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FOR SALE

Rare Investment Property with Steady Income

4 Camino Charro A, B & C Santa Fe, NM 87507

AVAILABLE	SALE PRICE	ZONING
±6,460 SF | Land: ±1 Acre	$735,000	R-1 | Residential Single Family

GARSA GROUP
COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

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SALE PRICE

$735,000

AVAILABLE

- Unit A: ±2,240 SF
- Unit B: ±2,120 SF
- Unit C: ±2,100 SF
  Total: ±6,460 SF
- Land: ±1 Acre

ZONING

R-1 | Residential Single Family
A Certificate of Compliance to be obtained from the City of Santa Fe

HIGHLIGHTS

- Located in the southside of Santa Fe
- Surrounded by residential single family homes, mobile home parks and commercial use properties
- Mobile homes set in permanent foundation
- Shop space use: Carpentry – 20+ year tenancy
- 2 Roll up doors – 10'W x 8'H
- Property with private well, septic and natural gas
- Ample parking/Big yard

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MARKET AERIAL

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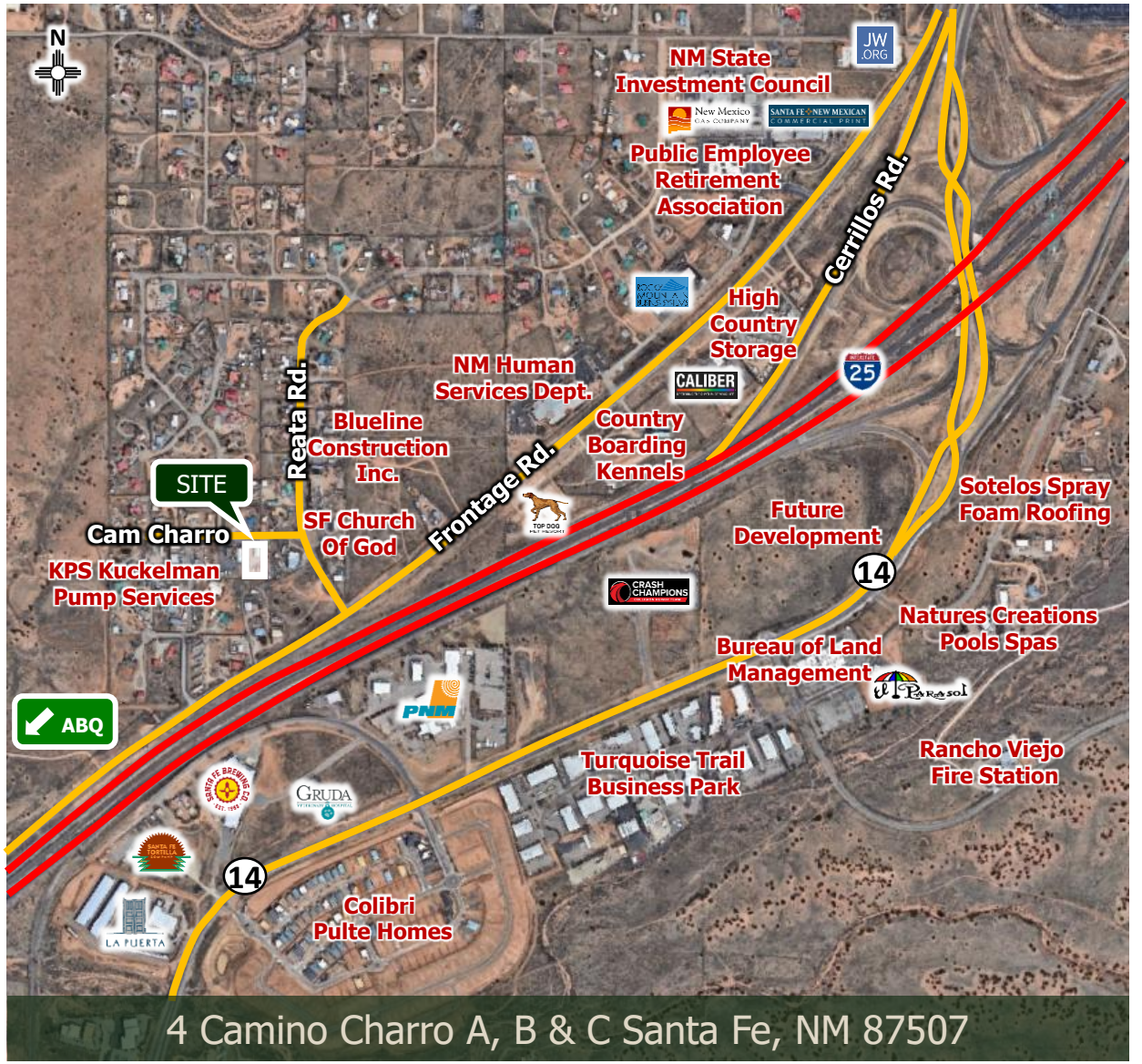

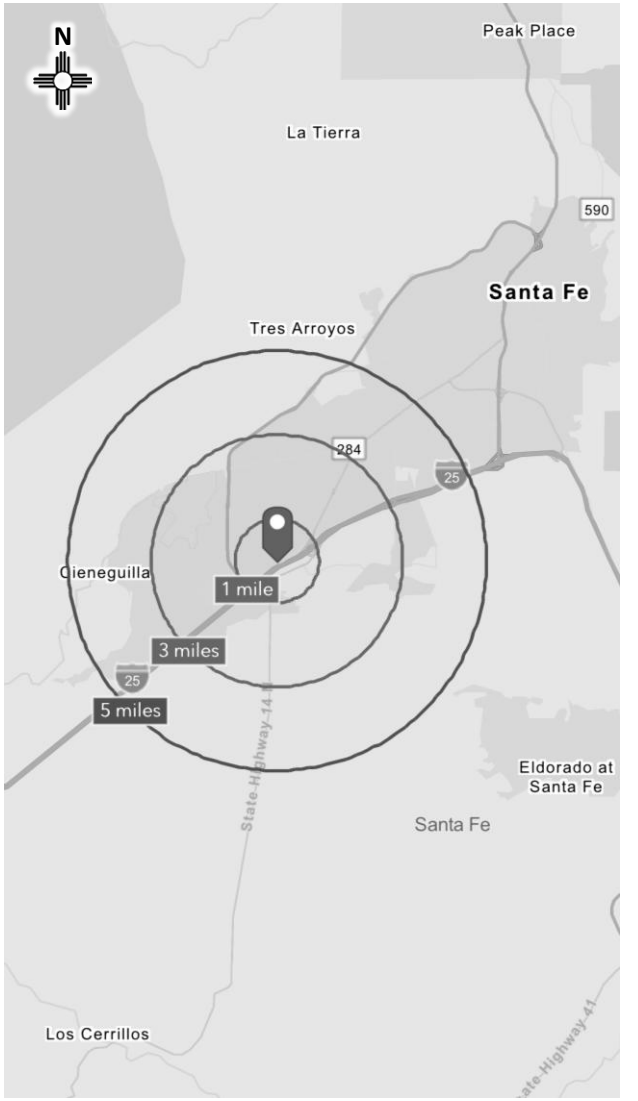

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OPERATING SUMMARY

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APOD – Current	$/Year	Comments/Assumptions
Rental Income:		
Unit A	$18,000	*Rent: $1,500/month*
Unit B	$18,000	*Rent: $1,500/month*
Unit C	$30,000	*Rent: $2,500/month*
Gross Operating Income	$66,000	
Operating Expenses:		
Property Taxes	$2,096	*Actual*
Property Insurance	$2,500	*Estimated*
Refuse	$960	*Estimated*
Well & Septic (maintenance)	$350	*Estimated*
Total Operating Expenses:	$5,906	
Net Operating Income	**$60,094**	

All information provided by Seller and to be confirmed.

APOD – Proforma	$/Year	Comments/Assumptions
Rental Income:		
Unit A	$21,600	*Rent: $1,800/month*
Unit B	$21,600	*Rent: $1,800/month*
Unit C	$33,600	*Rent: $2,800/month*
Additional Rent (storage)	$6,000	*Rent: $500/month*
- Vacancy (4%)	$3,312	*Estimated*
Gross Operating Income	79,488	
Operating Expenses:		
Property Taxes	$5,579	*Estimated at $735,000*
Property Insurance	$2,500	*Estimated*
Refuse	$960	*Estimated*
Well & Septic (maintenance)	$350	*Estimated*
Total Operating Expenses:	$9,389	
Net Operating Income	**$70,099**	

Utilities:
- Electricity: By Tenants
  - Unit A & B: One meter each
  - Unit C: Two meters
- Natural Gas: By Tenants
  - Unit A, B & C: One meter each
- Private Well (Maintenance by Landlord)
- Septic (Maintenance by Landlord)
- Phone/Internet/Cable service: By Tenants

Heating System:
- Unit A & B: Gas furnace system with floor vents
- Unit C: Two Air Forced units

No cooling system in any units

Appliances:
- Unit A: Landlord owns refrigerator, stove
- Unit B: Landlord owns refrigerator, stove, washer
- and dryer
- Unit C: N/A

The information contained in this flyer is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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