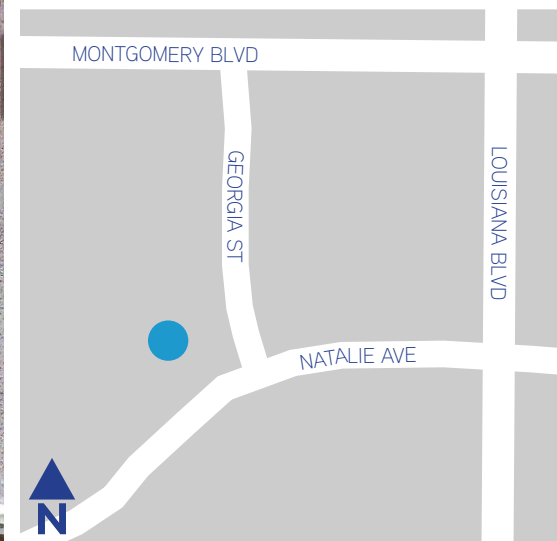


FOR SALE › OFFICE CONDO - 100% LEASED



# Great Investment Opportunity

3901 GEORGIA ST NE, SUITE C-1, ALBUQUERQUE, NM 87110



## Office Suite › For Sale

- › Sale Price: \$260,100 (\$150/SF)
- › Space Size: +/- 1,734 SF
- › Zoning: O-1

## Amenities

- › 100% leased office condo in popular medical/dental complex in the Northeast Heights
- › New lease through 5/31/2020 with a national credit tenant
- › 7% cap rate on actual income and expenses
- › Great investment opportunity!

## Contact Us

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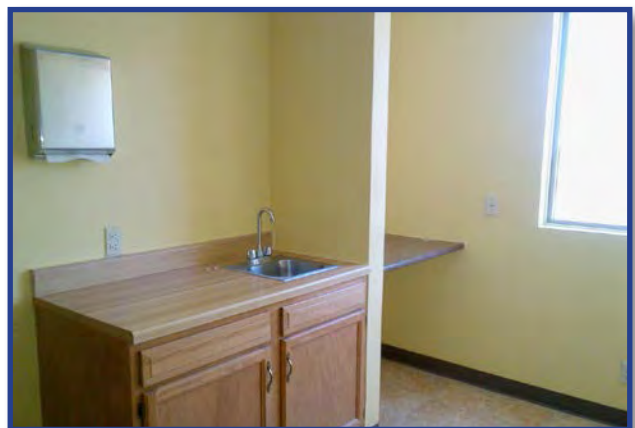
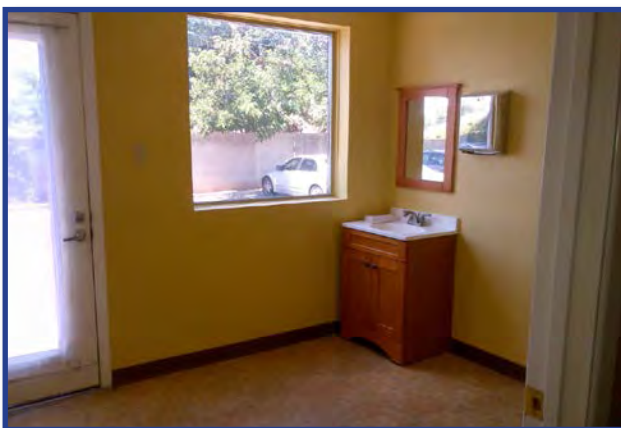
### Independently Owned and Operated

The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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## ANNUAL PROPERTY OPERATING DATA

Name Georgia Gardens  
Location 3901 Georgia NE  
Size of Proper 1,734 (Sq. Ft./Units)  
Purpose Investment Property

Date: 7/27/2015  
Existing Loan: \_\_\_\_\_  
Capital: \_\_\_\_\_

### Assessed/Appraised Values:

Land \_\_\_\_\_  
Improvements \_\_\_\_\_  
Personal Property \_\_\_\_\_  
Total \_\_\_\_\_  
Adjusted Basis as of \_\_\_\_\_

Existing	Balance	Monthly Payment	#Pmts. /Yr.	Interest	Term
1st					
2nd					
3rd					
Potential					
1st					
2nd					

### ALL FIGURES ARE ANNUAL

### COMMENTS/FOOTNOTES

1	POTENTIAL RENTAL INCOME	\$22,536	Actual income averaged over 5 year lease
2	Less: Vacancy & Cr. Losses		100% leased to LabCorp
3	EFFECTIVE RENTAL INCOME	\$22,536	
4	Plus: Other Income		
5	GROSS OPERATING INCOME	\$22,536	
	OPERATING EXPENSES:		
6	Real Estate Taxes		Included in Association Dues
7	Personal Property Taxes		Included in Association Dues
8	Property Insurance		Included in Association Dues
9	Off Site Management		
10	Payroll		
11	Expenses/Benefits		
12	Taxes/Worker's Compensation		
13	Repairs and Maintenance		
	Utilities:		
14	Association dues	\$4,335	Actual \$2.50/sf
15			Includes Property Taxes, Building insurance, CAM
16			Water/Trash
17			
18	Accounting and Legal		
19	Real Estate Leasing Commissions		
20	Advertising/Licenses/Permits		
21	Supplies		
22	Miscellaneous (Reserves)		
	Contract Services:		
23			
24			
25			
26			
27			
28		\$4,335	
29	TOTAL OPERATING EXPENSES		
30	NET OPERATING INCOME	\$18,207	7% CAP = \$260,100.00
31	Less: Annual Debt Service		
32	CASH FLOW BEFORE TAXES		

Prepared by Martha Carpenter

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