

Property Details

CONTROL: Exclusive VALUE: \$539,000
LOAN: \$250,000
EQUITY: \$289,000

TITLE: 4 Plex in NE Heights ABQ for sale on REC
TYPE: Multi-Family
HAVE: Professionally managed NE Heights Fourplex. 898 square feet 2 bedroom 1 bathroom each apartment. 2 stories with identical units on each floor.

WEBSITE URL: <https://www.flexmls.com/share/AiwHg/1000-Chelwood-Park-Boulevard-NE-Albuquerque-NM-87112>

ADDRESS: 1000 Chelwood Park Boulevard NE, Albuquerque, New Mexico

BENEFITS TO NEW OWNER: In NE heights, fully occupied

GROSS SCHEDULED INCOME: \$51,360 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$8,322
NOI: \$43,038
DEBT SERVICE: \$24,000
CASH FLOW: \$19,038
CAP RATE: 7.98%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$250,000	\$2,000	7%	12/31/1969	No

BENEFITS SOUGHT: Seller will entertain owner financing real estate contract with 15-20% down, 7% interest and 5 year term at 30 year amortization

MOTIVATION: California investor, selling all ABQ property

OWNER:

COUNSELOR: Nikki Bronstorp Phone: 5052091246
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Albuquerque, New Mexico, 87122 Email: nikki.coldwellbl@gmail.com