

Property Details

CONTROL: Owner VALUE: \$595,000
LOAN: \$255,000
EQUITY: \$340,000

TITLE: Entitled Boat and RV Storage Site
TYPE: Land

HAVE: This is an entitled boat and RV development site. Just under 4 acres with entitlements and approved site plan with special use permit. Access in place with existing state highway permit, curb cut, paved drive, and monument sign permit.

ADDRESS: Coors Blvd SW and Arenal SW, Albuquerque, New Mexico

BENEFITS TO NEW OWNER: 2022 traffic study has 20,000 cars pass per day More than 4,000 homes in a 1 mile radius More than 37,800 homes in a 3 mile radius Most newer surrounding areas do not for boat or rv storage 97 total units

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$0
DEBT SERVICE: \$15,000
CASH FLOW: \$-15,000
CAP RATE: 0.00%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$255,000	\$0	6%	12/31/1969	Yes

REMARKS: Projected Construction Cost: \$400k Projected NOI (once full): \$140k

OWNER: Bevlaurent Development

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