

516 & 520 Palomas Dr SE
Albuquerque, NM 87108



Register for tour Additional Info: www.nmapartment.com/516PalomasDrSE

Register for Tour: July 30th, 2024 at noon, and
offer deadline August 1st, 2024

International District 9-plex

Units: 9
Appx Size: 4,917 sf
Land: 0.31 ac
Start Price: \$555,227
GRM: 11.69
Cap Rate: 6.61%
IRR after Tax: 16.2%

The Offering

On behalf of the owners, NM Apartment Advisors and Deacon Property Services are excited to bring to market this extreme value add opportunity to improve a property and area in the acquisition/rehabilitation of this two lot, two building, 9 unit apartment community.

The property is being sold using the BID process with one date/time for tours (noon on July 9th, 2024) and a fixed deadline for offers (noon on July 11th, 2024).

Favorable financing is available from local lender, Ventana Fund—see term sheet on page 5.

Do not miss out - its rare to find a property with rents 32% below market in one of the top rent growth markets in the country.



The Property

Address: 516 - 520 Palomas Drive SE

Number of units: 9

Year of construction: 1954 & 1967 per county assessors records

Bldg. Size: 4,917 sf +/- per Assessor

Site Size: 0.31 acres

Avg. Unit Size: 546 sf

UPC#: 101805610850522815,
101805610849922816

Legal: Lot 19 and 20, Block 5,
Mendelsberg, Baron Burg Heights

Ask Price: \$555,227

\$/ unit: \$61,692

\$/sf: \$112.92

	Actual/Est (2023)	Proforma (2024)
Avg. Rent:	\$537	\$762
GRM:	9.58	6.75
Cap Rate Before reserves:	6.61%	10.66%
Cap Rate After reserves:	6.25%	10.29%
Year 1 NOI:	\$34,702	\$57,139
Before Tax IRR:	19.9%	
After Tax IRR:	16.2%	

Annual Property Operating Data (APOD)

NM Apartment Advisors Financial Overview for: 516-520 Palomas Dr SE

Prepared by: Todd Clarke CCIM 6/13/2024 "As-Is"

Unit/Rent Summary			E		C		A				
#	Type	Style	Approx Size	Actual Rent	Street Rate	Market Rent	Actual Rent \$/sf	Total Actual	Total Max Rent for this type	Total Market Potential	Total sf
516-1	1/1	Month to month	496	\$ 495	\$ 595	\$ 735	\$ 1.00	\$ 495	\$ 595	\$ 735	496
516-2	1/1	Month to month	496	\$ 495	\$ 595	\$ 735	\$ 1.00	\$ 495	\$ 595	\$ 735	496
516-3	1/1	Month to month	496	\$ 450	\$ 595	\$ 735	\$ 0.91	\$ 450	\$ 595	\$ 735	496
516-4	1/1	Month to month	496	\$ 595	\$ 595	\$ 735	\$ 1.20	\$ 595	\$ 595	\$ 735	496
516-5	1/1	Month to month	496	\$ 750	\$ 595	\$ 735	\$ 1.51	\$ 750	\$ 595	\$ 735	496
520-A	1/1	Month to month	610	\$ 575	\$ 595	\$ 795	\$ 0.94	\$ 575	\$ 595	\$ 795	610
520-B	1/1	Month to month	610	\$ 495	\$ 595	\$ 795	\$ 0.81	\$ 495	\$ 595	\$ 795	610
520-C	1/1	Month to month	610	\$ 525	\$ 595	\$ 795	\$ 0.86	\$ 525	\$ 595	\$ 795	610
520-D	1/1	Month to month	610	\$ 450	\$ 595	\$ 795	\$ 0.74	\$ 450	\$ 595	\$ 795	610
9	total units / Avg. Unit Size=		546	\$ 537	\$ 595	\$ 762		\$ 4,830	\$ 5,355	\$ 6,855	4,917
	Avg Actual Rent \$/sf=			\$ 0.98	\$ 1.09	\$ 1.39		\$ 57,960	\$ 64,260	\$ 82,260	

Benchmarks		Actual	Proforma
Offering Price	\$555,227		
\$/unit	\$61,692		
\$/sf	\$112.92		
GRM		9.58	6.75
CAP Before Reserves		6.61%	10.66%
CAP After Reserves		6.25%	10.29%
Cash on Cash		4.90%	21.06%
DCR=		1.24	2.03
Walk Score: 70, Transit Score: 43, Bike Score: 87			



Income			
A.	Total Potential Market Income	\$ 82,260	
B.	Less: loss to market lease	\$ 18,000	22%
C.	Total Potential Income (Street)	\$ 64,260	
D.	Less: Loss to lease	\$ 6,300	10%
E.	Total Income	\$ 57,960	
F.	Less: vacancy	\$ 2,898	5% Market average
G.	Effective Rental Income	\$ 55,062	
H.	Plus: Other Income	\$ 2,728	
I.	Gross Operating Income	\$ 57,790	2023 - Actual \$52,525.76

Expenses (Annual)	2023 Actual		Based on:		Proforma 2025		Based on:		Forthcoming yr:	
		\$/unit	%			\$/unit	%		Income: Line C - F + H	
Real Estate Taxes	\$3,795	\$422	7%	2023 Actual Amount	\$4,824	\$536	6%	85% Sales Price		
Personal Property Taxes				assessed at \$266,471				Potential Assessment	\$471,943	
Property Insurance	\$1,800	\$200	3%	Estimated	\$1,854	\$206	2%	Potential 2024 = 2023 + 3%		
Property Management										
Off Site Management	\$5,709	\$634	10%	2023 Actual	\$4,981	\$553	6%	Est. management fee 8%		
Payroll-Onsite Personnel										
Expenses/Benefits										
Taxes/Wodman's Compensation										
Repairs and Maintenance	\$4,554	\$506	8%	2023 Actual	\$4,691	\$521	6%	Potential 2025 = 2023 + 3%		
Utilities:										
Water, Sewer, & Garbage	\$4,266	\$474	7%	2023 Actual	\$4,394	\$488	5%	Potential 2025 = 2023 + 3%		
Gas	\$55	\$6	0%	2023 Actual	\$57	\$6	0%	Potential 2025 = 2023 + 3%		
Electric	\$86	\$10	0%	2023 Actual	\$88	\$10	0%	Potential 2025 = 2023 + 3%		
Advertising/Licenses/ Commissions	\$220	\$24	0%	2023 Actual	\$227	\$25	0%	Potential 2025 = 2023 + 3%		
Pest Control	\$117	\$13	0%	2023 Actual	\$121	\$13	0%	Potential 2025 = 2023 + 3%		
Unit Turnover										
Landscaping	\$390	\$43	1%	2023 Actual	\$402	\$45	0%	Potential 2025 = 2023 + 3%		
Carpet Cleaning	\$70	\$8	0%	2023 Actual	\$72	\$8	0%	Potential 2025 = 2023 + 3%		
Internet				repairs+unit turn+reserve=8to10%						
Reserve for replacement	\$2,025	\$225	4%	new lender will require	\$2,025	\$225	2%	new lender will require		
Total Operating Expenses	\$23,088	\$2,565	40%		\$23,736	\$2,637	29%			
Net Operating Income	\$34,702	\$3,856			\$57,139			Potential Market less 5% vacancy + other income		
Less: Annual Debt Service	\$27,904	\$ 416,420	75%	ADS Loan LTV Pmt Term Interest Rate	\$27,904	\$ 416,420	75%	\$2,325 30 5.35%		
Cash Flow Before Taxes	\$6,797			Source: Ventana Fund	\$29,235					

Internal Rate of Return

		Year					Calculated for 1st year of next owners, ownership
		1	2	3	4	5	6
Total Potential Market Income	4.0% Increases	\$82,260	\$85,550	\$88,972	\$92,531	\$96,233	\$100,082
2 Less: loss to market lease	21.9%	\$18,000	\$18,720	\$19,469	\$20,248	\$21,057	\$21,900
3 Total Potential Income (Max Rent)		\$64,260	\$66,830	\$69,504	\$72,284	\$75,175	\$78,182
4 Less: Loss to lease	9.8%	\$6,300	\$6,552	\$6,814	\$7,087	\$7,370	\$7,665
5 Total Income		\$57,960	\$60,278	\$62,690	\$65,197	\$67,805	\$70,517
6 Less: vacancy	5.0%	\$2,898	\$3,014	\$3,134	\$3,260	\$3,390	\$3,526
7 Effective Rental Income		\$55,062	\$57,264	\$59,555	\$61,937	\$64,415	\$66,991
8 Plus: Other Income	2.0% Increases	\$2,728	\$2,782	\$2,838	\$2,895	\$2,952	\$3,011
9 Gross Operating Income		\$57,790	\$60,047	\$62,393	\$64,832	\$67,367	\$70,003
Total Operating Expenses	2.0% Increases	\$23,088	\$23,550	\$24,021	\$24,501	\$24,991	\$25,491
Net Operating Income		\$34,702	\$36,497	\$38,372	\$40,331	\$42,376	\$44,512
Mortgage Balance		\$410,655	\$404,573	\$398,157	\$391,390	\$384,252	
ADS		\$27,904	\$27,904	\$27,904	\$27,904	\$27,904	
- Principal Reduction		\$5,766	\$6,082	\$6,415	\$6,767	\$7,138	
= Mortgage interest		\$22,138	\$21,822	\$21,489	\$21,137	\$20,766	
- cost recovery (annual)	27.5 yrs 1. 80%	\$15,480	\$16,152	\$16,152	\$16,152	\$15,480	includes mid mor
= Taxable Income		-\$2,917	-\$1,477	\$731	\$3,042	\$6,130	
Tax on income at ordinary income rate of 2. 35%		\$0	\$0	\$256	\$1,065	\$2,146	
NOI		\$34,702	\$36,497	\$38,372	\$40,331	\$42,376	
- Annual Debt Service		\$27,904	\$27,904	\$27,904	\$27,904	\$27,904	
= Cash Flow Before Tax		\$6,797	\$8,593	\$10,468	\$12,427	\$14,472	
- Less Ordinary Income Tax		\$0	\$0	\$256	\$1,065	\$2,146	
= Cash Flow After Tax		\$6,797	\$8,593	\$10,212	\$11,362	\$12,326	

Sales Worksheet

Calculation of Adjusted Basis

Basis at Acquisition	\$555,227
+ Capital Additions	
-Cost Recovery (Depreciation) Taken	\$79,416
=Adjusted Basis at Sale	\$475,811

Calculation of Capital Gain

Disposition CAP Rate	6.2%
Sale Price	\$712,191
-Costs of Sale	\$56,975
-Adjusted Basis at Sale	\$475,811
=Gain or (Loss)	\$179,404
-Straight Line Cost Recovery (limited to gain)	\$79,416
=Capital Gain from Appreciation	\$99,988

Calculation of Sales Proceeds after tax

Sale Price	\$712,191
-Cost of Sale	\$56,975
-Mortgage Balance(s)	\$384,252
= Sale Proceeds Before Tax	\$270,963
-Tax: Straight Line Recapture at 25.0%	\$19,854
-Tax on Capital Gains at 20.0%	\$19,998
= SALE PROCEEDS AFTER TAX:	\$231,112

n	\$
0	\$ (138,807)
1	\$6,797
2	\$8,593
3	\$10,468
4	\$12,427
5	\$14,472 + \$270,963

n	\$
0	\$ (138,807)
1	\$6,797
2	\$8,593
3	\$10,212
4	\$10,212
5	\$11,362 + \$231,112

As a commercial real estate investor, the federal tax code gives you three advantages compared to other investments including:

1. Deduct your annual mortgage interest before you calculate your taxable amount;
2. Deduct your cost recovery/depreciation before you calculate your taxable amount, in the future when you sell the property, you only pay back 25% of the benefit you received;
3. Your long term profit, or capital gain, is taxed at 20%

The combination of these benefits could help lower an investor's effective federal tax rate from 35% federal tax rate to only 19%.

Investor's Effective Tax Rate = 19%

Potential Lender - Ventana Fund



Ventana Fund is a NM headquartered, non-profit, CDFI and lender for multifamily product that supports affordable housing with renovations that include energy savings.

Properties that need extensive renovation / rehabilitation like this property are ideal for the Ventana Fund's Threshold product.

Application, term sheet and more can be found at <http://www.ventanafund.org/loan-products/>

"We have worked with the Ventana Fund on several deals and have enjoyed working with them. They have allowed us to look at many deals in underserved areas of New Mexico, like Las Vegas or Moriarty, that we normally wouldn't have been able to. Places that need investment but that currently have holes in the capital market for financing." - **Sam Kunzman, Cory Sutphin, Edge Capital**

"I have worked with many lenders in the past and working with Ventana Fund is by far the easiest and least painful process I have encountered. Ventana Fund has extremely competitive rates and terms, and has been able to move more quickly than any other lender I

Term Sheet

Loan to Value:	Up to 80%
% of renovations funded in loan	Up to 80%
Interest rate range	4.85% to 5.85%
(depends on affordability, risk and % of renovations dedicated to energy savings)	
Application Fee	\$2,500
Origination Fee	1% of loan value
Amortization:	30 years
Balloon	5 years

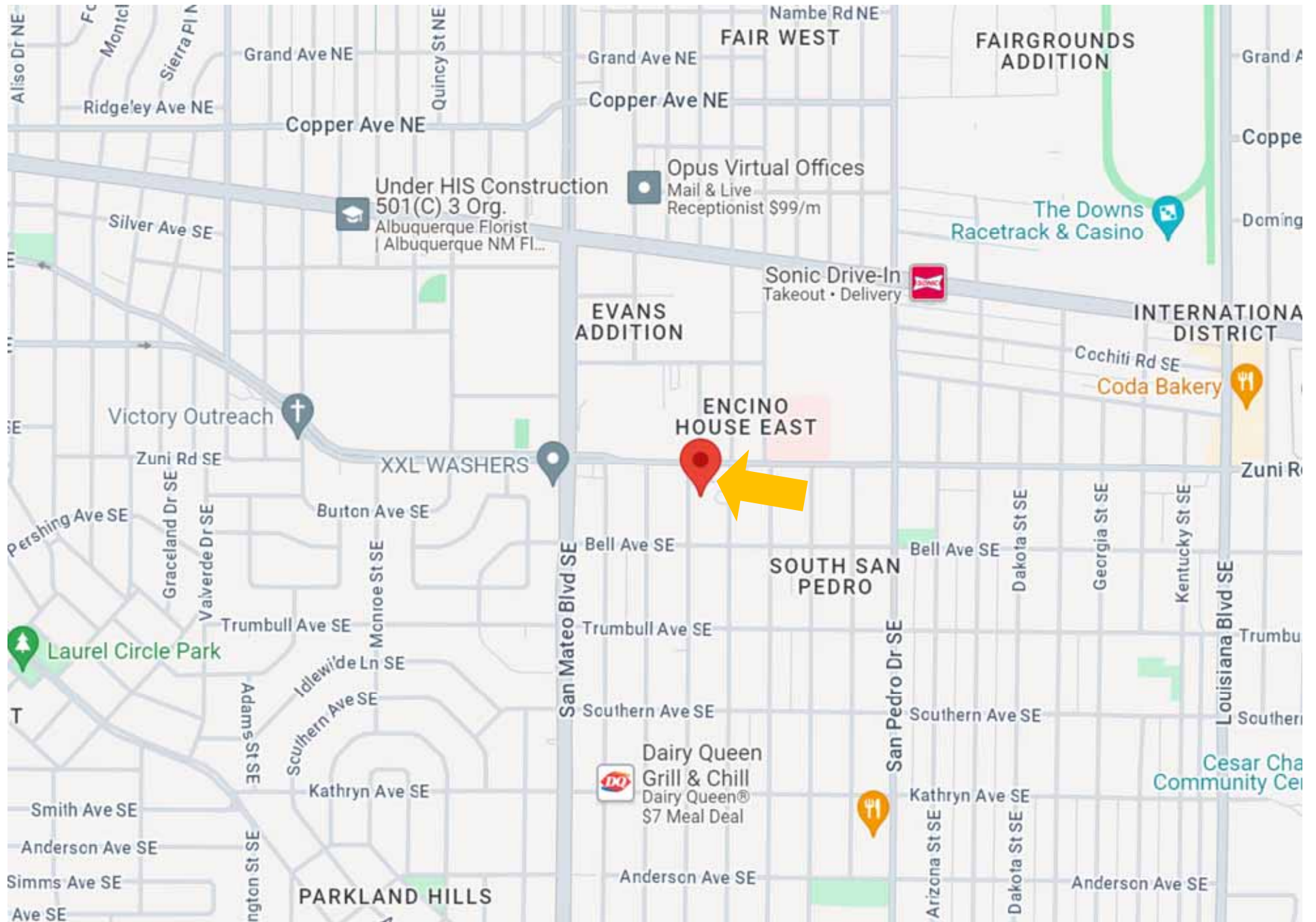
For More info Contact Loan Officer:

Bill Dolan

vwdolan@hotmail.com

*Disclosure: Todd Clarke is a unpaid, volunteer board member of Ventana Fund

Property Info - Area Map



Property Info - Drone Pics



Property Info - Drone Pics - 516 & 520 Palomas Drive SE



Property Exterior Photos



Property Drone Pics



Property GIS Reports

Platted Parcel Address: 516 PALOMAS DR SE
Assessor Parcel Address: 516 PALOMAS DR SE
Report Date: 6/18/2024
www.cabq.gov/gis

Bernalillo County Assessor Ownership Data

[Visit the Bernalillo County Assessor Office for more information.](#)
Owner Name: SEGAL MARK N & FABRICIUS-SEGAL CINDY M
Owner Address: 2487 PROSPECT UPLAND CA 91784
Uniform Property Code (UPC): 101805610850522815
Tax Year: 2024
Tax District: A1A
Legal Description: * 020 005MENDELSBERG BARON BURG HTS
Property Class: R
Document Number: 2003160774 090403 WD-E
Acres: 0.155

Albuquerque Planning and Zoning Data

Jurisdiction: ALBUQUERQUE
IDO Zone District: [R-MH](#)
IDO District Definition: Multi-family High Density
Zone Atlas Page: [L-1B](#)
Land Use: 01 | Low-density Residential
Lot: 20
Block: 5
Subdivision: BARON BURG HEIGHTS MENDELSBERGS REPLAT BLK 5
[Bernalillo County Planning and Zoning](#)

Neighborhood Associations

City Recognized Neighborhood Associations: [South San Pedro NA](#), [South San Pedro NA](#)
[Albuquerque Office of Neighborhood Coordination](#)

Services

Police Beat: 334
Area Command: SOUTHEAST
Residential Trash Pickup and Recycling: Wednesday

City Council Districts

City Council District: [6 - Nichole Rogers](#)
Councilor Email Address: vrogers@cabq.gov
Policy Analyst: Paloma Garcia
Policy Analyst Email Address:
Policy Analyst Phone Number: 505-768-3100

Other Legislative Districts

US Congressional District: 1 - Melanie Stansbury
County Commission District: 3 - Adriann Barboa
NM House Of Representatives: 19 - Janelle I Anyanonu
NM Senate: 17 - Mimi Stewart

APS School Service Areas

Elementary School: WHITTIER
Middle School: WILSON
High School: HIGHLAND
[Albuquerque Public Schools](#)

FEMA Flood Zone: X
[FEMA Flood Map Service Center](#)



Walk Score
70

Very Walkable

Most errands can be accomplished on foot.

Transit Score
44

Some Transit

A few nearby public transportation options.

Bike Score
87

Very Bikeable

Biking is convenient for most trips.

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Assessor Parcel Address: 520 PALOMAS DR SE
Report Date: 6/18/2024
www.cabq.gov/gis

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Tax Year: 2024
Tax District: A1A
Legal Description: * 019 005MENDELSBERG BARON BURG HTS
Property Class: R
Document Number: 2003160777 090403 WD-E
Acres: 0.155

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The Market—Albuquerque, NM



Facebook

Data Center

A



Distribution center under construction—announced 1,000 new jobs

A

Apple

N



announced \$1 Billion of new programming

G

Google

Albuquerque is home to

Three of the six F.A.A.N.G. tech companies:

Due to Sandia and Los Alamos National (nuclear) Laboratories - New Mexico has more PhDs per capita than any other state.

#3rd place in United States for Film and TV

The city has made a major investment in its transportation corridor - along historic Route 66 the new A.R.T. or Albuquerque Rapid Transit has been installed - a \$130M investment and upgrade into this transit corridor. Did you know that apartment communities in the top 10% of walk, bike or transit scores achieve 25% higher rents?

Albuquerque offers over 300 days of sunshine, ski and golf in the same day, hundreds of miles of biking/hiking trails, more parks/open space per person and North America's largest bosque forest.

Albuquerque, New Mexico in the news

- ☑ **9th best mid-sized city of the Future**
Foreign Direct Investment magazine—03/2015
- ☑ **6th best city to travel to for food snobs**
Travel+Leisure—03/2015
- ☑ **America's best city for Global Trade for Skilled Workforce**
Global Trade magazine—11/2014
- ☑ **3rd best city for rent growth**
All Property Management as reported in ABQ Journal—10/2013
- ☑ **6th best city in US for connecting workers to jobs using Public Transportation**
Brookings Institute—July 2012
- ☑ **One of the 10 best park systems in the nation**
Trust for Public Land—2012
- ☑ **3rd most fittest city**
Men's Fitness Magazine— 2012
- ☑ **3rd best city to make movies**
Moviemaker.com— June 2012
- ☑ **Top 25 best places to Retire**
CNNMoney.com—Sept. 2011
- ☑ **15th best city in Bloomberg's Business Week (best cities)**
Bloomberg's Business Week—2011
- ☑ **#17th best bike friendly city**
Bicycling Magazine—2010
- ☑ **Top Ten for Being a Healthy Community**
Outside Magazine—#6—August 2009
- ☑ **One of the Best Cities in the Nation**
Kiplinger Magazine—#2—July 2009
- ☑ **Top 10 places to Live**
U.S. News & World Report—June 2009
- ☑ **AAA rates Albuquerque 2nd in vacation affordability**
American Automobile Association—June 2008
- ☑ **UNM Anderson School Ranked in Global 100**
Aspen Institute, October 2007

Kiplinger
Millionaires in America 2010: All 50 States Ranked | Slide 9 of 32
44. New Mexico



MILLIONAIRE HOUSEHOLDS: 40,450
TOTAL HOUSEHOLDS: 813,135
Concentration of Millionaires: 4.97%

RANK: 44 (+1 from last year)

MEDIAN INCOME FOR ALL HOUSEHOLDS: \$47,169

MEDIAN HOME VALUE: \$174,700

New Mexico is a land of stark contrasts when it comes to its millionaire population. Los Alamos, New Mexico – best known for the world-famous Los Alamos National Laboratory – seems like an unlikely place to find a lot of millionaires. **But at 13.2%, it has the second-highest concentration of millionaires per capita of any city in the U.S.**

In addition to medicine, top-paying jobs are found in general internal medicine, engineering management and psychiatry.

Yet outside of Los Alamos, the state's concentration of millionaires puts it in the bottom 10 in the U.S. Fewer than 1 in 20 households claiming investable assets of \$1 million or more. **The upside of having fewer millionaires is that it helps keep a lid on living costs, which are 8.9% below the U.S. average.** For residents of all means, the Land of Enchantment is [somewhat tax-friendly](#), though [it's a mixed bag for retirees](#). Social Security benefits are subject to tax by the state, as are retirement account distributions and pension payouts.

Multifamily investment sales process / thoughts:

My name is Todd Clarke CCIM CIPS and I am a commercial Realtor who has been selling apartment investments for over 35 years. In that time, I have listed/sold over 17,475 units totaling \$831M. I also teach investment sales analysis for the CCIM institute (27 years, over 4,000 students in a dozen countries). I share this with you so you know that the balance of this document comes from experience, and my ideals about how the apartment business runs. This also gives you insight into how we counsel and advocate for our clients.

Most of your **Buyer's questions** about rents, expenses, and property info can be answered by downloading the flyer & APOD (Annual Property Operating Data) from the document center. **Please READ THEM. If you are new to investment sales, I am glad to assist you, but please know:**

Showings/Tours

Residents have rights under the NM Landlord Resident Relations act, and Landlords take that law seriously.

Many Landlords consider their residents to be their **customers**. They work hard to keep them **happy**. Any attempt by a 3rd party to visit the property without the Landlord's prior written approval jeopardizes the Landlord's and Resident's happy customer relationship.

Do not disturb the residents, do not walk the property. It is considered rude to do either, and many Sellers will refuse to work with Buyers who violate this provision.

Landlords (Sellers) rarely are willing to show a property prior to having an offer.

Where possible, we have included virtual tours in high definition – please look to the flyer for those links.

Sellers suggest Buyers make an offer subject to inspection and that the buyer work hard to consolidate their inspections and appraisal review on the same business day, to minimize the impact on the residents, who are the sellers clients.

Commercial vs. Residential Real Estate sales

Apartment investments are considered commercial real estate sales. Although the occasional apartment will sell to an owner/occupant, from the Seller's and Listing Broker's perspective, they approach the transaction in a business-like manner, where it is all about the numbers, and very little about the emotions.

Commercial brokers work regular business hours during business days, and so do most of their clients. Please do not write an offer with an expiration date on a weekend, or a response period of anything less than 3 business days. Please do not text, or expect return phone calls after regular business hours.

Offers

Commercial transactions often start with a two page letter of intent or LOI – this allows the parties to share the skeleton of a deal. If they can reach a meeting of the minds, they will then flesh out the details in a purchase and sale agreement. If your client chooses to do a letter of intent, please make sure your letter of intent form includes the basics like price, closing date, contingencies, and who pays what closings costs.

The current (2021) activity level from investors interest in our marketplace is three times higher than it was before then pandemic, which was 10 times higher than it was in 2016, our market is saturated with out of state investors, and I often tell buyers that they have a 1 in 10 chance of becoming an owner, where as everyone of my Sellers have a 1 in 1 chance of selling.

Please let your client know that I work with my clients on a merit based negotiation system -

we do not play the high/low game, and my **listing agreement pre-authorizes me to let you know when a (low) offer is likely not to be responded to by my Seller, so call first before your client suggests a low ball offer.**

If your client's strategy is to count days on market and expect a discount, please let them know we specialize in helping our clients establish the leading edge of current market pricing, and our clients are prepared to wait for the right investor who can meet their deal goals.

The follow-up questions Sellers ask after what is the price is, does the Buyer know the market? Have they been here? Do they have a team (management, lender, etc.) in place? Be prepared to answer these questions an advocate for your buyer, particularly if there are multiple competing offers.

Most of my Sellers are as focused on certainty of closing as they are the price, so don't be surprised when we ask you for proof of funds of down payment and a prequal letter from a qualified lender.

The standard in commercial transactions is that the Buyer pays for their own inspections and financing costs, and issues raised by the Buyer's lender are the Buyers to deal with. As the seller is sharing the information on the property with the buyer, the expectation is the buyer will share all information with the seller so they can troubleshoot/problem solve together.

BID Process

If this property is being marketed with the BID process, then **the ask (start) price is set low** with the intention of garnering a lot of investor interest that will lead to multiple offers, a best and final round **with a final close price that is considerably higher than the original ask price**. This process may be new to you, but we have been using it for over 16 years. By participating in the BID Process, best case, your buyer becomes an owner, worst case they receive an education on current market conditions.

If the property is being marketed using the BID process, the tour date and time is the **only time** the property is available for a viewing. This is not an inspection. Please do not bring your vendors, inspectors, ladders, etc. This is not an open house, but a guided tour that lasts 10 to 20 minutes and allows you a chance to view the interior condition.

Client Control

Your client's actions represent you in this transaction, and your actions represent them. Please let your client know they have only one chance to make a good impression with my Sellers.

When in doubt, please ask for permission via email, **do not** take action and expect forgiveness from a Seller. Please let your clients know that their actions will be considered by the Seller when they review offers and rank them in likelihood to close.

Open invitation – on a monthly basis, we host a luncheon for brokers and property managers who have an interest in apartment investments – just email me for an invitation. Please know that I love this business and I am glad to share my knowledge, expertise and enthusiasm with you and your Buyer. I want to help you, help them, to be a great landlord and investor.

I look forward to working on this transaction with you—Sincerely, **Todd Clarke CCIM CIPs**

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.



DMC



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
Total	3302	986	7963

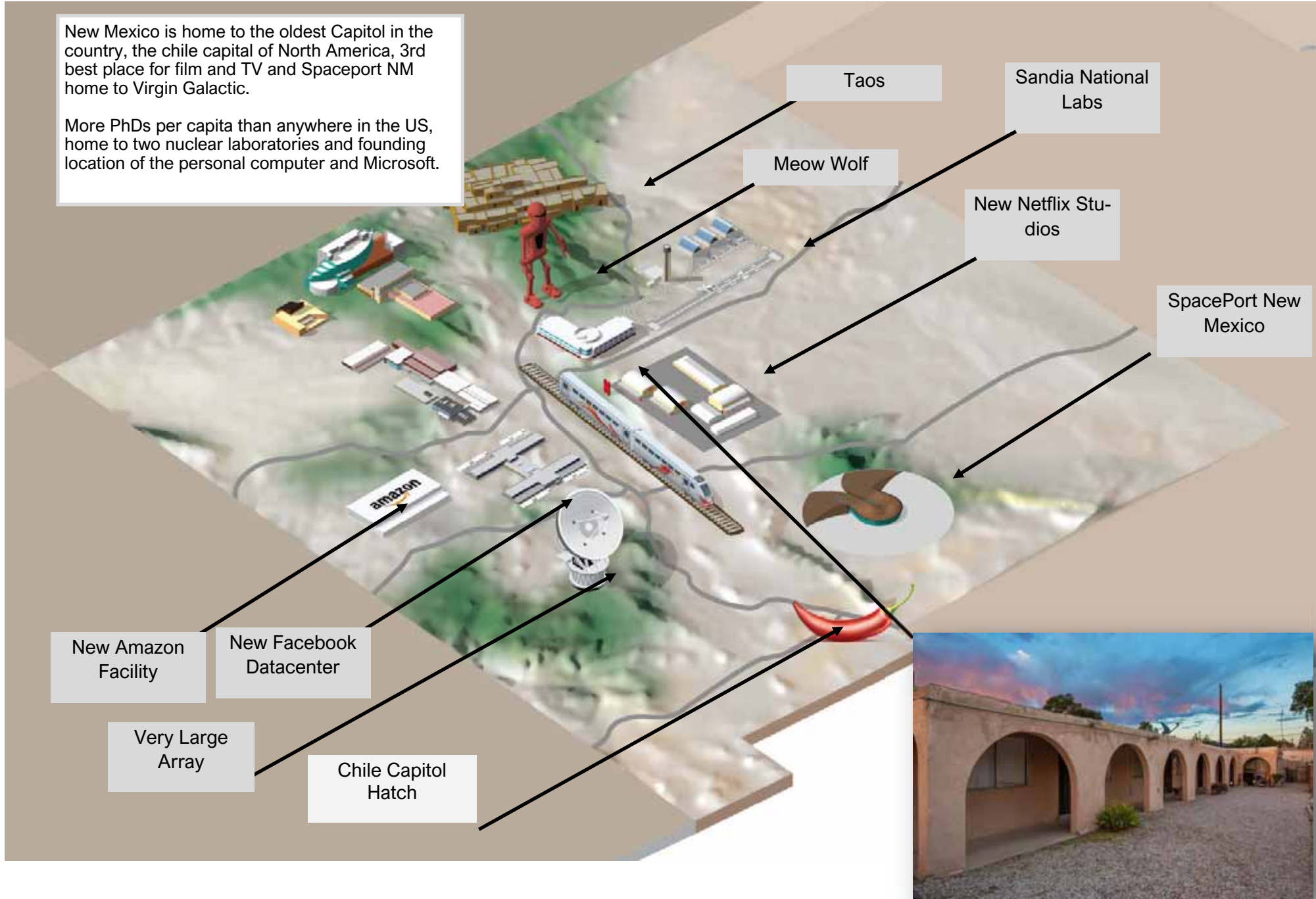
Source: New Mexico Film Office



New Mexico is on the international map

New Mexico is home to the oldest Capitol in the country, the chile capital of North America, 3rd best place for film and TV and Spaceport NM home to Virgin Galactic.

More PhDs per capita than anywhere in the US, home to two nuclear laboratories and founding location of the personal computer and Microsoft.



Further Information

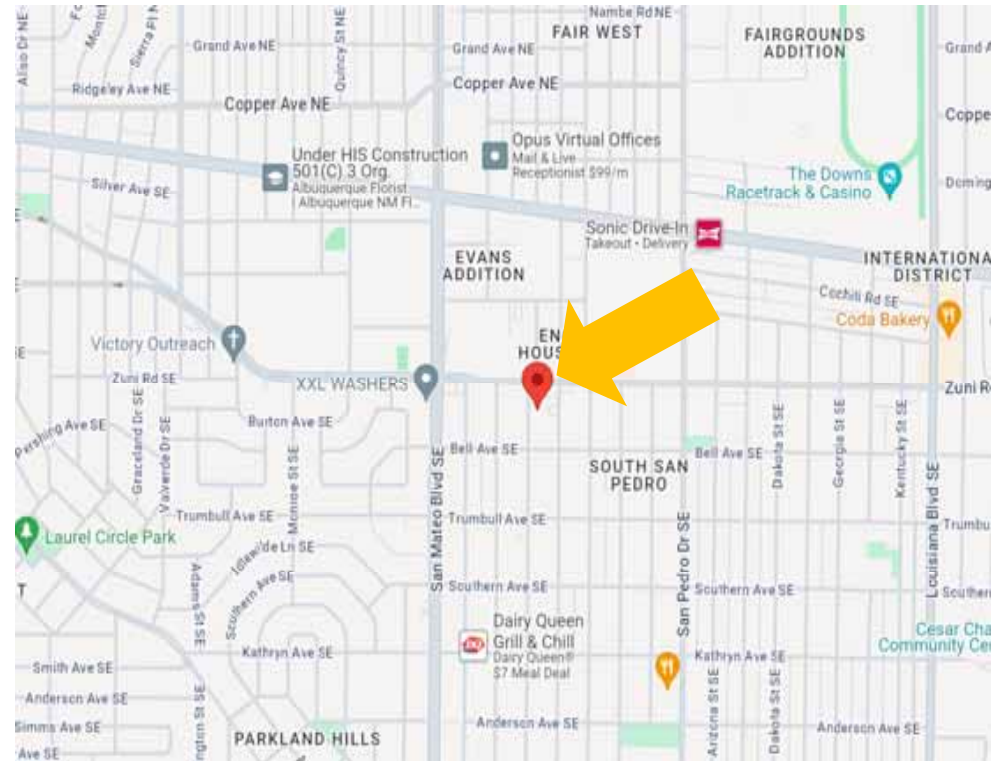
Do not walk property, or disturb residents.

To register for additional information and tour on July 30th at noon go to: www.nmapartment.com/516PalomasDrSE

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

The owner and property are represented by Todd Clarke CCIM of NM Apartment Advisors who has over 34 years of experience, and Kyle Deacon who currently manages the asset. 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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