SALE

FUEL STATION

ASKING PRICE
$693,387

- Absolute Net Ground Lease
- 7.34% CAP Rate
- NOI $50,897
- Long Term Tenant - 40+ Years
- Recent 5 Year Extension & Additional 5 Year Option Remaining.
- Remodeled Facilities
- Additional Cell Tower Ground Lease

10324 Menaul Blve NE
Albuquerque, NM 87108



David Stafford, MBA
Melissa Salazar
360 Ventures Real Estate
505.414.8005 Mobile
505.750.3360 Office
melissa360ventures@gmail.com

EPIC
REAL ESTATE

Mark Thompson, CCIM
Epic Real Estate
505.263.5350 Mobile
mark@epic-rec.com

APOD

Annual Property Operating Data

Property Name	10324 Menaul Blvd NE
Location	Menaul Blvd & Morris Street
Type of Property	Ground Lease Investment
Size of Property	square feet
Purpose of analysis	Sales Listing

Purchase Price	**$693,387**
Price per square foot	#DIV/0!
Approx. acreage	0.3580
	NNN ground lease, 100% occupied

Assessed Value

	Land	Improvements	Personal Property	Total

Adjusted Basis as of:

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

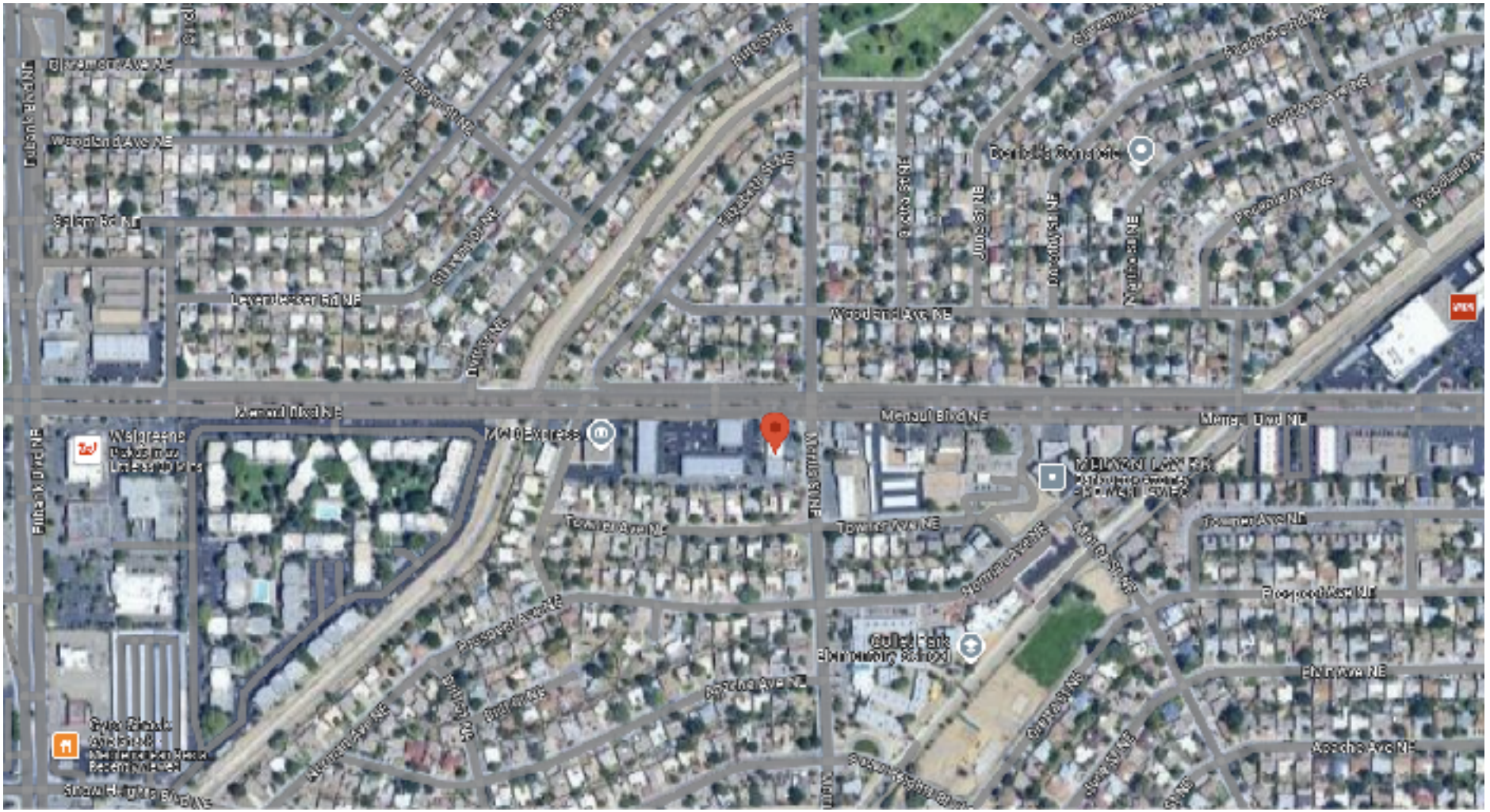
	ALL FIGURES ARE ANNUALIZE	$/SQ FT or $/Unit	% of GOI			COMMENTS / FOOTNOTES
1	**POTENTIAL RENTAL INCOME**				36,300	Actual gross annual income as of 12/1/2024
2	Less: Vacancy & Cr. Losses		%	of PRI)		
3	**EFFECTIVE RENTAL INCOME**				36,300	
4	Plus: Other Income (cell tower ground lease)				14,597	Current income from cell tower ground lease
5	**GROSS OPERATING INCOME**				50,897	Total GRI (actual).
6	**OPERATING EXPENSES:**					
7	Real Estate Taxes					2023 assessment ($3,770.00) paid by Tenar
8	Personal Property Taxes					
9	Property Insurance					All insurance expenses paid by Tenant.
#	Off Site Management					
#	Payroll					
#	Office Expense					
#	Taxes/Worker's Compensation					
#	Repairs and Maintenance					Repairs/maintenance paid directly by Tenant
#	Water, Sewer and Trash					
#	Utilities					All utilities paid directly by Tenant.
#						
#						
#						
#	Accounting and Legal					
#	Licenses/Permits					
#	Advertising					
#	Supplies					
#	**Miscellaneous Services:**					
#						
#						
#						
#						
#						
#	TOTAL OPERATING EXPENSES					
#	**NET OPERATING INCOME**				**50,897**	**7.34%**
#	Less: Annual Debt Service					**(Cap Rate)**
#	Less: Participation Payments					
#	Less: Leasing Commissions					
#	Less: Funded Reserves					
#	**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



Menaul Blvd NE
Menaul Blvd NE
Menaul Blvd NE
Woodland Ave NE
Woodland Ave NE
Salem Rd NE
Leyendecker Rd NE
Towner Ave NE
Towner Ave NE
Towner Ave NE
Prospect Ave NE
Prospect Ave NE
Apache Ave NE
Apache Ave NE
Elm Ave NE
Walgreens
MCO Express
Culler Park
Elementary School

PROPERTY OVERVIEW









AERIAL VIEW



ADDITIONAL PHOTOS









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

