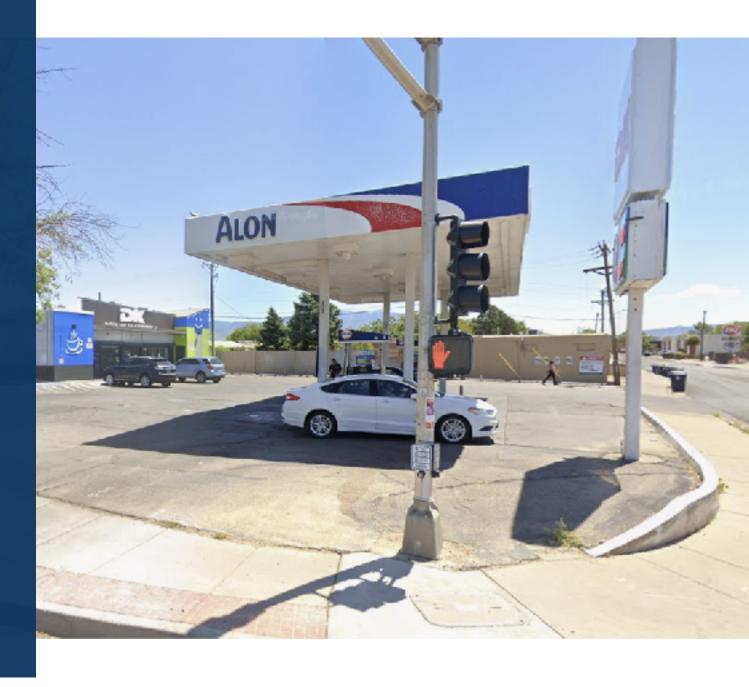
SALE

FUEL STATION

ASKING PRICE \$515,225

- Absolute Net Ground Lease
- 7.75% CAP Rate
- NOI \$39,930
- Long Term Tenant 40+ Years
- Recent 5 Year Extension 8
 Additional 5 Year Option
 Remaining.
- Remodeled Facilities
- Corner of San Mateo & Kathryn Ave SE

5401 Kathryn Ave SE Albuquerque, NM 87108





David Stafford, MBA Melissa Salazar

360 Ventures Real Estate 505.414.8005 Mobile 505.750.3360 Office melissa360ventures@gmail.com

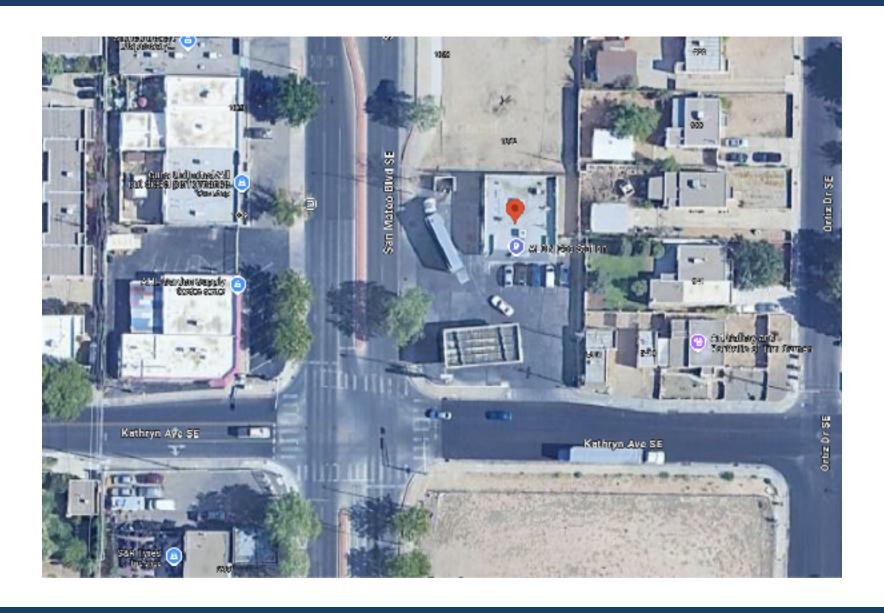


Mark Thompson, CCIM

Epic Real Estate 505.263.5350 Mobile mark@epic-rec.com

Property Name	5401 Kathryn Ave SE			Annual Property Operating Data		
Location	San Mateo Blvd & Kathryn Ave Ground Lease Investment					
Type of Property			Purchase Price Price per square foot		\$515,225	
Size of Property	square feet				#DIV/0!	
				Approx. acrea		
Purpose of analysis	Sales Listing (Lots 10,11,12)			дрргох. астес	age	
•				_		NNN ground lease, 100% occupied
Assessed Value						`
Land						
Improvements						Amort
Personal Property					Balance	Periodic Pmt Pmts/Yr Interest Period
Total				1st		
•				2nd		
Adjusted Basis as of:				_		
		\$/SQ FT	%			
ALL FIGURES ARI		or \$/Unit	of GOI			COMMENTS / FOOTNOTES
1 POTENTIAL RENTA					39,930	Actual gross annual income as of 12/1/2
2 Less: Vacancy & Cr.			%	of PRI)		
3 EFFECTIVE RENTA					39,930	
4 Plus: Other Income	. ,					T. (100) () ()
5 GROSS OPERATIN					39,930	Total GRI (actual).
6 OPERATING EXPE	NSES:					0000 1 (04 400 04) : II T
7 Real Estate Taxes						2023 assessment (\$4,486.34) paid by Te
8 Personal Property T	axes					All incurrence expenses paid by Tanant
9 Property Insurance						All insurance expenses paid by Tenant.
10 Off Site Managemen	ıt					
11 Payroll						
12 Office Expense13 Taxes/Worker's Con	nonostion					
14 Repairs and Mainter						Repairs/maintenance paid directly by Te
5 Water, Sewer and Trash					Repairs/maintenance paid directly by Te	
16 Utilities	asii					All utilities paid directly by Tenant.
17						All dulities paid directly by Teriant.
18						
19						
20 Accounting and Lega	al .					
21 Licenses/Permits						
22 Advertising						•
23 Supplies						•
24 Miscellaneous Serv	rices:					
25						
26						•
27						•
28						•
29						
30 TOTAL OPERATING	EXPENSES					
31 NET OPERATING IN				=	39,930	7.75%
32 Less: Annual Debt S						(Cap Rate)
33 Less: Participation P				_		
34 Less: Leasing Comn				_		
35 Less: Funded Reser				_		
36 CASH FLOW BEFO	RE TAXES					
					Prepared for	or: Effective 12/1/2024
The statements an	d figures herei				Prepared b	ov: Mark Thompson

AERIAL MAP



PROPERTY OVERVIEW

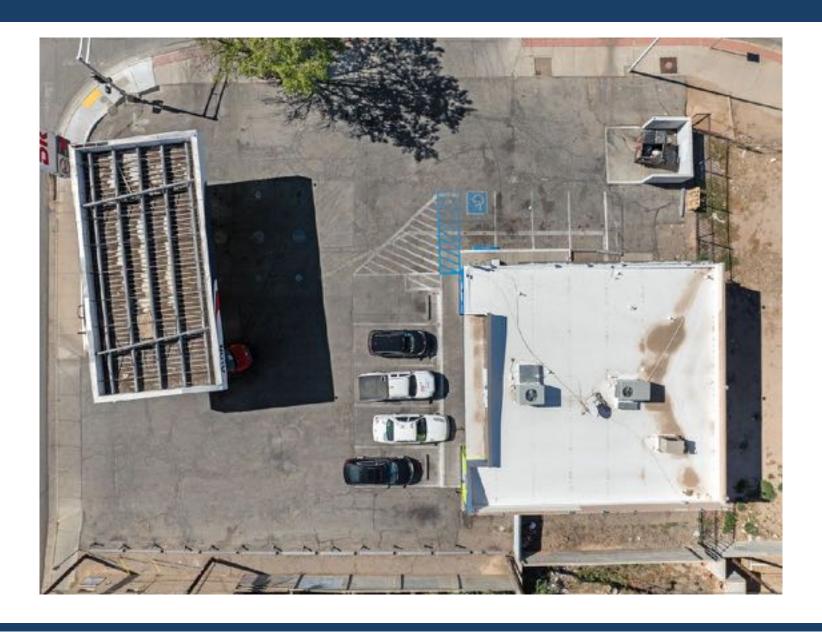








AERIAL VIEW



BROKER PROFILES



Mark Thompson, CCIM

For 25 years, Mark's broad range of real estate experience has included commercial and residential opportunities. As a broker, his first-hand experience with sales and leasing transactions furthers his understanding in all aspects of real estate. As an investor, he maintains investment credibility and shows confidence in our current market. Mark has developed multiple build-to-suit senior care fadilities in Texas and continues to pursue Opportunity Zone developments in Arizona and New Mexico. While current investment holdings include senior care and medical facilities, retail stores, warehouses and land, his favorite asset class is comprised of industrial holdings. In the past 5 years, Mark has closed 82 transactions for over \$138,000,000 in sales.

Previous clients include:

Dion's Pizza
Westway Homes
Speridian Technologies
Tesuque Stucco Company
Submaterial
Southwest Women's Oncology
Armada Physical Therapy
Precision Eye Care
Harnick Orthodontics
Paseo RV Covered Storage
PurLife
Natural RX
Chocolate Cartel
Mother Road Mobile Canning

Optimum Building
Dr. Alfredo Lopez, DDS
High Altitude Investments LLC
High Altitude Properties LLC
5280 Investments LLC
Everest Investments LLC
Agave Investments LLC
San Marcos LLC
Stockbauer LLC
Durango Diamond LLC
Smart Assets LLC
Vibranium LLC
Spartan Ventures LLC

Spartan 2.0 LLC



BROKER PROFILES



With more than 20 years of experience as President & Qualifying Broker at 360 Ventures Real Estate, I am passionate about helping clients optimize their return on investment and diversify their portfolio through real estate. Whether you are buying or selling your own home, or looking for income-generating properties, I can make the process easy and stress-free for you, while ensuring you get the best deal possible.

As a real estate investor and consultant myself, I have flipped over 100 properties in the ABQ metro area since 2001, and I own and manage over 25 properties, including single family homes, multifamily units, commercial property, and AirBnBs. I have also represented over 1,000 customers, providing them with expert guidance and advice on market trends, valuation, negotiation, and risk management. My background in business development and strategic planning, as well as my MBA degree, give me an edge in analyzing and optimizing the financial performance of real estate projects.

-David