

ZIA SHOPPING CENTER 4601 Airport Road SANTA FE, NM

- \$3,900,000 Price
- 23,208 sq.ft.
- 2.4 acres of land
- 8.4% cash on cash return with existing 2,493 sq.ft. vacancy.
- Available 4.25% fixed financing, 25 years, no call.

COMMERCIAL PROPERTIES
INC.

JAMES F. WHEELER, CCIM
505 988 8081



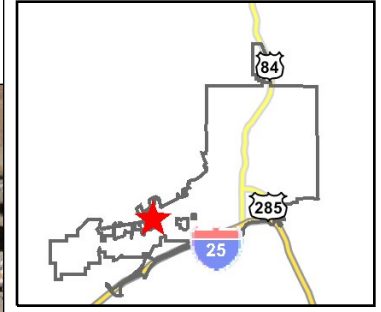
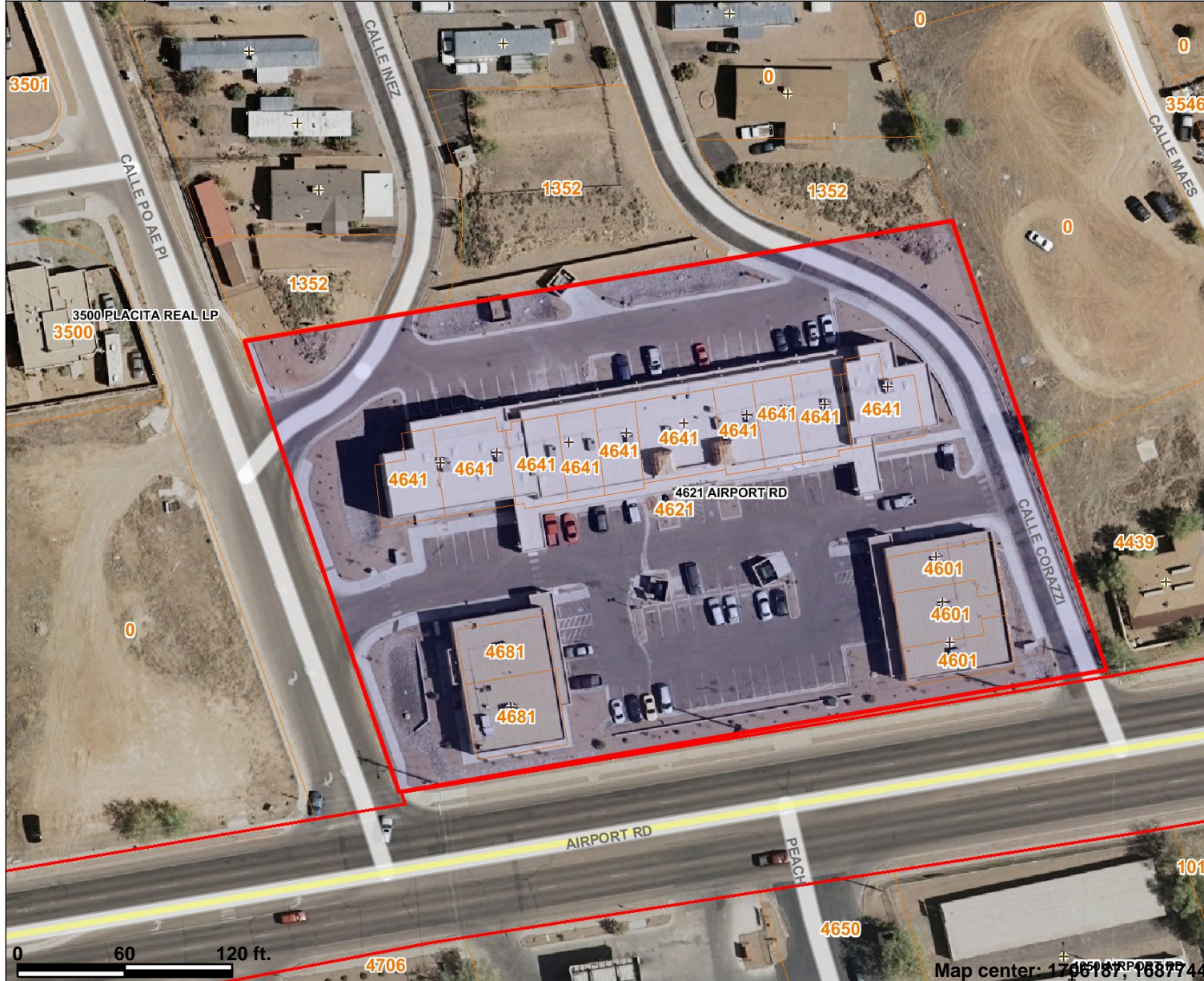


Imagery Date: 4/26/2005

35°38'19.01" N 106°01'27.17" W elev 6532 ft

Eye alt 12742 ft

ZIA CENTER



Legend

- City Limits
- Full Address Labels
- Address Points
- Parcels
- Airport Clear Zones
- Santa Fe River
- Major Roads and Highways
- Other Roads and Streets
- 2008 Aerial Photography

Map center: 1796787, 1687744

Scale: 1:1,032

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

ANNUAL PROPERTY OPERATING DATA

Purpose BROKER'S PROJECTION Date: 06/27/2011 09:49 AM
 Name Zia Center Notes:
 Location 4601, 4641, 4681 Airport Road, Santa Fe, NM
 Type Prop. Shopping Center

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Price	3,900,000	Square Feet	23,208
Loans	2,925,000	Price/Foot	168.05
Equity	975,000		

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LOANS	Balance	Interest	Payment	Term	Comments:
1st	2,925,000	4.25	15,845.84	300.00	
2nd	0	0.00	0.00	0.00	
3rd	0	0.00	0.00	0.00	
Total	2,925,000		15,845.84	1.43	

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Assessed Percentages

Land	1,716,000	44.00%	Notes:	
Improvement	2,184,000	56.00%		
Personal Prop.	0	0.00%		
Total	3,900,000	100.00%		

Gross Scheduled Income	298,344	338,232
Plus: CAM and T.I. reimbursement (\$10,000 annual)	67,105	74,578
Total Income	365,449	412,810
Less: Vacancy/Credit Loss	0.00% 2.50%	0 10,320
Gross Operating Income	365,449	402,490

LESS: Operating Expenses	\$	\$
Accounting and Legal	1,000	1,000
Advertising, Licenses, Permits	0	0
Property Insurance	7,651	7,651
Property Management and Leasing	21,901	25,985
Alarm	907	907
Contract Maintenance (HVAC etc.)	25,630	25,630
	0	0
Personal Property Taxes	0	0
Real Estate Taxes	11,391	11,391
Repairs and Maintenance	2,355	2,355
Services - Elevator	0	0
Janitorial	0	0
Snow, Landscaping	3,835	3,835
Signs	100	100
Rubbish	6,013	6,013
Sprinkler System	1,000	1,000
Supplies	0	0
Utilities- Electricity	4,000	4,000
Gas	1,300	1,300
Sewer and Water	2,175	2,175
Telephone	3,605	3,605
Other	0	0
Miscellaneous	0	0
	<u>0</u>	<u>0</u>

TOTAL OPERATING EXPENSES		92,863	96,947
NET OPERATING INCOME Cap R.	6.99%	7.83%	272,586 305,543
Less: Total Annual Debt Service			190,150 190,150
CASH FLOW BEFORE TAXES C/C =	8.46%	11.84%	82,436 115,393