

# Property Details

CONTROL: Owner VALUE: \$565,000  
 LOAN: \$115,000  
 EQUITY: \$450,000

TITLE: NNN 4500sqft daycare building on 3 acres of land  
 TYPE: Retail/Commercial

HAVE: Operational Daycare facility on 3 acres with development potential. NNN lease(major roof excluded) good through June 2029. Very well established tenant with personal guarantee in place.

ADDRESS: 9 Rocky Road, Edgewood, New Mexico

BENEFITS TO NEW OWNER: Mailbox money. Easy to self manage(NNN) if you don't want to pay for a manager. Daycare operator has been in business 15 years plus.

GROSS SCHEDULED INCOME: \$39,600 Actual  
 VACANCY LOSS: \$0  
 GROSS EFFECTIVE INCOME: \$0  
 EXPENSES: \$3,960  
 NOI: \$35,640  
 DEBT SERVICE: \$6,992  
 CASH FLOW: \$28,648  
 CAP RATE: 6.31%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$115,000	\$583	4%	02/01/2033	No

BENEFITS SOUGHT: Project property. Value add property. I'm a buyer with this asset.

MOTIVATION: To find my next project.

CAN ADD: Single family homes free and clear throughout New Mexico. Cash. Can deliver free and clear.

REMARKS: I am a buyer with this property. Not listed anywhere but NCE. I will use this property to buy something across, down or up. Good signature to go up to \$1M.

OWNER: Mountain Man Properties LLC

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