 Rocky Road, Edgewood, New Mexico
 BENEFITS TO NEW OWNER: Mailbox money. Easy to self manage(NNN) if you don't want to pay for a manager. New 5 year lease just executed. Daycare operator has great history with 3 other locations. Personal guarantee on the lease.

GROSS SCHEDULED INCOME: \$39,600 Actual
 VACANCY LOSS: \$0
 GROSS EFFECTIVE INCOME: \$0
 EXPENSES: \$3,960
 NOI: \$35,640
 DEBT SERVICE: \$6,992
 CASH FLOW: \$28,648
 CAP RATE: 6.79%



| ENCUMBRANCES | BALANCE | PAYMENT | RATE | DUE | ASSUMABLE |
|--------------|-----------|---------|------|------------|-----------|
| LOAN 1 | \$115,000 | \$583 | 4% | 02/01/2033 | No |

BENEFITS SOUGHT: Project property. Value add property. 1031 treatment into a new asset. I'm a buyer with this property.

MOTIVATION: Took this on as a project. Project is complete. Looking to go back to work.

CAN ADD: Single family homes free and clear throughout New Mexico. Cash. Can deliver free and clear.

REMARKS: I am a buyer with this property. Not listed anywhere but NCE. I will use this property to buy something across, down or up. Good signature to go up to \$1M. New lease starts 8/1. Months 1-12: \$2,500 Months 13-24: \$3,000 Months 25-48: \$3,500 49-60: \$4,000.

OWNER: Mountain Man Properties LLC

COUNSELOR: Brandon Sanchez Phone: 505-384-3042
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