



SALE

428 Los Lentes Rd. SE

428 LOS LENTES RD. SE

Los Lunas, NM 87031



PRESENTED BY:

WALT ARNOLD, CCIM, SIOR

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$888,860
BUILDING SIZE:	12,698 SF
LOT SIZE:	1.482 Acres
PRICE / SF:	\$70.00
CAP RATE:	5.2%
NOI:	\$46,263
YEAR BUILT:	1992
RENOVATED:	1999
ZONING:	C-1
MARKET:	Los Lunas

PROPERTY OVERVIEW

The property consists of 12,698 square feet of good quality professional office space situated on approximately 1.482 acres located along the east side of Los Lentes Rd. in Los Lunas, NM.

PROPERTY HIGHLIGHTS

- Two Office Units
- Ample Fenced Parking
- Zoned Community Commercial
- Great Location near Main Street
- Only two miles to I-25
- Many nearby amenities
- Quiet neighborhood

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$888,860
PRICE PER SF	\$70
GRM	9.76
CAP RATE	5.20%
CASH-ON-CASH RETURN (YR 1)	5.20%
TOTAL RETURN (YR 1)	\$46,263

OPERATING DATA

GROSS SCHEDULED INCOME	\$91,086
TOTAL SCHEDULED INCOME	\$91,086
GROSS INCOME	\$91,086
OPERATING EXPENSES	\$44,823
NET OPERATING INCOME	\$46,263
PRE-TAX CASH FLOW	\$46,263

FINANCING DATA

DOWN PAYMENT	\$888,860
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EXTERIOR PHOTOS

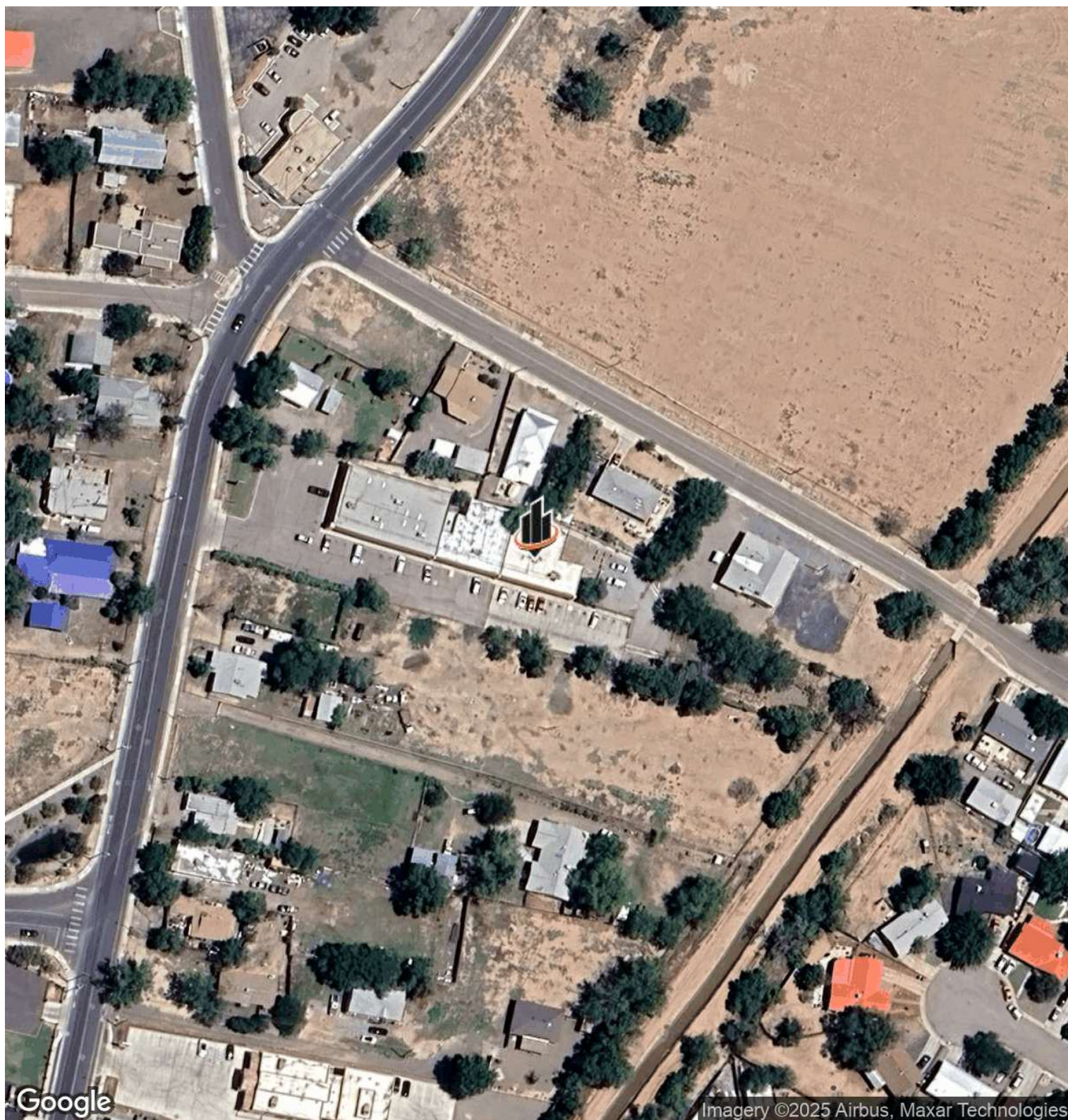


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AERIAL MAPS



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ADDITIONAL PHOTOS



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