


***Almost New Farmington Townhome offers  
great CAP Rate and potential for Appreciation!***

 <p>©2006 Property of SJCER MLS</p>	<p align="center"><b>Offered at \$195,900!</b></p> <ul style="list-style-type: none"> <li>● Less than 2 years old</li> <li>● 3 Bedrooms</li> <li>● Den or 4th bedroom</li> <li>● Master Bedroom has large balcony</li> <li>● 2.5 Bathrooms</li> <li>● 2-Car Garage</li> <li>● Separate Laundry Room</li> <li>● Approximately 1,554 square feet</li> </ul>
<p><b>3001 Belladonna Lane</b> FARMINGTON, NM 87401</p>	
<p align="center"><i>Great rental unit. Leased for \$1,100/month (comparable units, leased for \$1,200). Dues are only \$27.50/month; taxes, \$1089/year. Small, fenced easy-to-maintain yard has cement patio &amp; automatic drip system. Central Air Conditioning and ceiling fans too!</i></p>	
<p align="center"><b>.06 - .065 CAP Rate</b></p>	<p align="center"><b>Possible Seller Financing</b></p>
<p align="center"><i>Free and clear property. Seller will consider seller financing with 20% down.</i></p>	
 <p><b>Stateline Properties</b></p> <p align="center">BUY · SELL · EXCHANGE</p>	 <p align="center"><i>statelineproperties.net</i></p>
	<p>Brooke O'Malley, EMS Broker-Owner 970-375-7112 800-982-3716 <a href="mailto:brooke@xusa.com">brooke@xusa.com</a></p>