

Broadmoor Shopping Center

- \$1,495,000
- Located off Main Street, Roswell, New Mexico
- Tenants currently in place
- Located on South Main Street in Roswell

The Broadmoor shopping center is located just off South Main Street in Roswell. Great shopping center with tenants currently in place.

Sears is located across the parking lot, and Albertson's grocery store is just a block down the street.

Tenants and square footage:

Furr's Cafeteria: 11,028 sf

The Medicine Shop: 5,000 sf

White Mattress: 9,260 sf

Western Finance: 1,579 sf

Family Dollar: 10,570 sf

Available space: 1,400 sf

Office: 750 sf





EXPENSES BROADMOOR SHOPPING				
	2004	2005	2006	2007 Stabilized
CAM	\$ 751.00	\$ 688.00	\$ 667.00	\$ 706.00
Electric	\$ 59,711.00	\$ 65,105.00	\$ 67,907.00	\$ 59,750.00
Gen. Rep.	\$ 2,371.00	\$ 18,045.00	\$ 5,135.00	\$ 10,000.00
Lease & Prof.	\$ 2,061.00	\$ 1,701.00	\$ 864.00	\$ 2,000.00
Office	\$ 1,024.00	\$ 1,250.00	\$ 813.00	\$ 900.00
Security	\$ 1,874.00	\$ 1,336.00	\$ 1,366.00	\$ 1,900.00
Taxes & Insurance	\$ 15,976.00	\$ 16,895.00	\$ 14,743.00	\$ 16,000.00
Miscellaneous Exp.				\$ 2,500.00
Management Fee 7%				\$ 19,500.00
Maintenance Sal.				\$ 4,800.00
Owner's Draw				\$ 35,000.00
TOTAL				\$ 194,800.00

INCOME BROADMOOR SHOPPING					
	2004	2005	2006	2007	Stabilized
Rent	\$ 110,004.00	\$ 104,389.00	\$ 108,608.00	\$ 111,962.00	\$ 111,000.00
CAM	\$ 11,266.00	\$ 16,073.00	\$ 17,798.00	\$ 18,948.00	\$ 19,000.00
Electric	\$ 82,783.00	\$ 91,197.00	\$ 95,462.00	\$ 79,264.00	\$ 96,000.00
Overage	\$ 37,595.00	\$ 45,143.00	\$ 42,233.00	\$ 53,452.00	\$ 48,000.00
T&I	\$ 4,877.00	\$ 4,467.00	\$ 4,773.00	\$ 4,536.00	\$ 4,800.00
					\$ 279,800.00

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