Property Details

CONTROL:	Exclusive	VALUE: LOAN: EQUITY:	$287,000 $0 $287,000

TITLE:	27,000 sqft secure lot with 1500sqft Building in Moriarty, NM
TYPE:	Retail/Commercial
HAVE:	1500sqft free standing metal building on large secure lot with metal and chain link fencing. High visibility on historic rt 66 and easy access just off the I-40 exit. C-2, heavy commercial, zoning.
WEBSITE URL:	https://search.viewnewmexicohomes.com/idx/details/listing/c038/1102554/817-Us-Route-66-Moriarty-NM#/
ADDRESS:	817 US Route 66, Moriarty, New Mexico
BENEFITS TO NEW OWNER:	Creative seller

GROSS SCHEDULED INCOME:	$26,400 Projected
VACANCY LOSS:	$1,320
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$3,960
NOI:	$21,120
DEBT SERVICE:	$0
CASH FLOW:	$21,120
CAP RATE:	7.36%

BENEFITS SOUGHT:	Cash flow, developable residential land, residential property.
MOTIVATION:	This asset is out of the sellers realm of expertise. Would like to free up cash for land development, or finance for cash flow.
CAN ADD:	Residential lots on New Mexico(Santa Theresa), Tx(El Paso) boarder, cash, owner financing.
REMARKS:	This property has been an office for an engineering firm, a daycare, and most recently a cannabis grow. Seller is a NM licensed broker.

OWNER:	Margarita Polin	
COUNSELOR:	Brandon Sanchez PO Box 1781 Moriarty, New Mexico, 87035	Phone: 505-384-3042 Cell: 505-720-4332 Email: thesanchezgrouprealty@gmail.com