

# Property Details

CONTROL: Exclusive VALUE: \$760,000  
LOAN: \$430,000  
EQUITY: \$330,000

TITLE: 8 unit Multifamily in ABQ- REC  
TYPE: Multi-Family

HAVE: 8 unit multifamily investment for sale! This complex is split into (2) 4 plexes so they can be purchased on residential loans. 8 identical floorplans of approx 840 sq ft each with a shared yard. Professionally managed.

WEBSITE URL: <https://www.flexmls.com/share/Aixlv/633-637-Louisiana-Boulevard-SE-Albuquerque-NM-87108>

ADDRESS: 633-637 Louisiana Boulevard SE, Albuquerque, New Mexico

BENEFITS TO NEW OWNER: Rents can be improved

GROSS SCHEDULED INCOME: \$75,060 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$12,614  
NOI: \$62,446  
DEBT SERVICE: \$36,000  
CASH FLOW: \$26,446  
CAP RATE: 8.22%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$216,000	\$0	8%	12/31/1969	No
LOAN 2	\$216,000	\$0	8%	12/31/1969	No

BENEFITS SOUGHT: REC Available: 40% down, 3 Years, 7.5% interest

MOTIVATION: California investor, selling his ABQ properties

OWNER:

COUNSELOR: Nikki Bronstorp Phone: 5052091246  
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