

## Property Details

CONTROL: Owner  
VALUE: \$400,000  
LOAN: \$0  
EQUITY: \$400,000

TITLE: F&C CHINESE BUFFET RESTAURANT SOCORRO, NM  
TYPE: Retail/Commercial

HAVE: This is a 3,462 sf free-standing building on .464 AC of land; one of the best corners in Socorro, NM; next door to Pizza Hut & across the street from vacant Smith's Grocery Store. Build to suit for this tenant 15+ years ago. Can Add \$400,000

WEBSITE URL: <https://www.aoc.nrao.edu/>

ADDRESS: 900 N California St, Socorro, New Mexico

BENEFITS TO NEW OWNER: F/C, 3,462 sf freestanding building. Takes very little management. New Lease Rate is \$3100/month Month to Month. Can Add Cash

GROSS SCHEDULED INCOME: \$37,200 Actual

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$10,156

NOI: \$27,044

DEBT SERVICE: \$0

CASH FLOW: \$27,044

CAP RATE: 6.76%



BENEFITS SOUGHT: Passive investment, partner with you in your transaction, 1031

MOTIVATION: Move equity to higher yield or partner position. Received this property as down payment on larger asset

CAN ADD: Cash or debt of equal amount

REMARKS: Can Add \$400,000. Socorro is the home of the National Radio Astronomy Observatory which is expanding with dollars and jobs. Discuss with Laura Tacker, the NM listing Broker. 505 480 4848

OWNER: Land/Builders, LLC

COUNSELOR: Ted Blank  
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