



8200 CARMEL NE
SUITE 103A
ALBUQUERQUE, NM 87122
OFFICE (505) 292-8900
CELL (505) 228-3338

ANNUAL PROPERTY OPERATING DATA

12042 North Highway 14

Cedar Crest, New Mexico 87008

INCOME:

Coldwell Banker Office Lease: \$3,200.00 /mo
(assumes Modified Gross
with tenant paying utilities)

Upstairs Apartment: 900.00/mo

Small Karsten Mobile Home 1,150.00/mo

Large Karsten Mobile Home 1,450.00/mo

Total Income: \$6,700.00mo X12 = \$80.400.00/yr

Expenses:

Property Taxes:

Office, and Apartment: \$4,412.00
2 Mobile Homes (347 each) + 694.00 \$5,108.00/yr

Insurance:

Office and Apartment: \$3,800.00
2 Mobile Homes (fire & E.C.) 400.00 \$4,200.00/yr

Septic Pumping and Maint. (e) \$500.00/yr

General Property Maint. (e) \$300.00/mo \$3,600.00/yr

Total Expenses: \$13,408.00/yr

Annual Income of \$80,400.00 less Annual Expenses of \$13,408.00 is a
Net Operating Income of \$66,992.00 and at a value of \$1,100,000.00 is a 6 % cap rate.