

FOR SALE > TWO OFFICE BUILDING PORTFOLIO

Investment Opportunity/NE Heights



6501 WYOMING BLVD. NE, BUILDINGS C & F, ALBUQUERQUE, NM 87109



Investment Summary

- > Total SF: 13,973
- > Description: Two Freestanding Office Condominium Building
- > Percent Occupied: 85% Current (93% Proforma)
- > Sale Price: \$1,685,000
- > Price Per SF: \$120.59
- > Cap Rate: 7.77% Proforma

Investment Highlights

- > Ideal for an Owner User/Investor
- > Recent major renovations
- > Fantastic visibility
- > Located directly across from the Albuquerque Academy
- > Professional tenant mix
- > Highly desired NE Heights location
- > Priced below replacement value

Contact Us

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Independently Owned And Operated

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Property Photos

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Aerial

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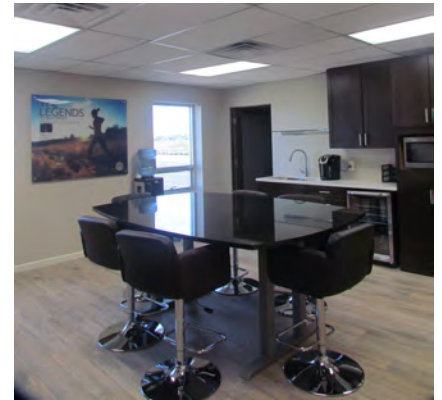
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Proforma APOD

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APOD (Pro Forma)	
Potential Rental Income	\$211,831
Less: Vacancy and Cr. Losses	\$14,828
Effective Rental Income	\$197,003
Property Insurance	\$5,170
Off Site Management	\$6,707
Repairs and Maintenance	\$2,515
Utilities	\$25,431
Condo Association	\$17,327
Contract Services	\$8,803
Total Operating Expenses	\$65,953
Net Operating Income	\$131,050



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