

# Property Details

CONTROL: Exclusive VALUE: \$399,900  
LOAN: \$169,000  
EQUITY: \$230,900

TITLE: Old Town Duplex - Almost no Vacancy!  
TYPE: Multi-Family  
FULLY LEASED Duplex in a great walking community Old Town Albuquerque.  
HAVE: Solid income and rarely vacant. Home features fully paid solar system with warranty.  
ADDRESS: 2425 Mountain Road NW, Albuquerque, New Mexico  
BENEFITS TO NEW OWNER: Desirable area with low vacancy. Possibility for massive short term rental income for the right manager. Walking distance to many amenities

GROSS SCHEDULED INCOME: \$38,400 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$6,500  
NOI: \$31,900  
DEBT SERVICE: \$16,860  
CASH FLOW: \$15,040  
CAP RATE: 7.98%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$169,000	\$1,405	4%	12/31/1969	Yes

BENEFITS SOUGHT: Liquidity - would consider owner carry with large down payment.

MOTIVATION: Ownership partners both relocated and plan to invest in their local markets.

CAN ADD: N/A

REMARKS: Consistent income in a great walking community. Located near Albuquerque Zoo and Aquarium.

OWNER: BMB Rentals LLC

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