

# Property Details

CONTROL: Exclusive VALUE: \$475,000  
LOAN: \$260,000  
EQUITY: \$215,000

TITLE: Four Plex - 240 Wheeler Ave  
TYPE: Multi-Family  
HAVE: Prime 4-Plex near UNM, CNM & Downtown Albuquerque NM. Strong Cash Flow! Ideal for investors seeking consistent returns. This fourplex presents a lucrative investment opportunity with consistent rental income & high occupancy rates,  
ADDRESS: 240 Wheeler Ave SE, Albuquerque, New Mexico

GROSS SCHEDULED INCOME: \$50,400 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$12,081  
NOI: \$38,319  
DEBT SERVICE: \$22,348  
CASH FLOW: \$15,971  
CAP RATE: 8.07%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$260,000	\$2,779	10%	04/07/2039	No

BENEFITS SOUGHT: Move up to another property, sell for cash, trade for a mobile home park.

MOTIVATION: Very

CAN ADD: Triplex near UNM \$460K value with \$240 loan.

OWNER: Manriquez

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