

# SALE

## FUEL STATION

**ASKING PRICE**  
**\$393,445**

- Absolute Net Ground Lease
- 7.75% CAP Rate
- NOI \$30,492
- Long Term Tenant - 40+ Years
- Recent 5 Year Extension & Additional 5 Year Option Remaining.
- Remodeled Facilities
- Corner of Gibson & Broadway

**2120 Broadway Blvd SE**  
**Albuquerque, NM 87102**



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# APOD

Property Name 2120 Broadway Blvd SE  
 Location Broadway Blvd & Gibson Blvd  
 Type of Property Ground Lease Investment  
 Size of Property \_\_\_\_\_ square feet  
 Purpose of analysis Sales Listing

Assessed Value  
 Land \_\_\_\_\_  
 Improvements \_\_\_\_\_  
 Personal Property \_\_\_\_\_  
 Total \_\_\_\_\_

Adjusted Basis as of: \_\_\_\_\_

## Annual Property Operating Data

Purchase Price \$393,445  
 Price per square foot #DIV/0!  
 Approx. acreage 0.3912  
NNN ground lease, 100% occupied

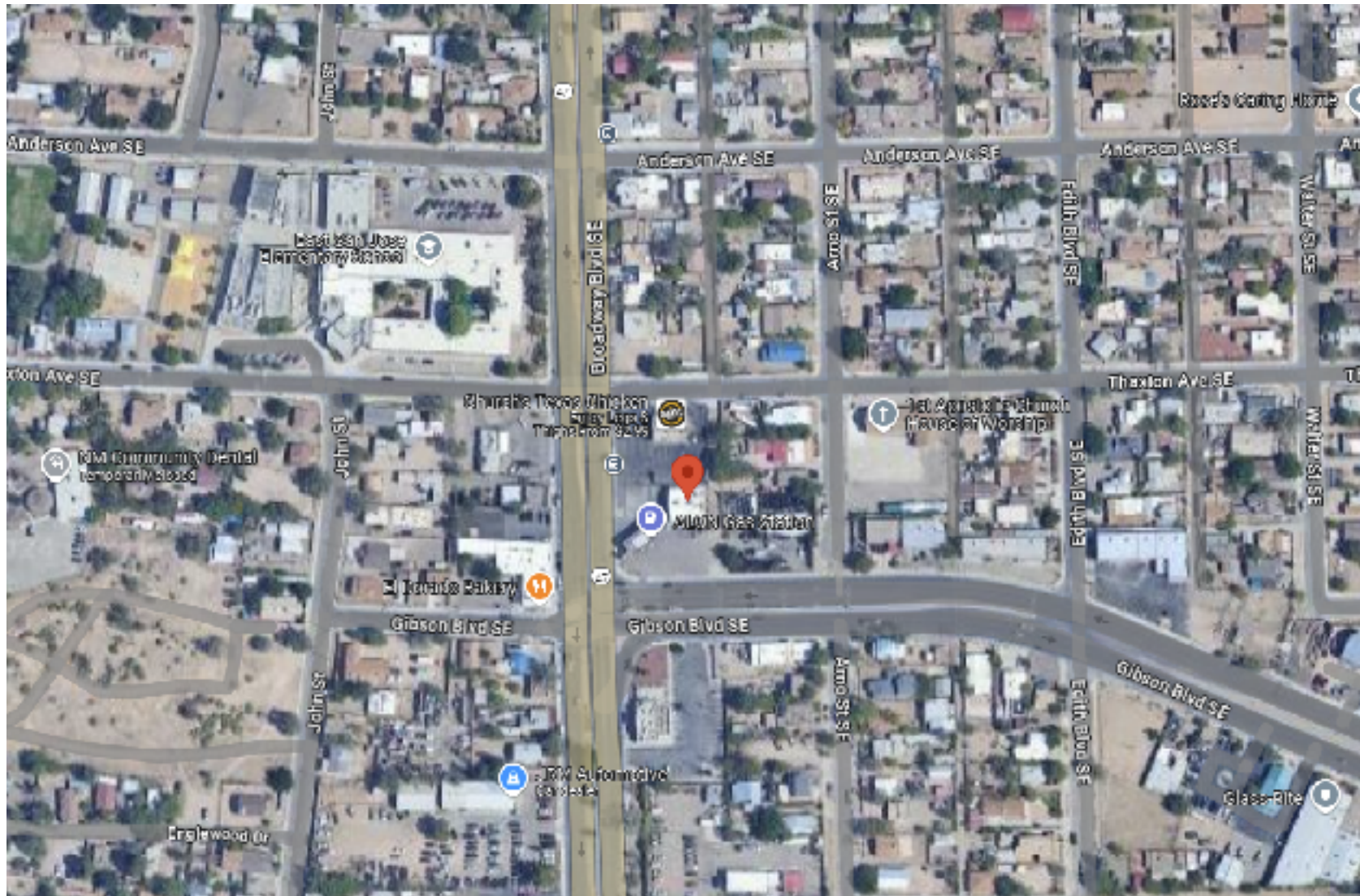
	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period
1st	_____	_____	_____	_____	_____
2nd	_____	_____	_____	_____	_____

	\$/SQ FT or \$/Unit	% of GOI		COMMENTS / FOOTNOTES
1 <b>POTENTIAL RENTAL INCOME</b>			30,492	Actual gross annual income as of 12/1/20
2 Less: Vacancy & Cr. Losses		% of PRI )		
3 <b>EFFECTIVE RENTAL INCOME</b>			30,492	
4 Plus: Other Income (collectable)				
5 <b>GROSS OPERATING INCOME</b>			30,492	Total GRI (actual).
6 <b>OPERATING EXPENSES:</b>				
7 Real Estate Taxes				2023 assessment (\$3,693.34) 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 <b>Miscellaneous Services:</b>				
25				
26				
27				
28				
29				
30 <b>TOTAL OPERATING EXPENSES</b>				
31 <b>NET OPERATING INCOME</b>			30,492	7.75%
32 Less: Annual Debt Service				(Cap Rate)
33 Less: Participation Payments				
34 Less: Leasing Commissions				
35 Less: Funded Reserves				
36 <b>CASH FLOW BEFORE TAXES</b>				

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



# 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