

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 & Additional 5 Year Option Remaining
- Remodeled Facilities
- Corner of San Mateo & Kathryn Ave SE

**5401 Kathryn Ave SE
Albuquerque, NM 87108**



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APOD

Property Name 5401 Kathryn Ave SE
 Location San Mateo Blvd & Kathryn Ave
 Type of Property Ground Lease Investment
 Size of Property _____ square feet
 Purpose of analysis Sales Listing (Lots 10,11,12)

Assessed Value
 Land _____
 Improvements _____
 Personal Property _____
 Total _____

Adjusted Basis as of: _____

Annual Property Operating Data

Purchase Price \$515,225
 Price per square foot #DIV/0!
 Approx. acreage _____

 NNN ground lease, 100% occupied

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period
1st	_____	_____	_____	_____	_____
2nd	_____	_____	_____	_____	_____

	\$/SQ FT	%			COMMENTS / FOOTNOTES
ALL FIGURES ARE ANNUALIZE	or \$/Unit	of GOI			
1 POTENTIAL RENTAL INCOME	_____	_____	_____	39,930	Actual gross annual income as of 12/1/20
2 Less: Vacancy & Cr. Losses	_____	_____	_____	_____	
3 EFFECTIVE RENTAL INCOME	_____	_____	_____	39,930	
4 Plus: Other Income (collectable)	_____	_____	_____	_____	
5 GROSS OPERATING INCOME	_____	_____	_____	39,930	Total GRI (actual).
6 OPERATING EXPENSES:					
7 Real Estate Taxes	_____	_____	_____	_____	2023 assessment (\$4,486.34) paid by Te
8 Personal Property Taxes	_____	_____	_____	_____	
9 Property Insurance	_____	_____	_____	_____	All insurance expenses paid by Tenant.
10 Off Site Management	_____	_____	_____	_____	
11 Payroll	_____	_____	_____	_____	
12 Office Expense	_____	_____	_____	_____	
13 Taxes/Worker's Compensation	_____	_____	_____	_____	
14 Repairs and Maintenance	_____	_____	_____	_____	Repairs/maintenance paid directly by Ter
15 Water, Sewer and Trash	_____	_____	_____	_____	
16 Utilities	_____	_____	_____	_____	All utilities paid directly by Tenant.
17	_____	_____	_____	_____	
18	_____	_____	_____	_____	
19	_____	_____	_____	_____	
20 Accounting and Legal	_____	_____	_____	_____	
21 Licenses/Permits	_____	_____	_____	_____	
22 Advertising	_____	_____	_____	_____	
23 Supplies	_____	_____	_____	_____	
24 Miscellaneous Services:	_____	_____	_____	_____	
25	_____	_____	_____	_____	
26	_____	_____	_____	_____	
27	_____	_____	_____	_____	
28	_____	_____	_____	_____	
29	_____	_____	_____	_____	
30 TOTAL OPERATING EXPENSES	_____	_____	_____	_____	
31 NET OPERATING INCOME	_____	_____	_____	39,930	7.75%
32 Less: Annual Debt Service	_____	_____	_____	_____	(Cap Rate)
33 Less: Participation Payments	_____	_____	_____	_____	
34 Less: Leasing Commissions	_____	_____	_____	_____	
35 Less: Funded Reserves	_____	_____	_____	_____	
36 CASH FLOW BEFORE TAXES	_____	_____	_____	_____	

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared for: Effective 12/1/2024
 Prepared by: 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 facilities 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



EPIC
REAL ESTATE

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