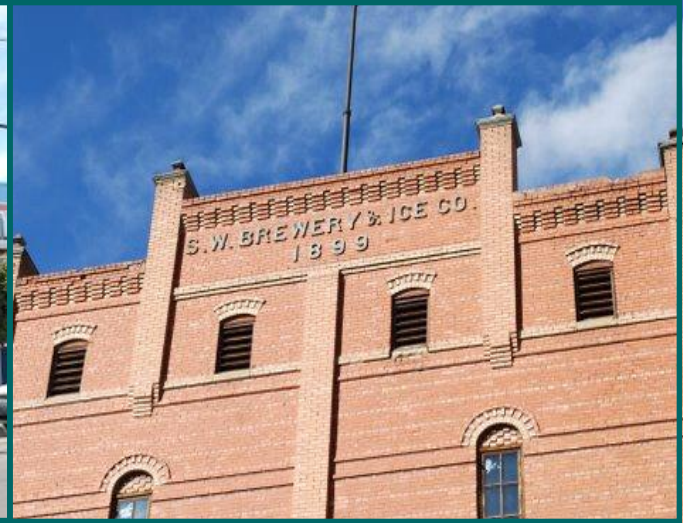


Distribution Warehouse & Historic Bldg. For Sale

523 & 601 Commercial NE, Albuquerque, NM 87102



523 Commercial Dr. NE



601 Commercial Dr. NE

Highlights:

Land Size: 3.8 ± Acres

Building Size: 58,000 ± SF - 523 Commercial
9,000 ± SF - 601 Commercial

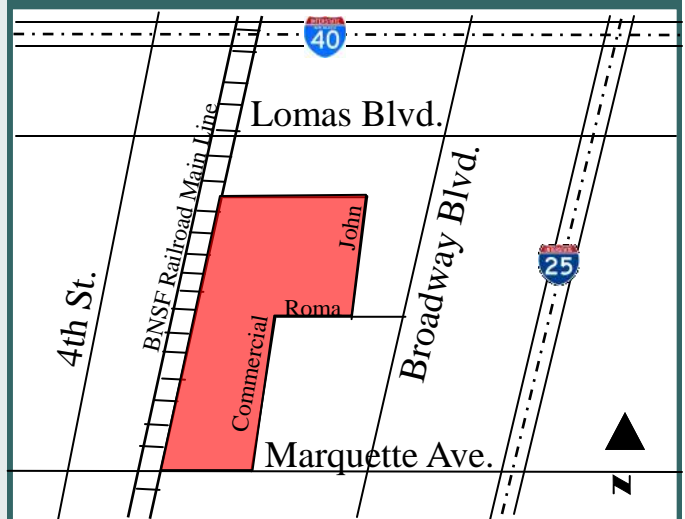
Zoning: M-1 (Light Manufacturing)

List Priced: \$2,250,000

Features:

- In booming downtown Albuquerque
- Warehouse/distribution - main building
- Historic building - SW Brewery & Ice
- Paved lot, fenced and secure
- Heavy electrical service
- Excellent I-40/I-25 access

Map:



Contact:

Tim Townes

(505) 263.4340 Cell

(505) 858.1444 Office

tim@mcrnm.com

Metro Commercial
REALTY, INC.

8232 Louisiana Blvd. NE Suite C, Albuquerque, NM 87113
(505) 858.1444 (505) 858.1448 fax www.mcrnm.com

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Historic Building

523 & 601 Commercial Dr. NE, Albuquerque, NM 87102

Southwestern Brewery and Ice Company

[U.S. National Register of Historic Places](#)

Southwestern Brewery, south and east elevations

Location: 601 Commercial St.,
NE
[Albuquerque, New Mexico](#)

Added to NRHP: [March 30, 1978](#)

NRHP Reference#: 78001807



The **Southwestern Brewing & Ice Co.** is a historic building located at 601 Commercial Street NE in [Albuquerque, New Mexico](#) near [downtown Albuquerque](#). Built in 1898, it is one of the only surviving railroad-era buildings in downtown Albuquerque. The [brewery](#) is a four-story red [brick](#) building with the legend "Home of Glorieta Beer" still painted on the west side.

Founded by Don and Harry Rankin in 1888, the Southwestern Brewery was one of Albuquerque's largest employers at the turn of the century.

The Southwestern Brewing & Ice Co. was added to the [National Register of Historic Places](#) in 1978.



Southwestern Brewery and Ice Company ** (added 1978 - Building - #78001807)

601 Commercial St., NE, Albuquerque

Historic Significance: Architecture/Engineering, Event

Architect, builder, or engineer: Unknown

Architectural Style: No Style Listed

Area of Significance: Architecture, Industry, Commerce

Period of Significance: 1875-1899

Owner: **Private**

Historic Function: Commerce/Trade, Industry/Processing/Extraction

Historic Sub-function: Business, Manufacturing Facility

Current Function: Commerce/Trade, Industry/Processing/Extraction

Metro Commercial
REALTY . I N C .

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(505) 858.1444 (505) 858.1448 fax www.mcrnm.com

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VICINITY MAP No. J-14

LEGAL DESCRIPTION PARCEL 1: 1.3656 Ac.

LOTS NUMBERED ONE (1) THROUGH SIXTEEN (16), INCLUSIVE, IN BLOCK NUMBERED TWO (2) OF THE COMMERCIAL ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 1, 1923 IN PLAT BOOK 30, PAGE 306 EXCEPTING THEREFROM THAT CERTAIN PORTION BEING THE WEST FORTYFOUR AND ONE-HALF FEET (44 1/2) OF SAID LOTS NUMBERED ONE (1) THROUGH SIXTEEN (16), INCLUSIVE, IN BLOCK NUMBERED TWO (2) OF THE COMMERCIAL ADDITION SAID PORTION HAVING BEEN CONVEYED TO AT&TSF, TOPEDA AND SANTA FE RAILWAY COMPANY IN THAT SPECIAL WARRANTY DEED, RECORDED APRIL 22, 1929, IN BOOK 108, PAGE 249, RECORDS OF BERNALILLO COUNTY, NEW MEXICO

LEGAL DESCRIPTION PARCEL 2: 0.0007 Ac.

LOT LETTERED '9', OF THE COMMERCIAL ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 1924, IN PLAT BOOK 32, PAGE 311

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY
OF
523 COMMERCIAL STREET N.W.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2010

LEGAL DESCRIPTION PARCEL 3: 2.0696 Ac.

A TRACT OF LAND BEING DESIGNATED AS BLOCK 2, TRACT 199-A OF MARQUETTE MAP No. 37, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHWEST CORNER No. 1, A POINT ON THE EASTERLY LINE OF AT&TSF, RAILWAY, N 89°43' E, 228.7 FEET FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE AT&TSF, RAILWAY WITH THE NORTH LINE OF EAST TLEWAS AVENUE; THENCE RUNNING N 89°43' E, ALONG THE SAID RAILWAY LINE 265.5 FEET TO THE NORTHWEST CORNER No. 2; THENCE S 87°37' E, 254.82 FEET TO CORNER No. 3; THENCE S 28°25' E, 4.3 FEET TO CORNER No. 4; THENCE N 89°43' E, 228.7 FEET TO CORNER No. 5; THENCE S 15°39' W, 270.9 FEET TO CORNER No. 6; THENCE N 87°02' 30" W, 326.91 FEET TO THE POINT AND PLACE OF BEGINNING.

LEGAL DESCRIPTION PARCEL 4: 0.1084 Ac.

LOT NUMBERED ONE (1), TWO (2) AND THE WEST ONE-HALF (1/2) OF LOT NUMBERED THREE (3), IN BLOCK NUMBERED SIX (6), OF THE COMMERCIAL ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 13, 1924, IN PLAT BOOK 32, PAGE 311

LEGAL DESCRIPTION PARCEL 5: 0.0006 Ac.

THE EAST ONE-HALF (1/2) OF LOT NUMBERED THREE (3), ALL OF LOT NUMBERED FOUR (4) AND THE WEST 7.45' (7.45') OF LOT NUMBERED FIVE (5), IN BLOCK NUMBERED SIX (6), OF THE COMMERCIAL ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 13, 1924, IN PLAT BOOK 32, PAGE 311

OVERALL LEGAL DESCRIPTION: 3.6449 Ac.

LOTS NUMBERED ONE (1) THROUGH SIXTEEN (16), INCLUSIVE, IN BLOCK NUMBERED TWO (2) OF THE COMMERCIAL ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 1, 1923 IN PLAT BOOK 30, PAGE 306 EXCEPTING THEREFROM THAT CERTAIN PORTION BEING THE WEST FORTYFOUR AND ONE-HALF FEET (44 1/2) OF SAID LOTS NUMBERED ONE (1) THROUGH SIXTEEN (16), INCLUSIVE, IN BLOCK NUMBERED TWO (2) OF THE COMMERCIAL ADDITION SAID PORTION HAVING BEEN CONVEYED TO AT&TSF, TOPEDA AND SANTA FE RAILWAY COMPANY IN THAT SPECIAL WARRANTY DEED, RECORDED APRIL 22, 1929, IN BOOK 108, PAGE 249, RECORDS OF BERNALILLO COUNTY, NEW MEXICO

AND
 LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4) AND THE WEST 7.45' (7.45') OF LOT NUMBERED FIVE (5), IN BLOCK NUMBERED SIX (6) AND TRACT LETTERED '9', OF THE COMMERCIAL ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 13, 1924, IN PLAT BOOK 32, PAGE 311

AND
 TRACT NUMBERED 199-A AS SHOWN ON THE MARQUETTE GRAND CONDEMNATION DISTRICT MAP No. 37 ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHWEST CORNER OF THE MENTIONED TRACT BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2, COMMERCIAL ADDITION AND BEING A POINT ON THE EASTERLY LINE OF THE BANAS, RAILROAD RUNNING THENCE ALONG THE EASTERLY LINE OF THE BANAS, RAILROAD FOR THE NEXT 3 CALLS N 89°43' E, A DISTANCE OF 228.7 FEET TO A POINT; N 89°43' E, A DISTANCE OF 1.45 FEET TO A POINT; N 87°37' E, A DISTANCE OF 254.82 FEET TO THE NORTHWEST CORNER, THENCE LEAVING THE EASTERLY LINE OF THE BANAS, RAILROAD, S 87°37' E, A DISTANCE OF 254.82 FEET TO A POINT; THENCE S 87°37' E, A DISTANCE OF 4.30 FEET TO A POINT; THENCE N 89°43' E, A DISTANCE OF 228.7 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE EASTERLY LINE OF JOHN STREET; THENCE S 15°39' W, ALONG THE WESTERLY LINE OF JOHN STREET, A DISTANCE OF 270.9 FEET TO A POINT ON THE NORTHWEST CORNER OF ROMA AVENUE; THENCE N 87°37' W, ALONG THE NORTHERLY LINE OF ROMA AVENUE, A DISTANCE OF 327.54 FEET TO A POINT ON THE EASTERLY LINE OF COMMERCIAL STREET; THENCE N 89°43' E, ALONG THE EASTERLY LINE OF COMMERCIAL STREET, A DISTANCE OF 265.5 FEET TO A POINT ON THE NORTHERLY LINE OF COMMERCIAL STREET; THENCE N 87°37' W, ALONG THE NORTHERLY LINE OF COMMERCIAL STREET, A DISTANCE OF 16.00 FEET TO A POINT ON THE WESTERLY LINE OF COMMERCIAL STREET; THENCE S 89°43' W, ALONG THE WESTERLY LINE OF COMMERCIAL STREET, A DISTANCE OF 482.77 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE NORTHERLY LINE OF MARQUETTE AVENUE; THENCE N 87°37' W, ALONG THE NORTHERLY LINE OF MARQUETTE AVENUE, A DISTANCE OF 316.93 FEET TO THE SOUTHWEST CORNER CONTAINING 3.6449 ACRES TOTAL.

SURVEYOR'S CERTIFICATION
 CERTIFY TO: GEORGE J. MALOOF REALTY COMPANY, JOE G. MALOOF AND COMPANY, STEWART TITLE COMPANY, LOVELAKE HEALTH SYSTEM, INC., AND BRADLEY ARANT BOLTZ CUMMINGS LLP.

I, ANTHONY L. HARRIS, A PROFESSIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO AND THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13 AND 16 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR IN THE STATE OF NEW MEXICO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO
 THIS _____ DAY OF _____, 2010

ANTHONY L. HARRIS, N.M.P.S. #11463



- GENERAL NOTES:**
- OWNER OF RECORD PER STEWART, TITLE CO. TITLE NUMBER DATED: OCTOBER 1, 2010 IS: **GEORGE J. MALOOF REALTY CO. INC., A NEW MEXICO CORPORATION** (AS TO PARCELS 1, 2, AND 3) AND **JOE G. MALOOF AND COMPANY, A NEW MEXICO CORPORATION AS TO PARCELS 4 AND 5**
 - LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY STEWART, TITLE CO. COMMENT NO. 81202010
 - PLATS USED TO ESTABLISH BOUNDARY:
 A. PLAT OF COMMERCIAL ADDITION FILED: OCTOBER 1, 1923, PLAT BOOK 30, PAGE 106
 B. FIELD WORK PERFORMED ON: MARCH 2009
 - PARKING:
 HANDICAP: 0
 REGULAR: 0
 TOTAL: 0
 - CURRENT ZONING: **M-1**
 - HATCHED AREA NOTES CONCRETE SIDEWALK
 - BEARINGS AND DISTANCES IN () ARE DEED BEARING AND DISTANCES

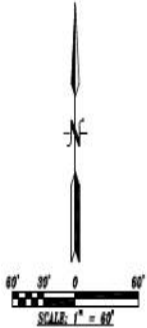
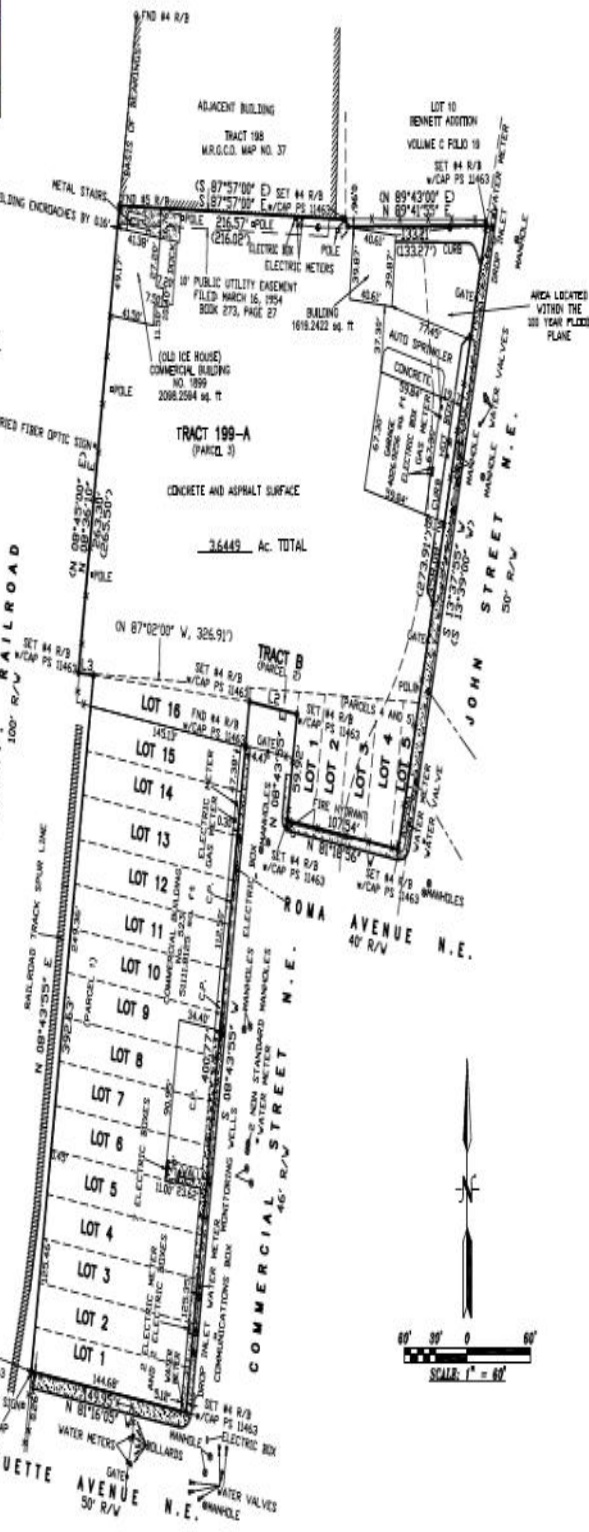
- DISCLAIMER NOTES:**
- ITEM No. 12 IS AN EASEMENT AND INCIDENTAL PURPOSES THEREOF, GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, RECORDED MARCH 16, 1954, IN BOOK 273, PAGE 27, AS INSTRUMENT No. 19789, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, WHICH AFFECTS THIS PROPERTY AND IS SHOWN HEREIN
 - ITEM No. 17 IS A PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT AND INCIDENTAL PURPOSES THEREOF, GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION AND U.S. WEST COMMUNICATIONS, A COLORADO CORPORATION, RECORDED AUGUST 21, 1997, IN BOOK 99-01, PAGE 7476, AS INSTRUMENT No. 97-0504, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, WHICH AFFECTS THIS PROPERTY AND IS SHOWN HEREIN

- ENCROACHMENT NOTES:**
- BUILDING AT NORTHWEST CORNER ENDOACHES INTO THE BANAS, RAILROAD R/W
 - STAIRS AT NORTHWEST CORNER ENDOACH INTO THE 20' PUBLIC UTILITY EASEMENT
 - CHAINLINK FENCE ENDOACHES INTO THE BANAS, RAILROAD R/W
 - GATE ENDOACHES INTO THE R/W OF COMMERCIAL STREET

LINE TABLE

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L1 | S 28°25'00" E | 4.30' |
| L1D | S 89°43'00" E | 4.30' |
| L2 | N 87°37'00" W | 46.00' |
| L3 | N 84°22'27" W | 1.452' |

A portion of the property shown herein is located within the 100 year flood plain. Zone: **AE2**, FEMA Panel # 500103346, Dated: September 24, 2008



09-0135-0000 (04/08/07) (2009)

Tax Information

601 Commercial Dr. NE, Albuquerque, NM 87102

TAX BILL

PROPERTY ADDRESS AND DESCRIPTION PARCEL
 601 COMMERCIAL ST NE
 002TRACT 199 A MAP 37

2011

PARCEL NUMBER: 101405835405841013



TREASURER
 BERNALILLO COUNTY
 PO BOX 627
 ALBUQUERQUE, N.M. 87103-0627
 505-488-7031
 TREASURERS OFFICE
 E-MAIL: TREAS@BERNCO.GOV

2011 TAX BILL

AFC MRGB

1 014 058 354 058 41013
 GEORGE J MALOOF REALTY CO INC
 PO BOX 30428
 LAS VEGAS NV 89173

THIS TAX BILL IS THE
ONLY NOTICE YOU WILL
 RECEIVE FOR PAYMENT
 OF BOTH INSTALLMENTS
 OF YEAR 2011
 PROPERTY TAX

A1AM TAX DISTRICT

| PROPERTY | CODE | VALUE | AGENCIES | TAX RATE | NET TAXABLE VALUE | AMOUNT DUE |
|-----------------------------|------|----------------|-------------------|---------------|--------------------------|-----------------|
| ASSESSED VALUE LAND | | 189,100 | STATE | 1.362 | 150,985 | 205.64 |
| ASSESSED VALUE IMPROVEMENTS | | 263,900 | COUNTY | 11.660 | 150,985 | 1,760.48 |
| ASSESSED VALUE PERS PROP | | 0 | ALBUQ | 11.520 | 150,985 | 1,739.35 |
| TAXABLE VALUE LAND | | 83,027 | SCHOOL APS | 11.168 | 150,985 | 1,684.69 |
| TAXABLE VALUE IMPROVEMENTS | | 87,968 | CNM | 3.550 | 150,985 | 636.00 |
| TAXABLE VALUE PERS PROP | | 0 | UNMH | 6.400 | 150,985 | 966.30 |
| TOTAL VALUATION | | 150,985 | AMAFCA | 1.152 | 150,985 | 173.93 |
| STATUTORY EXEMPTION | | 0 | MRGCD | 4.960 | 150,985 | 748.89 |
| VETERAN EXEMPTION | | 0 | | | | |
| NET TAXABLE VALUE | | 150,985 | TOTAL RATE | 51.782 | 2011 TAX >> | 7,815.28 |

NOTICE OF VALUES

| | | |
|--|------------------------------------|----------------|
| JURISDICT: 02 | PARCEL ID: 1 014 058 354 058 41013 | TAX YEAR: 2011 |
| ROLLTYPE: RP | PROTEST DEADLINE: 31-MAY-11 | |
| TAX DISTRICT A1 | MRG: M AFC: A CLASS: NR | |
| OWNER 1: GEORGE J MALOOF REALTY CO INC | FULL LAND VALUE: 189,100 | |
| ADDRESS: PO BOX 30428 | AGRIC. LAND: 0 | |
| LAS VEGAS NV 89173 | FULL IMPV. VALUE: 310,400 | |
| LOCATION: 601 COMMERCIAL ST NE | TOTAL FULL VALUE: 499,500 | |
| DOCUMENT #: 97030825 032497 081097 ART | TAXABLE (1/3 FULL): 166,483 | |
| | EXEMPTIONS | |
| | HEAD OF FAMILY: 0 | |
| | VETERAN: 0 | |
| | OTHER 0: 0 | |
| | NET TAXABLE VALUE: 166,483 | |
| PROPERTY DESCRIPTION LEGAL | | |
| • 002TRACT 199 A MAP 37 | | |
| COMMENTS | | |



8232 Louisiana Blvd. NE Suite C, Albuquerque, NM 87113
 (505) 858.1444 (505) 858.1448 fax www.mcrnm.com

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Tax Information

523 Commercial Dr. NE, Albuquerque, NM 87102

PROPERTY ADDRESS AND DESCRIPTION PARCEL
523 COMMERCIAL ST NE
LTS 6 TO 11 BLK 2 COMMERCIAL ADDN CONT .5665
AC

2011

PARCEL NUMBER: 101405834102641004



TREASURER
BERNALILLO COUNTY
PO BOX 627
ALBUQUERQUE, N.M. 87103-0627
505-468-7031
TREASURERS OFFICE
E-MAIL: TREAS@BERNCO.GOV

2011 TAX BILL

AFC MRGB

1 014 058 341 026 41004
MALOOF GEORGE J
PO BOX 30428
LAS VEGAS NV 89173

THIS TAX BILL IS THE
ONLY NOTICE YOU WILL
RECEIVE FOR PAYMENT
OF BOTH INSTALLMENTS
OF YEAR 2011
PROPERTY TAX

AIAM TAX DISTRICT

| PROPERTY | CODE | VALUE | AGENCIES | TAX RATE | NET TAXABLE VALUE | AMOUNT DUE |
|-----------------------------|------|---------------|-------------------|---------------|--------------------------|-----------------|
| ASSESSED VALUE LAND | | 74,000 | STATE | 1.362 | 73,959 | 100.73 |
| ASSESSED VALUE IMPROVEMENTS | | 147,900 | COUNTY | 11.660 | 73,959 | 862.37 |
| ASSESSED VALUE PERS PROP | | 0 | ALBUQ | 11.520 | 73,959 | 852.01 |
| TAXABLE VALUE LAND | | 24,664 | SCHOOL APS | 11.158 | 73,959 | 825.24 |
| TAXABLE VALUE IMPROVEMENTS | | 49,295 | CNM | 3.550 | 73,959 | 262.56 |
| TAXABLE VALUE PERS PROP | | 0 | UNMH | 6.400 | 73,959 | 473.34 |
| TOTAL VALUATION | | 73,959 | AMAFCA | 1.152 | 73,959 | 85.20 |
| STATUTORY EXEMPTION | | 0 | MRGCD | 4.960 | 73,959 | 366.83 |
| VETERAN EXEMPTION | | 0 | | | | |
| NET TAXABLE VALUE | | 73,959 | TOTAL RATE | 51.762 | 2011 TAX >> | 3,828.28 |

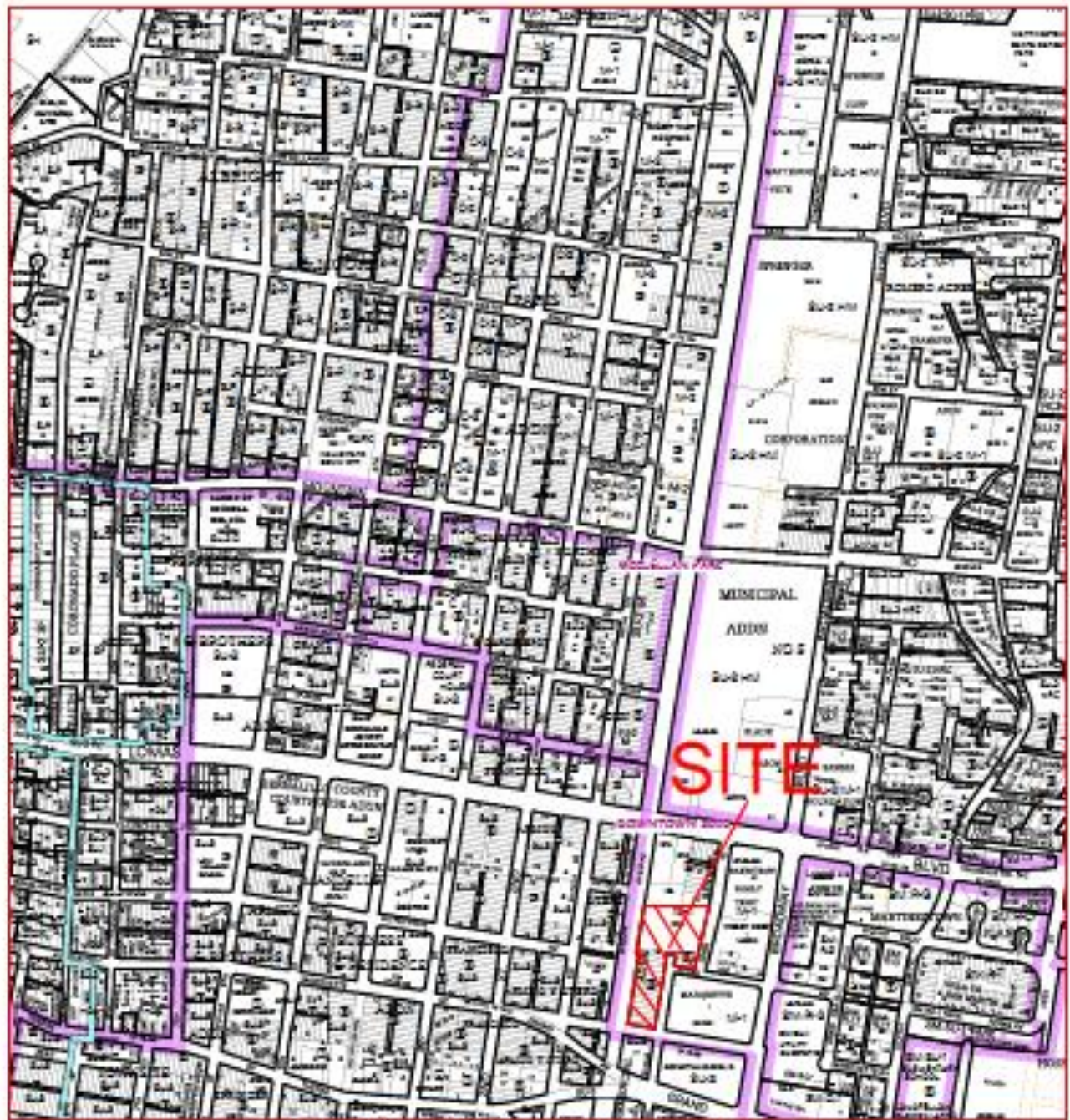
NOTICE OF VALUES

| | | |
|---|------------------------------------|----------------|
| JURISDICT: 02 | PARCEL ID: 1 014 058 341 026 41004 | TAX YEAR: 2011 |
| ROLLTYPE: RP | PROTEST DEADLINE: 31-MAY-11 | |
| TAX DISTRICT A1 | MRG: M AFC: A CLASS: NR | |
| OWNER 1: MALOOF GEORGE J | FULL LAND VALUE: 74,000 | |
| ADDRESS: PO BOX 30428 | AGRIC. LAND: 0 | |
| LAS VEGAS NV 89173 | FULL IMPV. VALUE: 521,300 | |
| LOCATION: 523 COMMERCIAL ST NE | TOTAL FULL VALUE: 595,300 | |
| DOCUMENT #: | TAXABLE (1/3 FULL): 198,413 | |
| | EXEMPTIONS | |
| | HEAD OF FAMILY: 0 | |
| | VETERAN: 0 | |
| | OTHER (): 0 | |
| | NET TAXABLE VALUE: 198,413 | |
| PROPERTY DESCRIPTION LEGAL | | |
| <ul style="list-style-type: none"> LTS 6 TO 11 BLK 2 COMMERCIAL ADDN CONT .5665 AC | | |
| COMMENTS | | |

Metro Commercial
REALTY, INC.

8232 Louisiana Blvd. NE Suite C, Albuquerque, NM 87113
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For more current information and more details visit: <http://www.cabc.gov/nc>

