



6600 GULTON COURT NORTHEAST
6600 GULTON CT NE
ALBUQUERQUE, NM 87109

OFFERING SUMMARY

Price	\$5,500,000
Down Payment	All Cash
Rentable SF	79,900
Year Built	1976
Parcel Size	10 acre(s)
Price/SF	\$68.84

PROPERTY INVESTMENT SUMMARY

	PRO FORMA
CAP Rate	11.03%
Net Operating Income	\$606,825
Net Cash Flow After Debt Service	\$606,825
Total Return	11.03% / \$606,825



INVESTMENT HIGHLIGHTS

- Value-Add Opportunity to Lease up Vacant Rentable Space
- Strong Industrial Market With High Demand and History
- Centrally Located in the North I-25 Submarket
- Great Exposure With Excellent Visibility
- Liberal IP Zoning
- Healthy Parking ratio of 4.57: 1,000 Square Feet of Rentable Space

PRESENTED BY:

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REVENUE		
	PRO FORMA	\$/SF
Scheduled Base Rent	\$674,250	\$8.44
Expense Reimbursement Income	\$200,061	\$2.50
Potential Gross Revenue	\$874,311	\$10.94
General Vacancy	(\$67,425)	(\$0.84)
Effective Gross Income	\$806,886	\$10.10

EXPENSES		
CAM	\$47,940	\$0.60
Real Estate Taxes	\$87,964	\$1.10
Insurance	\$39,950	\$0.50
Management Fee	\$24,207	\$0.30
Total Expenses	\$200,061	\$2.50

NET OPERATING INCOME		
Net Operating Income	\$606,825	\$7.59