

Individual Membership:
NAR - National Association of Realtors
RU - Realtor's Land Institute
CCM - Certified Commercial Investment Member
SEC - Society of Exchange Counselors
ALC - Accredited Land Consultant

FOR SALE
Snappy Mart
400 Tom Foy Road (Hyw 180)
Bayard, New Mexico



\$525,000

Contact:

Gary L. Vandenberg, CCIM, ALC SEC
Certified Commercial Investment Member
Office: 616-774-1031, Cell 616 340-3600

400 Tom Foy Road
Bayard, New Mexico

Tenant: W & N Enterprises, Inc. (Snappy Mart).
W & N acquired several Snappy Marts in 2000. They also
owned multiple grocery stores.

Lease Terms: Started: 2000
End current term: February 28, 2020

Gross Income: Snappy Mart \$ 38,000.04

Expenses: NNN \$ 0.00

Net Operating Income: \$ 38,000.04

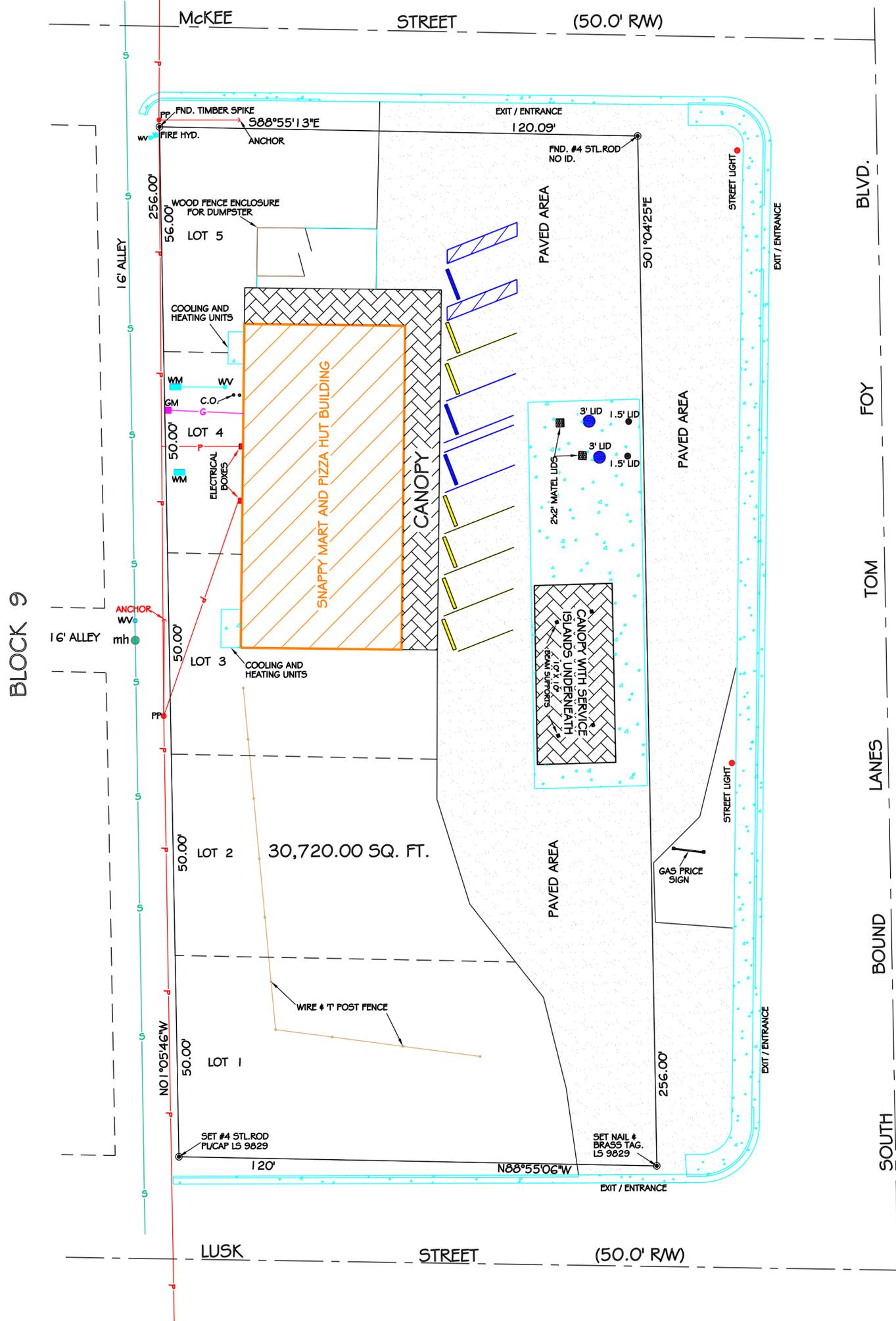
Value: \$525,000.00

Cap Rate: 7.24%

Real Estate Solutions/1031 INC reserves the right to withdraw this solicitation offer at any time without prior notice. The information Contained herein is based upon sources deemed to be reliable, but the accuracy of such information is not guaranteed, nor should the information be considered all inclusive. Statements as contained in this analysis which involve matters of opinion, whether or not so identified, are that only, and are not representative of fact. The price and terms of this offer may be subject to change at any time.

ALTA/ACSM Land Title Survey

CERTAIN TRACTS OF LAND BEING PART OF BLOCK NINE (9) OF FOY'S THIRD ADDITION IN THE VILLAGE OF BAYARD, GRANT COUNTY, NEW MEXICO AKA 400 TOM FOY BLVD.



DESCRIPTIONS

Lots Numbered One (1), Two (2), Three (3), Four (4) and Five (5) in Block Nine (9) of the FOY'S THIRD ADDITION to the BAYARD TOWNSITE in Grant County, New Mexico as shown and designated on the plat thereof filed for record in the Office of the County Clerk of said County, on June 21, 1941 in Book 2 at Page 20 of Plat Records.

CERTIFIED TO:
 WESTERN NEW MEXICO TITLE CO. INC.
 3445 HWY. 180 E.
 SILVER CITY, NEW MEXICO
 AND
 SNAPPY BAYARD, LLC
 1031 LAKEDRIVE SE
 GRAND RAPIDS MI. 49506

CERTIFICATE

Deming, Luna County, New Mexico June 23rd, 2010. I Frank L. Quarrell New Mexico Professional Land Surveyor No. 9829 do hereby certify that this plat and the survey on which it is based on were made in accordance with the Minimum Standard requirements for ALTA / ACSM Land Title Surveys, as adopted by ALTA and ACSM and in effect on the date of this certification.



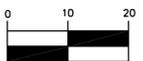
PROFESSIONAL LAND SURVEYOR NO. 9829 DATE

PROPERTY CORNERS ARE AS INDICATED

BASIS OF BEARING:
 GPS OBSERVATION
 NORTH LINE BLOCK 9

DOCUMENTS USED

W.D. BK. 252 PG. 2269
 FOY'S THIRD ADDITION PLAT



1 inch = 20 ft.

QUARRELL SURVEYING
 913 S. DIAMOND AVE.
 P.O. BOX 908
 DEMING, NM
 PH. (575) 546-8021
 FAX (575) 546-3256



