

Property Details

CONTROL: Exclusive VALUE: \$750,000
LOAN: \$304,000
EQUITY: \$446,000

TITLE: Two 4-plex's Apartments
TYPE: Multi-Family
HAVE: Two 4-plex's all 2 bedroom 1 bath units.
ADDRESS: 424 & 428 Georgia St. SE, Albuquerque, New Mexico
BENEFITS TO NEW OWNER: Would sell with owner financing. Seller would consider financing up to 30 years. With interest rate depending on strength of buyers credit and amount of down payment.

GROSS SCHEDULED INCOME: \$76,800 Actual
VACANCY LOSS: \$3,840
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$9,485
NOI: \$63,475
DEBT SERVICE: \$1,600
CASH FLOW: \$61,875
CAP RATE: 8.46%



BENEFITS SOUGHT: Seller is looking to net \$200,000. to help with expenses on another vacation property.

OWNER: COURTNEY FAMIGLIETTI TRUST

COUNSELOR: Angelo Mora
9998 Montgomery Blvd. NE Suite
C
Albuquerque, New Mexico, 87111

Phone: 5059032040
Cell: 5059032040
Email: angelo@keywayproperties.net