



1612 Gold Ave SE

ALBUQUERQUE, NM 87106



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NM #2469

OFFERING SUMMARY



PROPERTY HIGHLIGHTS

- **Prime Investment Location:** Situated in the historic Silver Hill neighborhood, within walking distance to the University of New Mexico (UNM) and Presbyterian Hospital.
- **Multi-Unit Configuration:** Features 5 units (primarily efficiency/1-bedroom) with a consistent rental history and a total monthly income of approximately \$3,595.
- **Transit-Friendly Scores:** Rated as a “Biker’s Paradise” (90) and highly walkable (78), making it an ideal rental for students and car-free professionals.
- **Ample On-Site Parking:** Includes approximately 9 off-street parking spaces, a rare and high-value asset for a multi-family property in this dense urban area.

PROPERTY INFORMATION

Address	1612 Gold Ave SE Albuquerque, NM 87106
Units	5
Year Built	1960

PRICING & TERMS

Pricing	\$600,000
Downpayment	\$150,000 (25%)
Loan Cost	\$6,750
1st Loan	\$450,000 (75%)

VALUE INDICATORS

	Current	Market
GRM	13.91	11.36
CAP Rate	4.41%	5.92%
Price/Unit	\$120,000	\$120,000
Price/SqFt	\$234.01	\$234.01
Cash Return	-4.90%	0.89%
Annual Return	-1.79%	4.01%
SqFt. Income	\$16.83	\$20.59

FINANCIALS

UNIT MIX & SCHEDULED INCOME

Unit Type	Unit Count	SF	Actual Rent	Monthly Income	Market Rent	Market Income
1 Bed / 1 Bath	1	784	\$875	\$875	\$1,000	\$1,000
1 Bed / 1 Bath	1	784	\$795	\$795	\$1,000	\$1,000
Efficiency	1	332	\$605	\$605	\$800	\$800
Efficiency	1	332	\$625	\$625	\$800	\$800
Efficiency	1	332	\$695	\$695	\$800	\$800
Total	5	2,564 SF		\$3,595		\$4,400
Annual Gross				\$43,140		\$52,800



FINANCIALS

CASHFLOW ANALYSIS

	%	Current	%	Market
Gross Scheduled Income		\$43,140		\$52,800
Vacancy	6.0%	(\$2,588)	6.0%	(\$3,168)
Effective Gross Income		\$40,552		\$49,632
Expenses	32.7%	(\$14,100)	26.7%	(\$14,100)
Net Operating Income		\$26,452		\$35,532
Loan Payment		(\$34,132)		(\$34,132)
Cash Flow		(\$7,680)		\$1,400
Plus principal reduction		\$4,882		\$4,882
Return on Equity	-1.79%	(\$2,798)	4.01%	\$6,282

ANNUAL OPERATING EXPENSES

Real Estate Taxes	\$3,500
Insurance	\$3,300
Utilities	\$5,300
Landscaping	\$2,000
Total Estimated Expenses	\$14,100
Expenses/Unit	\$2,820

ASSUMPTIONS

Current Vacancy, Collection Loss:	6.0%
Market Vacancy, Collection Loss:	6.0%
Expense Rate:	32.7%
1st Loan Interest Rate:	6.50%
Vacant Units/Month:	0.3
Expense Per Unit/Year:	\$2,820
Year Amortization:	30
Expense Per SqFt:	\$4.86
Monthly Payment 1st Loan:	\$2,844

CLOSE-IN AERIAL



HIGH-UP AERIAL

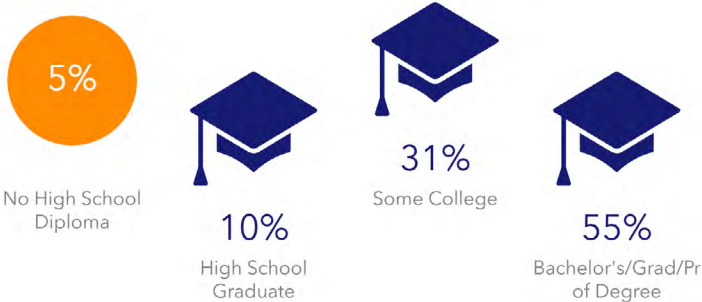


DEMOGRAPHIC DATA | 2-MINUTE DRIVE-TIME

KEY FACTS



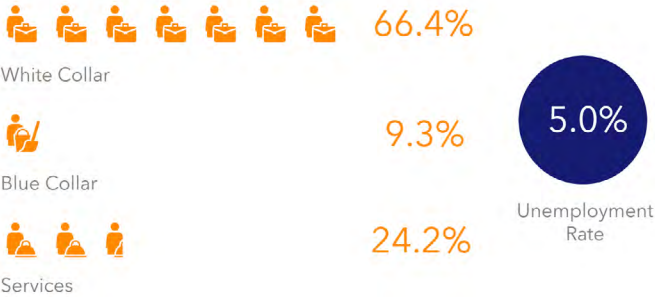
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



2025 Households by income (Esri)

The largest group: <\$15,000 (23.4%)

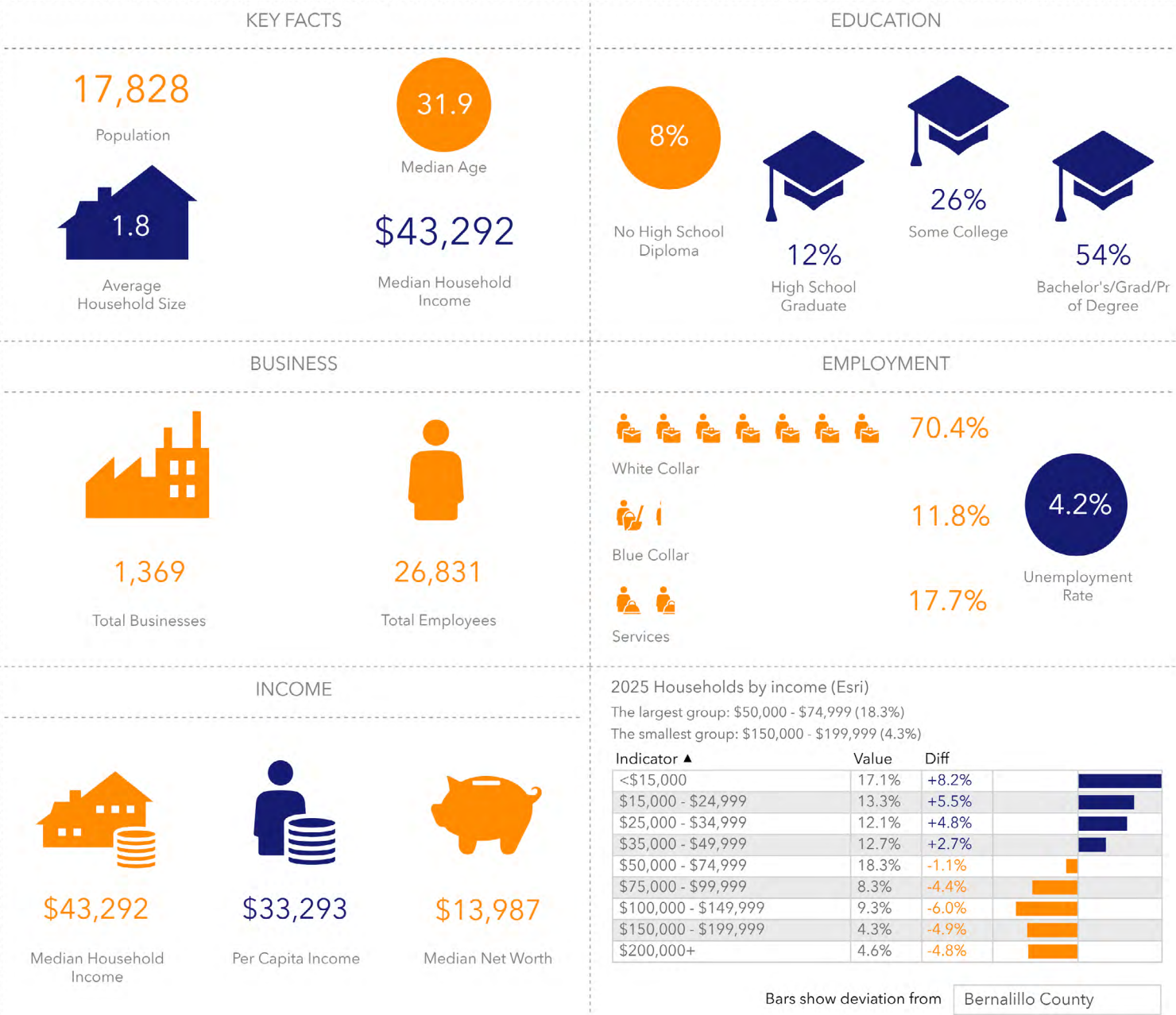
The smallest group: \$200,000+ (1.2%)

Indicator ▲	Value	Diff	
<\$15,000	23.4%	+14.5%	
\$15,000 - \$24,999	13.3%	+5.5%	
\$25,000 - \$34,999	15.4%	+8.1%	
\$35,000 - \$49,999	16.0%	+6.0%	
\$50,000 - \$74,999	17.6%	-1.8%	
\$75,000 - \$99,999	4.4%	-8.3%	
\$100,000 - \$149,999	4.2%	-11.1%	
\$150,000 - \$199,999	4.6%	-4.6%	
\$200,000+	1.2%	-8.2%	

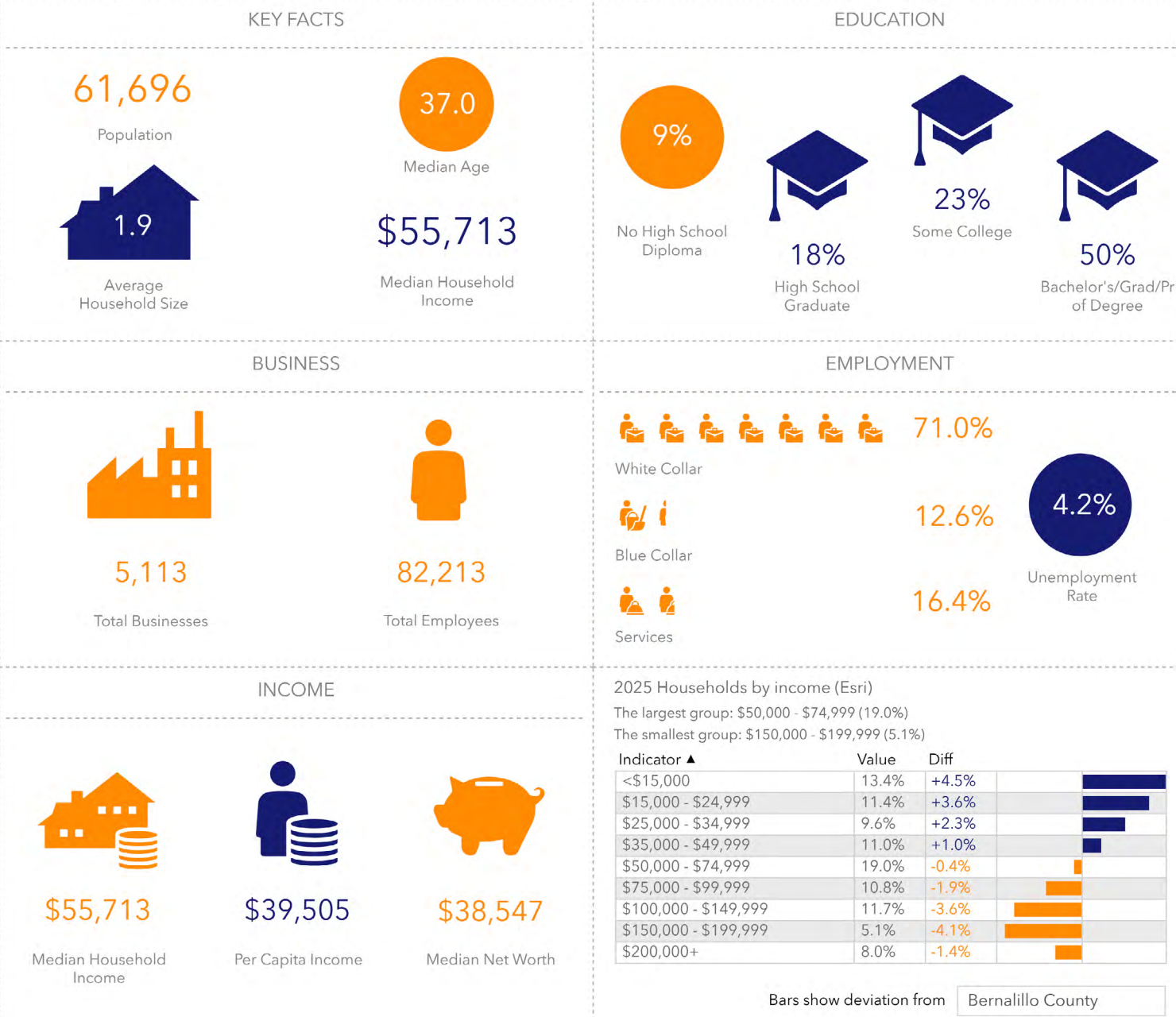
Bars show deviation from Bernalillo County

ESRI Data

DEMOGRAPHIC DATA | 5-MINUTE DRIVE-TIME

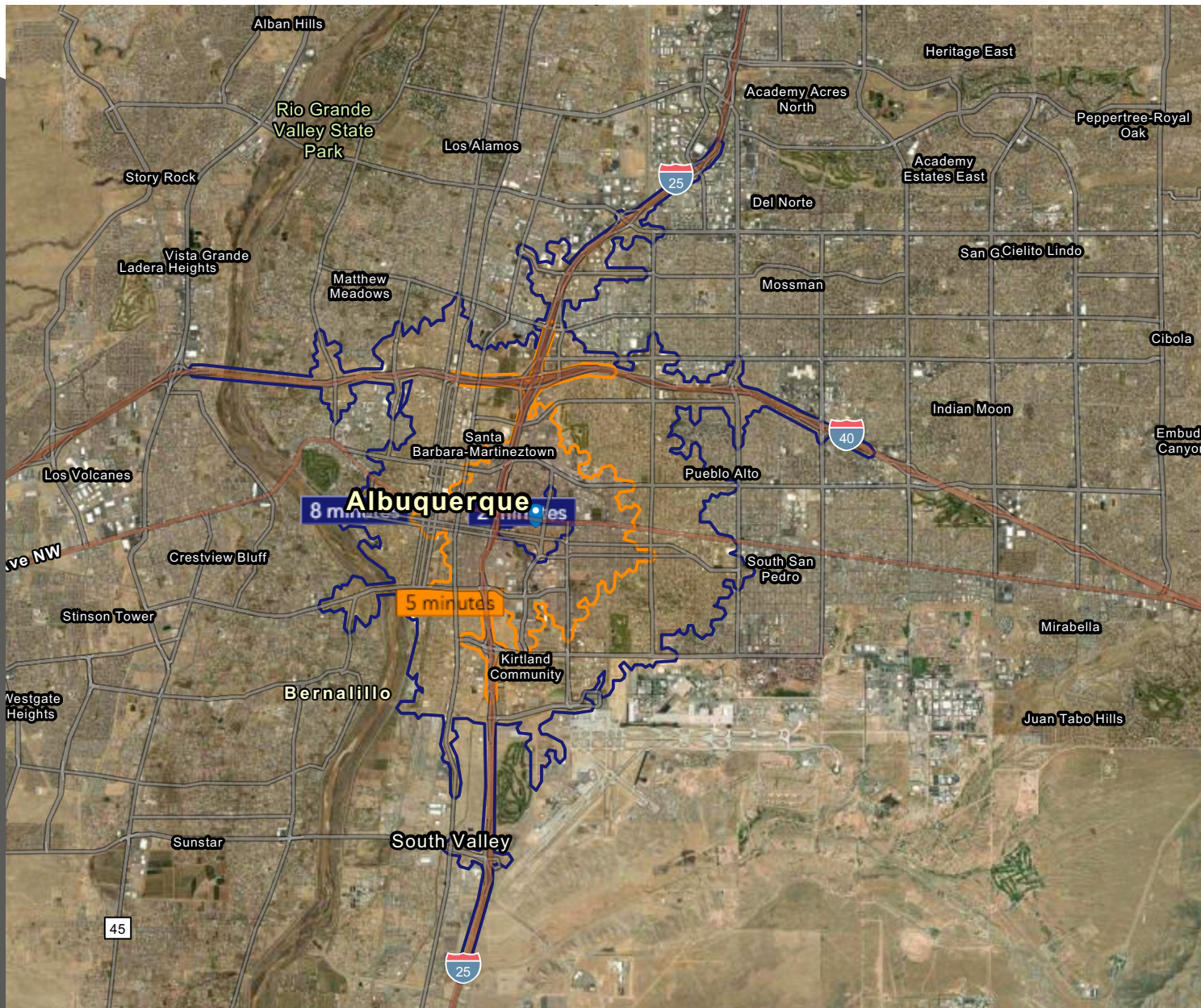


DEMOGRAPHIC DATA | 8-MINUTE DRIVE-TIME



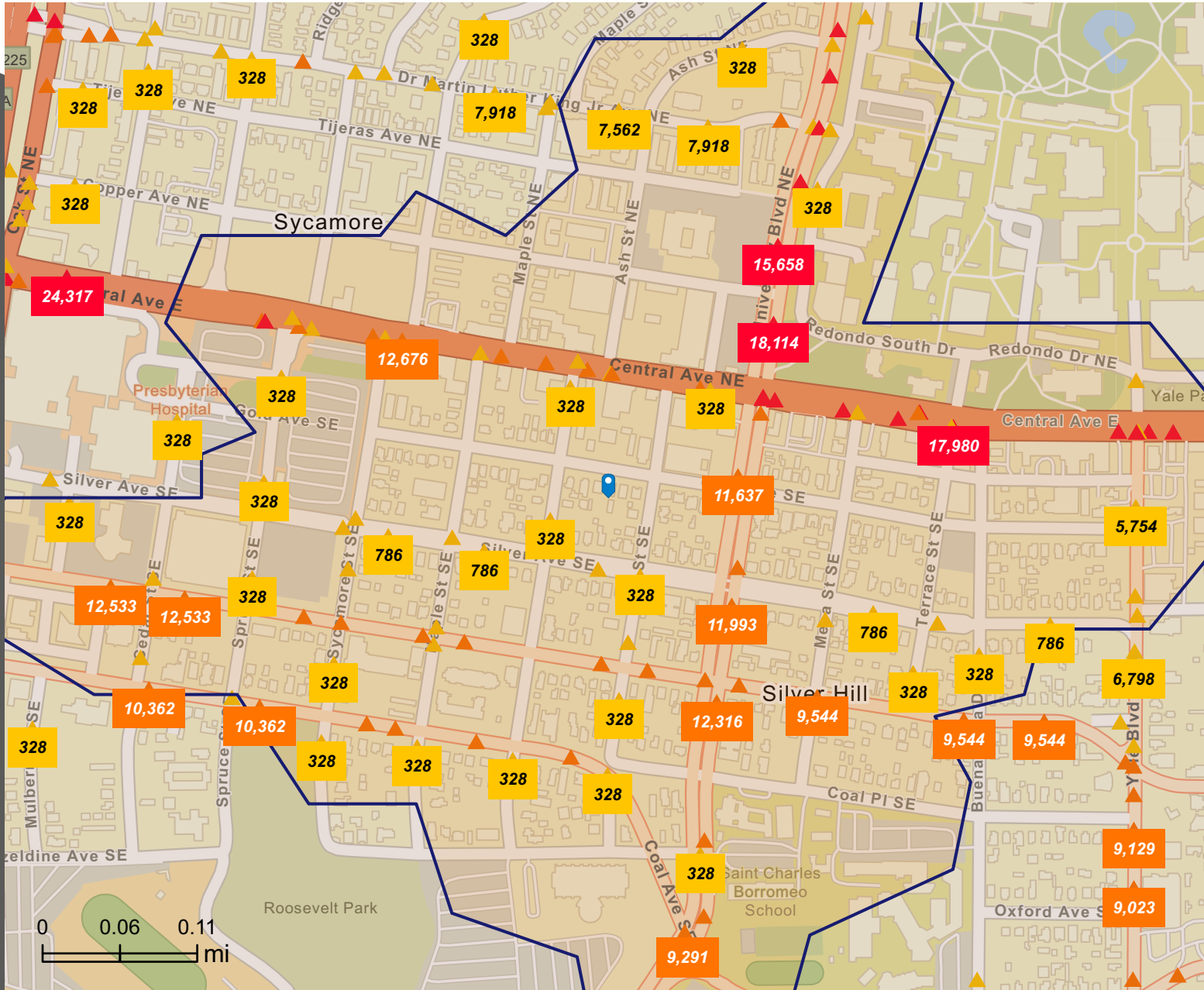
ESRI Data

DRIVE-TIME MAP



ESRI Data

TRAFFIC COUNT MAP



ESRI Data



Collective Strength, Accelerated Growth

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