

Property Details

CONTROL: Exclusive VALUE: \$2,060,000
LOAN: \$540,000
EQUITY: \$1,520,000

TITLE: Four, 4-Plex units fully leased
TYPE: Multi-Family

HAVE: Prime Multi-Family Investment Opportunity in Rio Rancho! Discover this rare investment consisting of four separately parceled 4-plex buildings offered for sale together. 16 doors total with room to add additional income. Long term tenants well maintained

ADDRESS: 55-95 Darlene Road SE, Rio Rancho, New Mexico

BENEFITS TO NEW OWNER: Retired real estate pro looking to cash out and downsize portfolio. Can no longer manage.

GROSS SCHEDULED INCOME: \$153,600 Actual
VACANCY LOSS: \$7,680
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$45,968
NOI: \$99,952
DEBT SERVICE: \$45,600
CASH FLOW: \$54,352
CAP RATE: 4.85%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$135,000	\$950	5%	12/31/1969	No
LOAN 2	\$135,000	\$950	5%	12/31/1969	No
LOAN 3	\$135,000	\$950	5%	12/31/1969	No
LOAN 4	\$135,000	\$950	5%	12/31/1969	No

REMARKS: I have each pair listed for \$1,030,000 and the seller would like to sell in pairs or all together as one sale. Timing is key and a big factor in reviewing offers.

OWNER: Bill & Karen

COUNSELOR: Michael Schlichte Phone: 5056818578
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