

## Property Details

CONTROL: Exclusive VALUE: \$3,000,000  
LOAN: \$0  
EQUITY: \$3,000,000

TITLE: PREMIER BLDG in Prime Location (Taos, N.M.)  
TYPE: Retail/Commercial  
Excellent Location (10,000+/- sq. ft. commercial bldg) off McCarthy & Taos Plaza. Choice building with 60+ parking spaces (1 acre) in the midst of historic Taos, New Mexico. Formerly Safeway Grocery and lastly Tuesday Morning. Perfect of upscale grocery.

HAVE:

WEBSITE URL: [carnm.resimplifi.com/listings/123972f6](http://carnm.resimplifi.com/listings/123972f6)  
ADDRESS: 105 Camino de La Placita, Taos, New Mexico  
BENEFITS TO NEW OWNER: Perfect setting in area with year- round shopping. Might consider a JV under certain circumstance or scenario.

GROSS SCHEDULED INCOME: \$300,000 Projected  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$300,000  
DEBT SERVICE: \$0  
CASH FLOW: \$300,000  
CAP RATE: 10.00%

BENEFITS SOUGHT: High end upscale grocery store or some other similar vendor.

MOTIVATION: Would like to add benefit to the family trust and can be an opportunity for an entrepreneurial minded group or individual(s).

CAN ADD: Ask me !!!!

REMARKS: Taos, NM is a destination resort with year-round appeal and scenic beauty. This property is one of a kind in a much- desired and sought after area of New Mexico

OWNER: McCarthy

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