

FOR SALE MULTI-TENANT OFFICE WAREHOUSE

630-680 HAINES NW

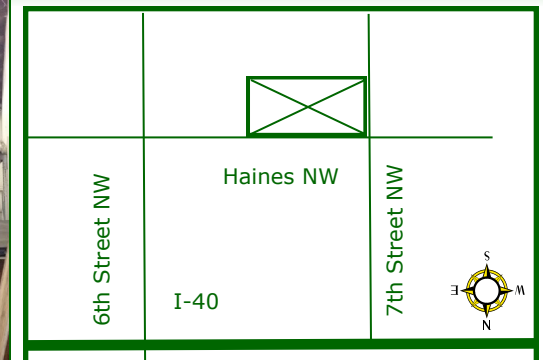
OFFERED AT \$1,100,000

10.8% CAP RATE

36,426 SF

Property Highlights:

- 100% Occupied
- Projected NOI \$118,718
- Fully Sprinkled
- 3 phase power
- Located in a Hub Zone
- Zoning S-MI
- Off Street Parking
- Sawmill District
- Easy Access from I-40 with 153,000 car count



 **Hanna**
Commercial

8500 MENAUL NE STE B550

ALBUQUERQUE, NM 87112

ALBUQUERQUEOFFICELEASING.COM

Richard Hanna, CCIM

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Annual Property Operating Data

Property Name	Haines & 7th
Location	630-680 Haines
Type of Property	Commercial
Size of Property	36,426 (Sq. Ft./Units)
Purpose of analysis	Investment Projection

Purchase Price	1,100,000
Plus Acquisition Costs	3,000
Plus Loan Fees/Costs	9,000
Less Mortgages	825,000
Equals Initial Investment	287,000

Assessed/Appraised Values	1st	2nd	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
Land	0	15%						
Improvements	0	85%						
Personal Property	0	0%						
Total	0	100%	\$825,000	\$4,586	12	4.5%	25	25
Adjusted Basis as of 2-May-17	\$1,103,000				12			

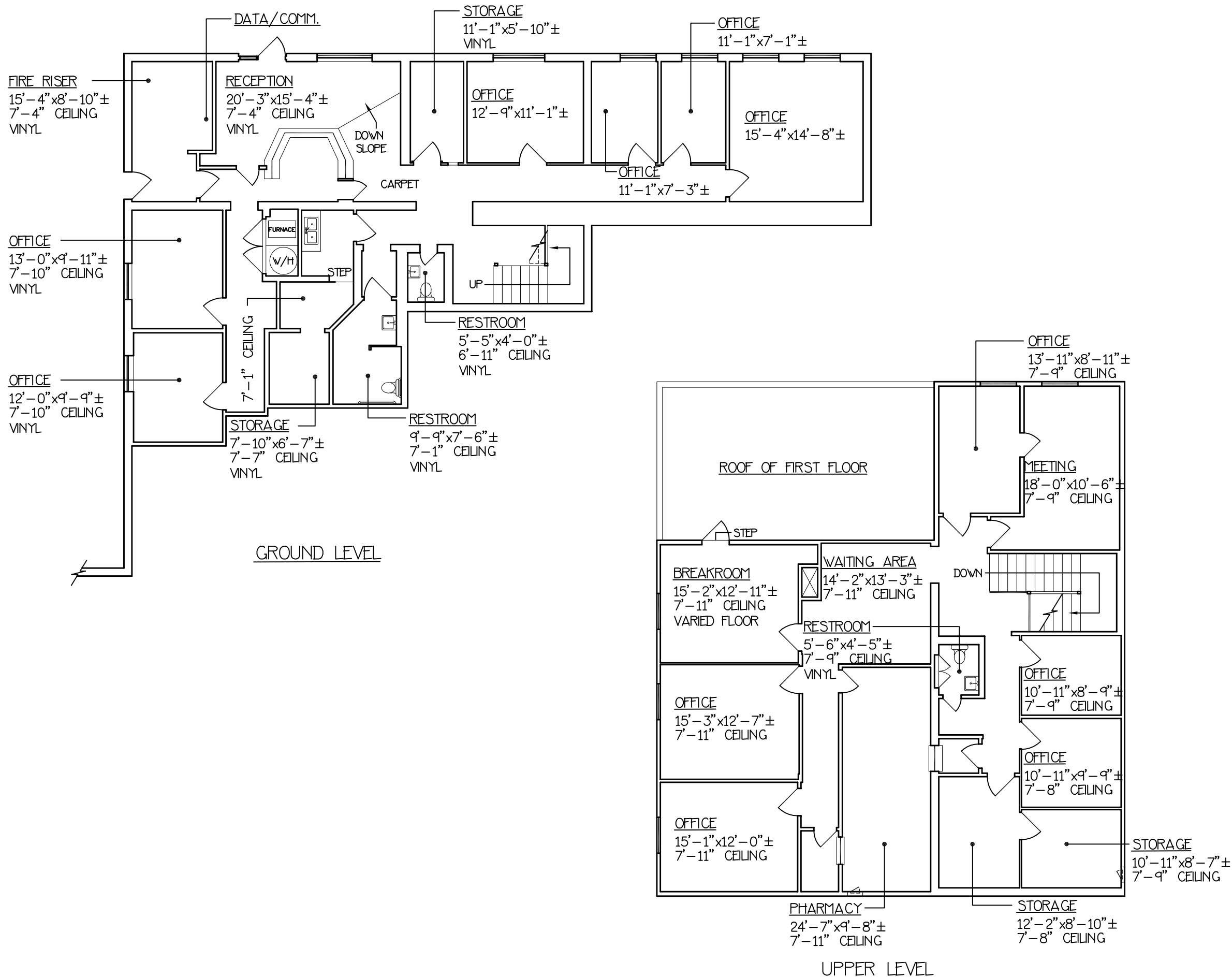
	\$/SQ FT or \$/Unit	% of GOI	COMMENTS/FOOTNOTES
ALL FIGURES ARE ANNUAL			
1 POTENTIAL RENTAL INCOME	140,481		Based on current rent roll & projection
2 Less: Vacancy & Cr. Losses	14,048		
3 EFFECTIVE RENTAL INCOME	126,433	(10. % of PRI)	
4 Plus: Other Income (collectable)	47,550		NNN Charges + Electric
5 GROSS OPERATING INCOME	173,983		
OPERATING EXPENSES:			
7 Real Estate Taxes	14,014		Actual 2016
8 Personal Property Taxes			
9 Property Insurance	5,272		Actual 2016
10 Off Site Management	7,715	6.00%	calculated
11 Payroll			
12 Expenses/Benefits			
13 Taxes/Worker's Compensation			
14 Repairs and Maintenance	6,716		Actual 2016
Utilities:			
15 Gas			
16 Electric	15,084		Actual 2016
17 Water	6,464		Actual 2016
18			
19 Accounting and Legal			
20 Licenses/Permits			
21 Advertising			
22 Supplies			
23 Miscellaneous Contract Services:			
24 Leasing Commission			
25			
26			
27			
28			
29 TOTAL OPERATING EXPENSES	55,265		
30 NET OPERATING INCOME	118,718		10.8% Cap Rate
31 Less: Annual Debt Service	55,027		
32 Less: Participation Payments			
33 Less: Leasing Commissions			
34 Less: Funded Reserves			
35 CASH FLOW BEFORE TAXES	\$63,691		

Authorized by Gary G. Tharp, CCIM Copyright© 2002 by the CCIM Institute

Prepared for:

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

Prepared by: **Richard Hanna, CCIM**



NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 8'-0" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
6. AREA CALCULATIONS EXCLUDE ANY VERTICAL PENETRATIONS.

AREA CALCULATIONS:

GROUND FLOOR AREA 2256.60 SQ. FT.
 UPPER FLOOR AREA 2249.41 SQ. FT.
 TOTAL AREA 4506.01 SQ. FT.

PROJECT:
630 HAINES AVE. NW
 DESCRIPTION:
AS-BUILT DRAWING
 CLIENT:
HANNA COMMERCIAL

SHEET #
01
 OF 01

ORIENTATION 	MEASURED BY	JR	REFERENCE #
	DESIGNED BY	N.A.	
	DRAFTED BY	JR	
	CHECKED BY	P.M.	
SCALE	DATE	REVISED:	
3/32"=1'-0"	03/20/12		

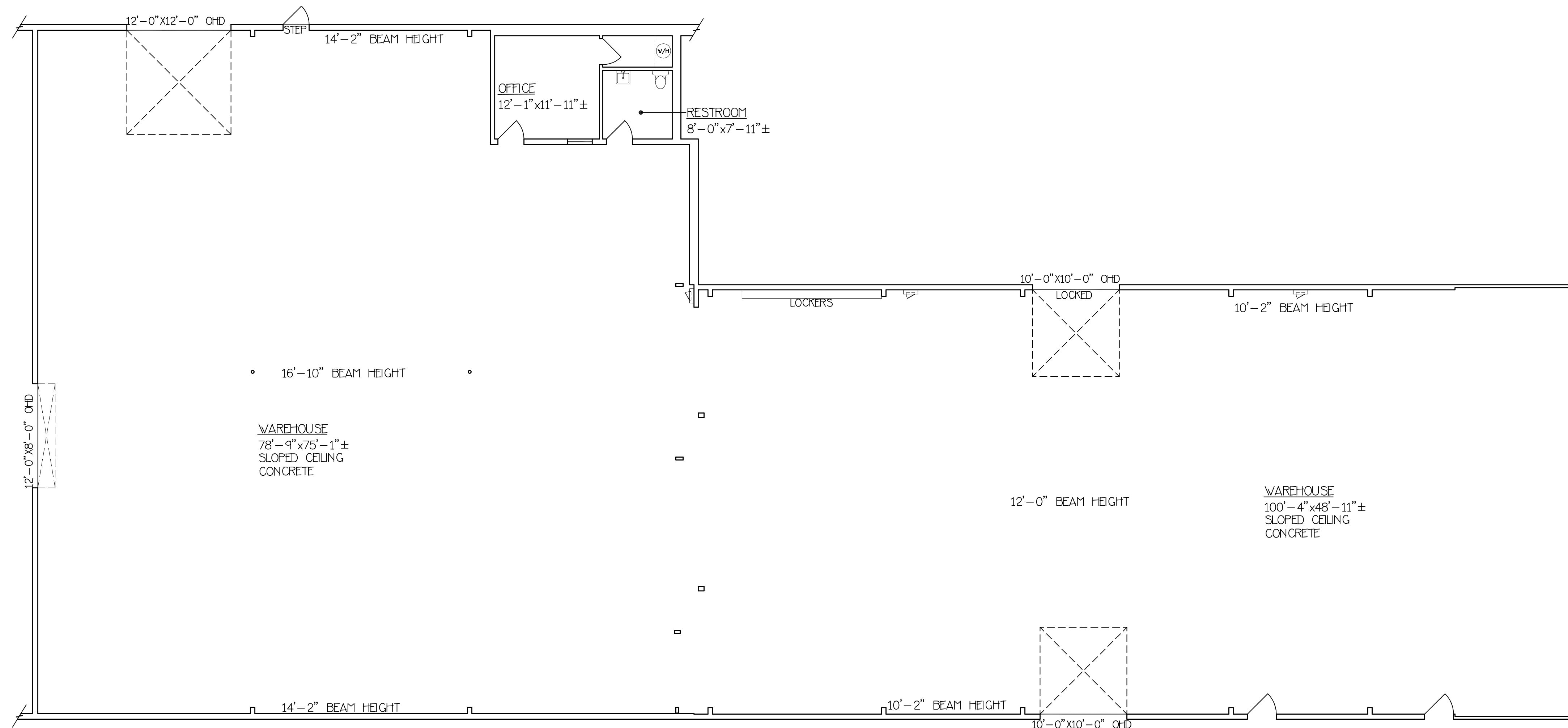
YCD DESIGNS
 505-899-1199

NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE VINYL UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 9'-1" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

TOTAL AREA 11117.96 SQ. FT.



660 HAINES NW

PROJECT:

660 HAINES NW

DESCRIPTION:

AS-BUILT DRAWING

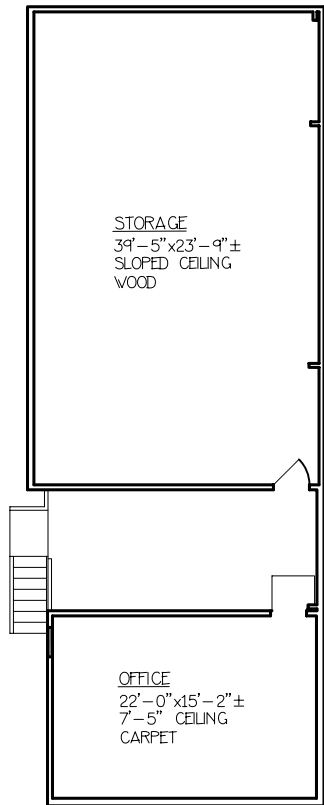
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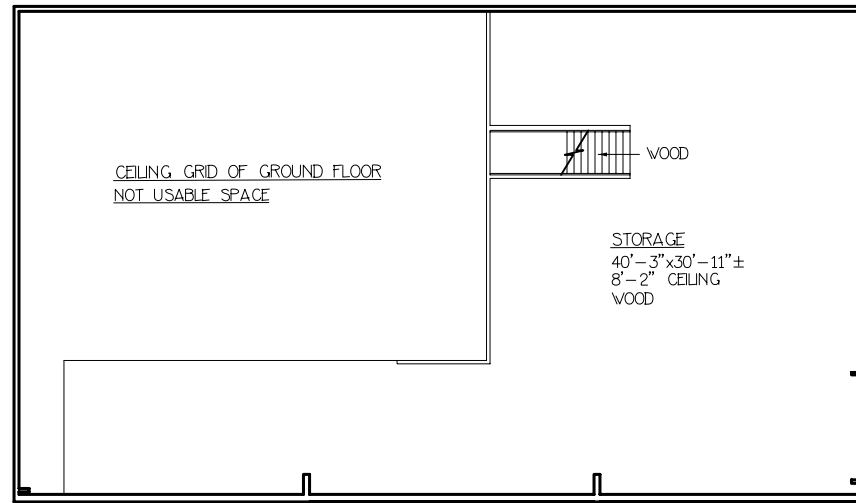
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	DESIGNED BY	N.A.	REFERENCE	1
	DRAFTED BY	JR	REFERENCE	0
	CHECKED BY	P.M.	REFERENCE	9
SCALE	DATE		REFERENCE	9
1/8"=1'-0"	05/06/11		REFERENCE #	9





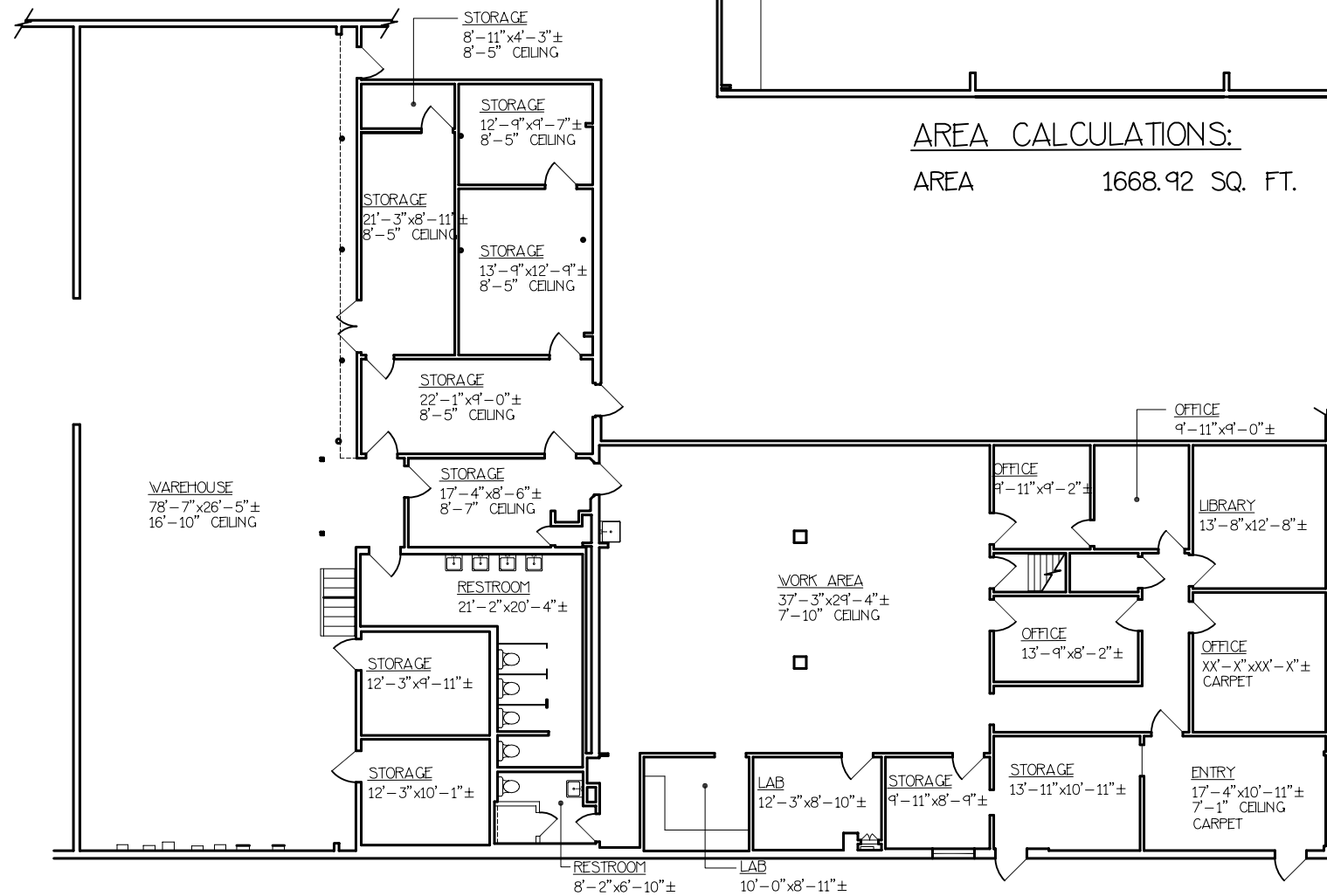
AREA CALCULATIONS:

AREA 1600.86 SQ. FT.



AREA CALCULATIONS:

AREA 1668.92 SQ. FT.



AREA CALCULATIONS:

WAREHOUSE 2154.42 SQ. FT.
OFFICE 4435.22 SQ. FT.

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PROJECT:

680 HAINES N.W.

DESCRIPTION:

AS-BUILT DRAWING

CLIENT:

HANNAH COMMERCIAL

SHEET #

01 OF 01

CLIENT REFERENCE #

MSRD BY: D.G.

DRAFTED BY: D.G.

CHECKED BY: P.M.

REVISED ON: / /

SCALE: 1/16" = 1'-0"

ORIENTATION:



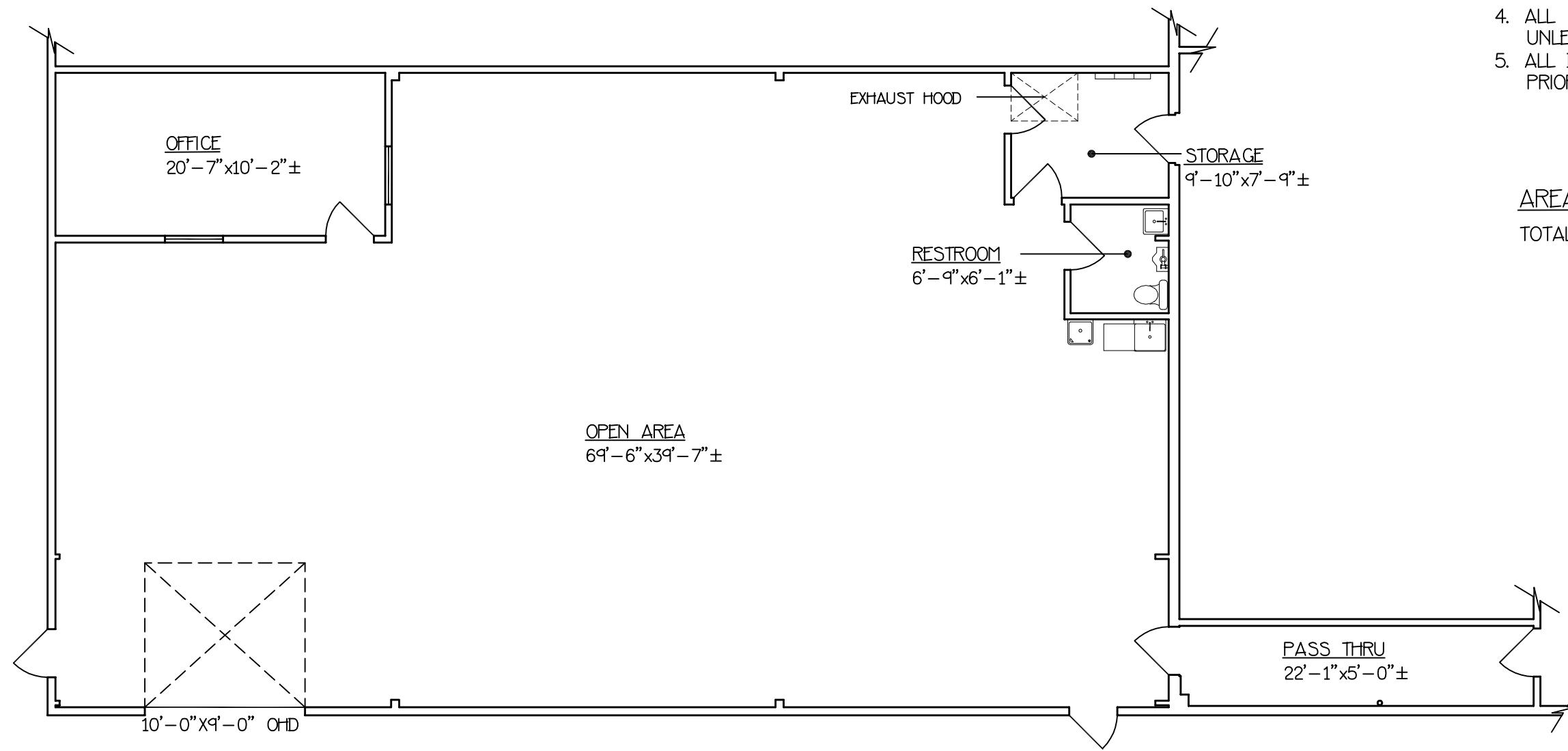
DATE: 06/05/08

0
8
1
9
4

COMPUTER DRAFTING & DESIGN BY:



CALL: 505-899-1199



1770 SEVENTH STREET NW

NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE VINYL UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 9'-2" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

TOTAL AREA 2965.12 SQ. FT.

PROJECT:
1770 SEVENTH STREET NW

DESCRIPTION:
AS-BUILT DRAWING

CLIENT:
HANNA COMMERCIAL

SHEET #
01
OF 01

ORIENTATION 	MEASURED BY	JR	REFERENCE # 0 8 1 0 3
	DESIGNED BY	N.A.	
	DRAFTED BY	JR	
	CHECKED BY	P.M.	
SCALE	DATE	REVISED:	
1/8" = 1'-0"	05/05/11		

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