

# 29 unit Downtown ABQ Portfolio - \$2,746,000



**CONFIDENTIAL**  
**PORTFOLIO**  
**OFFERING**

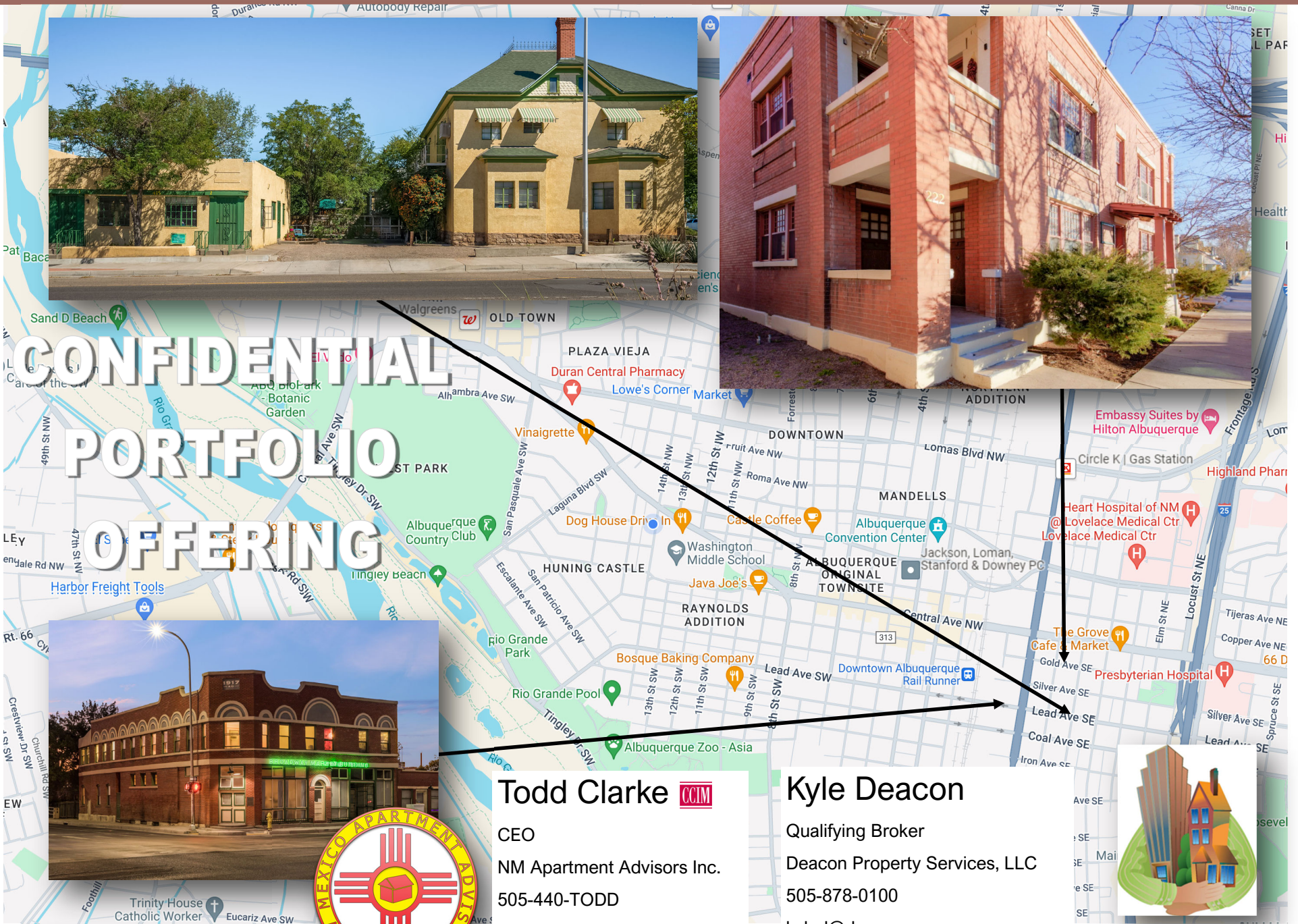


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## CONFIDENTIAL - Downtown Property Portfolio Offering

#	Type	Style	Approx Size	Actual Rent	Street Rate	Market Rent	Total Size
<b>218-224 Arno SE</b>							
1	0/1	218 1/2 Arno SE	600	\$800	\$975	\$1,000	600
1	2/1	218 Arno SE	1,200	\$1,800	\$1,800	\$2,000	1,200
1	0/1	220 1/2 Arno SE	600	\$825	\$975	\$1,000	600
1	1/1	222 1/2 Arno SE	900	\$995	\$995	\$1,200	900
1	1/1	222 Arno SE	900	\$995	\$995	\$1,200	900
1	1/1	224 1/2 Arno SE	900	\$1,075	\$995	\$1,200	900
1	1/1	224 Arno SE	900	\$1,075	\$1,050	\$1,200	900
0		Basement					-
<b>421 Edith SE</b>							
1	421-1	1br/1ba + study	592	\$ 895	\$ 895	\$ 1,050	592
1	421-2	1br/1ba + study	592	\$ 835	\$ 895	\$ 1,050	592
1	421-3	1br/1ba + study	592	\$ 835	\$ 895	\$ 1,050	592
1	421-4	1br/1ba + study	592	\$ 885	\$ 895	\$ 1,050	592
1	411Coa	0br/1ba	1,147	\$ 1,395	\$ 1,500	\$ 1,500	1,147
1	415-1	1br/1ba	555	\$ 750	\$ 895	\$ 1,200	555
1	415-2	1br/1ba	555	\$ 750	\$ 895	\$ 1,200	555
<b>421 Broadway SE</b>							
5	S 0/1		530	\$ 1,350	\$ 925	\$ 925	2,650
3	L 0/1		1,067	\$ 1,250	\$ 795	\$ 1,450	3,200
7	1/1-L		486	\$ 1,250	\$ 1,050	\$ 1,125	3,400
Common area /hallways							
29 Units				\$ 17,760	\$ 17,425	\$ 20,400	19,872 sf



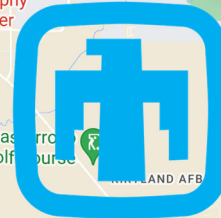
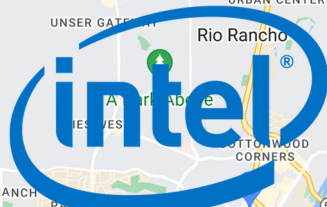
	218-224 Arno	421 Edith SE	421 Broadway	Total
Price				\$2,746,000

	218-224 Arno	421 Edith SE	421 Broadway	Total
Total Income	\$ 90,780	\$ 76,140	\$ 160,440	\$ 327,360
less Vacancy	\$ 4,539	\$ 3,807	\$ 8,022	\$ 16,368
Effective rental income	\$ 86,241	\$ 72,333	\$ 152,418	\$ 310,992
Plus Other Income	\$ -	\$ -	\$ 4,092	\$ 4,092
Gross Operating Income	\$ 86,241	\$ 72,333	\$ 156,510	\$ 315,084
Less Expenses Actual	\$ 26,437	\$ 22,004	\$ 65,405	\$ 113,846
NOI Actual	\$ 59,804	\$ 50,329	\$ 91,105	\$ 201,238
OR				
Less Expenses Proforma	\$ 33,982	\$ 28,765	\$ 80,069	\$ 142,816
NOI Proforma	\$ 66,388	\$ 63,575	\$ 123,726	\$ 253,689

Measure of Investment Performance	
\$/sf	\$ 138
\$/unit	\$ 94,690
GRM	8.39
Cap rate Actual	7.33%
Cap rate Proforma	9.24%

# Albuquerque's Economic Engines

Albuquerque offers a diversity of economic engines from Amazon, to Intel, to UNN/CNM to Facebook/Meta, Sandia National Laboratories to the downtown medical cluster (3 hospitals) to the Netflix studios.



**Sandia National Laboratories**

NEW MEXICO PRODUCTIONS THAT HAVE WRAPPED			
Name	NM crew	NM talent (performing artists)	NM background and extras
Paul's Promise aka "Retribution"	35	10	80
Them Covenant (Episode 8)	199	32	500
The Harder They Fall	350	25	100
Captive	22	4	15
Peace River	5	15	25
Roswell (Season 3)	275	110	2200
Canyon del Muerto	130	30	600
Third Story Automotive	0	4	0
Land of Dreams (Part 2)	30	20	150
Cry Macho	200	0	700
Intrusion	134	32	134
Meow Wolf Denver	150	60	75
Slayers	33	5	2
The Commando	35	14	28
Cleaning Lady (Pilot)	120	400	500
Cop Shop	51	27	30
Outer Range	428	7	1000
The Wrong Guy	20	10	5
Twalette	1	2	4
Better Call Saul (Season 6)	400	110	1500
Monogamy	35	11	30
Dr. Death (Season 1)	170	5	100
Holiday in Santa Fe	18	5	50
Dig	26	5	0
Surrounded	140	21	30
When You Finish Saving the World	110	13	80
The Ray	100	5	25
Lullaby	85	4	0
<b>Total</b>	<b>3302</b>	<b>986</b>	<b>7963</b>

Source: New Mexico Film Office



Meta Resort & Casino

# Further Information

Do not walk property, or disturb residents.

Please contact listing brokers for additional details on this confidential offering.

## Marketing Advisors

In the event of multiple offers, BID process will be used. Additional information on the sales process can be found at [www.nmapartment.com/bidprocess/bidprocess.pdf](http://www.nmapartment.com/bidprocess/bidprocess.pdf)

The owner and property are represented by Todd Clarke CCIM of NM Apartment Advisors and Kyle Deacon of Deacon Property Services, LLC, who currently manages the property. If there is any information you need on the market, sub-market, or the property, please do not hesitate to ask.

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