



BROKER AFFILIATE

FINANCIAL ANALYSIS

"America's Premier Self Storage Brokers"

CABALLO LAKE RV PARK

14279 Hwy 187

CABALLO, NM

INCOME AND EXPENSES- 2009



RV & BOAT

RV Units	19	Rates	\$150	Boat Units	Rates
RV2 Units		Rates		Other	Rates
GROSS MONTHLY					\$2,850.00
GROSS SCHEDULE RENTS					\$34,200.00
LESS: VACANCY 25.00%					\$8,550.00
NET RENTAL INCOME					\$25,650.00
PLUS: OTHER INCOME					
TOTAL INCOME					\$25,650.00

EXECUTIVE SUMMARY

\$465,000 Sale Price

19 Total Units

1996 Year Built

2.6740 Acres

2,000 Project SF

EXPENSES

Real Estate Taxes	\$541.89
Insurance	\$426.16

CONTACT INFORMATION

REALSTAR
COMMERCIAL REAL ESTATE, LLC.

DAVID R. LANEY, BROKER

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- * **UNIQUE PROPERTY ON LAKE CABALLO, NEW MEXICO**
- * **SNOW BIRDS PARADISE- BOOKED FULL DURING WINTER MONTHS!**
- * **INCLUDES 1,875 SQ. FT. LAKE HOUSE/ MRGS. QTS. (APPRIASED 1/2010 FOR \$235K)**
- * **19 UNIT RV PARK WITH 5 DRY CAMP SPOTS**
- * **PROPERTY BORDERS CABALLO LAKE STATE PARK WITH TRAIL ACCESS TO SHORE LINE.**
- * **50 AMP SERVICE WITH INDIVIDUAL METERS FOR RVs**
- * **SANITATION DUMP STATIONS**
- * **PICNIC AND GAME AREAS.**

This information has been obtained from third parties and Argus cannot guarantee the accuracy or completeness of the information. It is the obligation of the parties of a potential transaction to perform such due diligence as is deemed necessary to determine the accuracy and completeness of the information herein, including reviewing the full property presentation available from the Listing Broker.