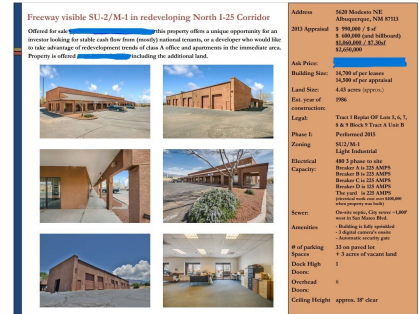


Property Details

CONTROL: Partner VALUE: \$5,850,000
 LOAN: \$1,062,000
 EQUITY: \$4,788,000

TITLE: Prime Commercial Whse & Land w/ Highway Frontage Rd
 TYPE: Industrial
 HAVE: Prime Location! 14,400 sf of building on 4.43 acres of land. "A" location, Freeway visible, national tenants, cell phone tower & billboard leases in place + 3 acres of vacant land.
 ADDRESS: 5620 Modesto Ave NE, Albuquerque, New Mexico

GROSS SCHEDULED INCOME: \$176,400 Actual
 VACANCY LOSS: \$0
 GROSS EFFECTIVE INCOME: \$0
 EXPENSES: \$49,500
 NOI: \$126,900
 DEBT SERVICE: \$96,955
 CASH FLOW: \$29,945
 CAP RATE: 2.17%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$1,051,078	\$8,080	7%	06/11/2029	No

BENEFITS SOUGHT: Trade Up, sell for cash

MOTIVATION: Very

CAN ADD: NO

REMARKS: Great value add! best area for development in ABQ

OWNER: REZA

COUNSELOR: Aldo Reza
 5620 Modesto Ave NE Sute B
 Albuquerque, New Mexico,
 87113

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 Email: ALDO@REZAREALTYNM.COM