

GRANTS 4-PLEX

1241 Jelso | Grants, NM
OFFERING MEMORANDUM

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Exclusively Marketed By



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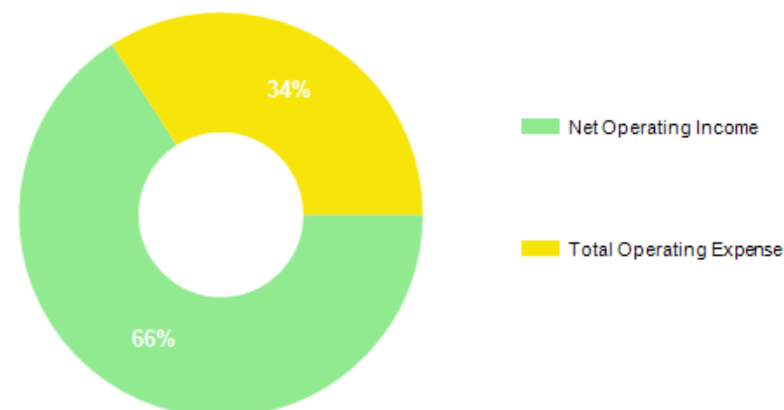
Financial Analysis

Income & Expense Analysis

GRANTS 4-PLEX

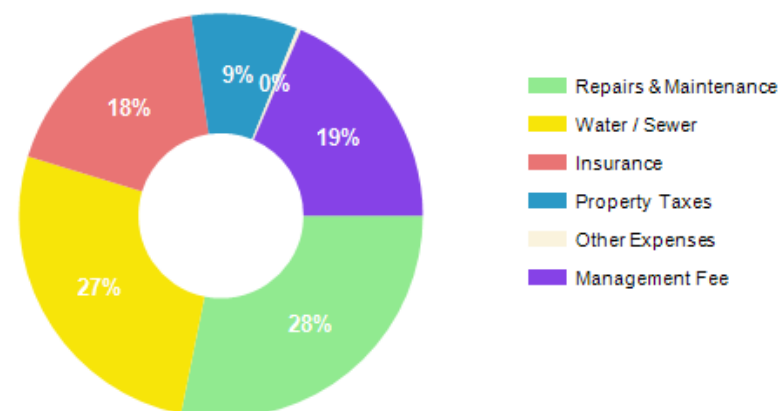
REVENUE ALLOCATION CURRENT

INCOME	CURRENT
Gross Scheduled Rent	\$38,400
Gross Potential Income	\$38,400
General Vacancy	-5.00%
Effective Gross Income	\$36,480
Less Expenses	\$12,421
Net Operating Income	\$24,059



EXPENSES	CURRENT	Per Unit
Property Taxes	\$1,057	\$264
Insurance	\$2,223	\$556
Management Fee (\$)	\$2,300	\$575
Repairs & Maintenance	\$3,500	\$875
Water / Sewer	\$3,300	\$825
Other Expenses	\$41	\$10
Total Operating Expense	\$12,421	\$3,105
Expense / SF	\$5.18	
% of EGI	34.04%	

DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

GRANTS 4-PLEX

02 Executive Summary

Investment Summary

OFFERING SUMMARY

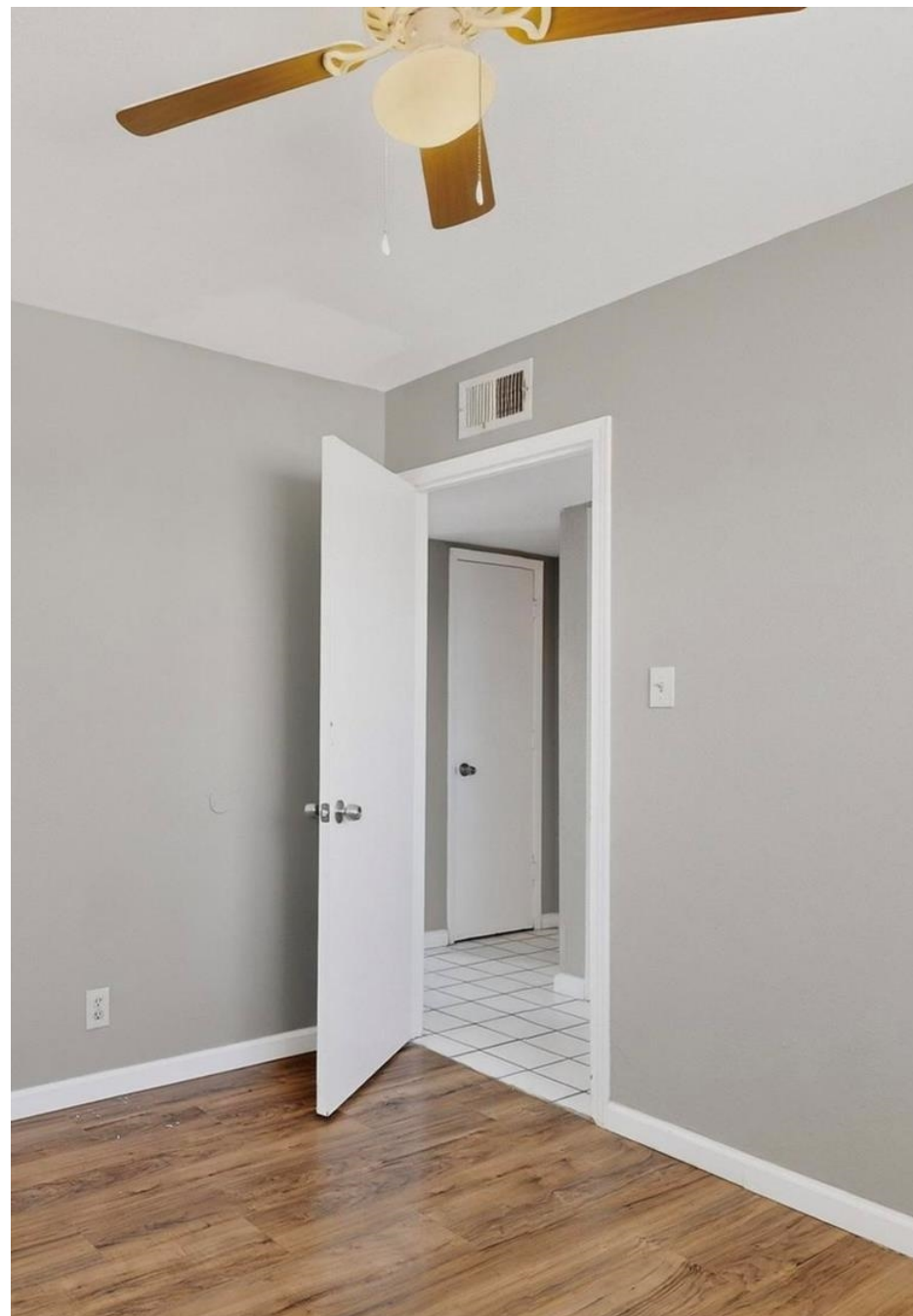
ADDRESS	1241 Jelso Grants NM 87020
COUNTY	Cibola
BUILDING SF	2,400 SF
LAND SF	6,490 SF
LAND ACRES	.15
NUMBER OF UNITS	4
YEAR BUILT	1980
YEAR RENOVATED	2024
APN	2054062065361
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$270,000
PRICE PSF	\$112.50
PRICE PER UNIT	\$67,500
OCCUPANCY	95.00%
NOI (CURRENT)	\$24,059
CAP RATE (CURRENT)	8.91%
GRM (CURRENT)	7.03



- Located in the heart of Grants, 1241 Jelso Ave is a well-maintained two-story fourplex offering an excellent investment opportunity in a stable rental market. Built in approximately 1980, the property consists of four spacious units, each thoughtfully designed with 2 bedrooms, 1 bathroom, a full kitchen, and comfortable living space. Each unit averages approximately 600 square feet, providing efficient layouts that appeal to long-term tenants seeking affordability and functionality. The building totals roughly 2,400 square feet and sits on a ~0.15-acre lot, offering manageable upkeep while still delivering strong rental potential.
- Recent updates—including stucco repair and color coat, newer cooling units, and a TPO roof installed approximately 5 years ago—help reduce near-term capital expenses and enhance overall property stability. This asset is ideal for investors, with historically strong occupancy and rental rates around \$800 per unit, supporting consistent cash flow.
- Conveniently located near Wells Park, Los Alamitos Middle School, retail, and local amenities, the property benefits from its position within a quiet residential neighborhood while still maintaining access to major thoroughfares and employment centers.



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Location

Location Summary

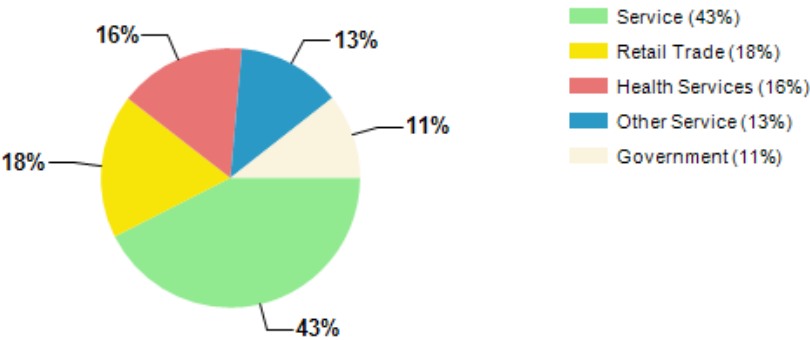


Image © 2023 Airbus



- Located in western New Mexico, about 75-80 miles from Albuquerque. Grants is the largest city in Cibola County and sits along Interstate 40 and historic Route 66. Grants has good access to outdoor recreation such as hiking, biking, fishing, and camping. Discover the ancient lava flows and wide open skies.

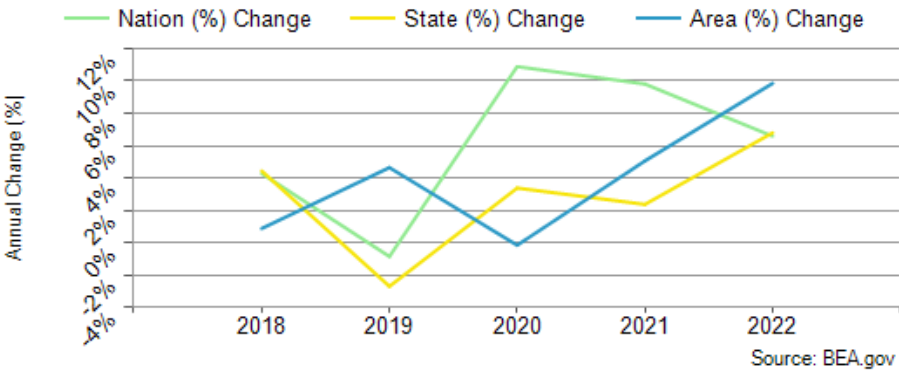
Major Industries by Employee Count



Largest Employers

State of New Mexico	21,911
Los Alamos National Laboratory	10,920
Christus St. Vincent Regional Medical Center	2,132
Santa Fe Public Schools	2,000
Presbyterian Medical Services	1,400
Santa Fe County	950
Santa Fe Opera	641
Peters Corporation	589

Cibola County GDP Trend





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Property Description

Property Features

Floor Plan

Property Images

GRANTS 4-PLEX

PROPERTY FEATURES	
NUMBER OF UNITS	4
BUILDING SF	2,400
LAND SF	6,490
LAND ACRES	.15
YEAR BUILT	1980
YEAR RENOVATED	2024
# OF PARCELS	1
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

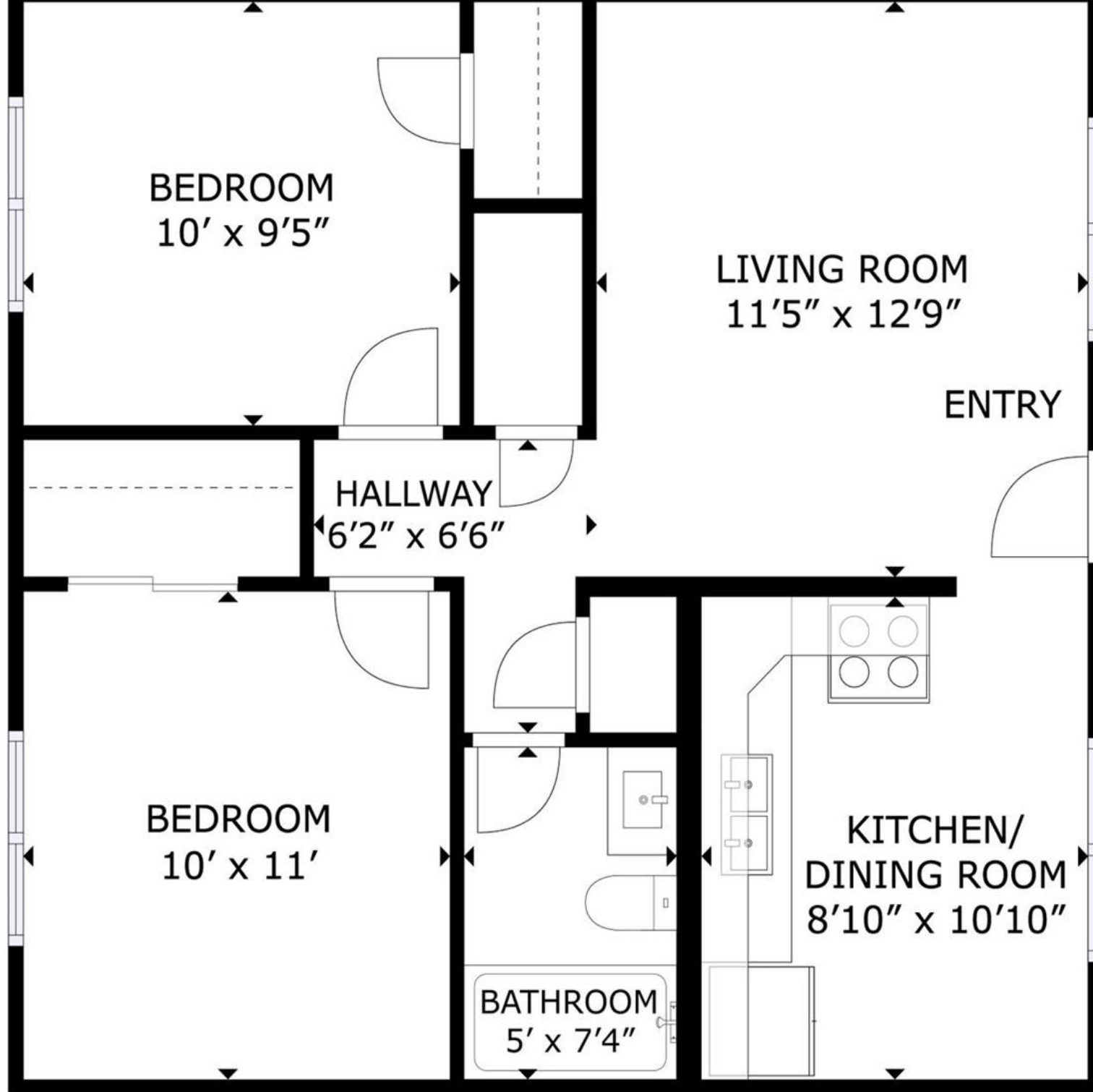
FEES & DEPOSITS	
SECURITY DEPOSIT	Equal to first month rent
PET FEE	25 per month

MECHANICAL	
HVAC	Evaporative Cooling

UTILITIES	
WATER	Landlord
TRASH	Landlord
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION	
FOUNDATION	Cement
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	TPO
STYLE	Flat
LANDSCAPING	Xeriscaping





1241 Jelso Ave, Unit A, Grants, NM, 87020

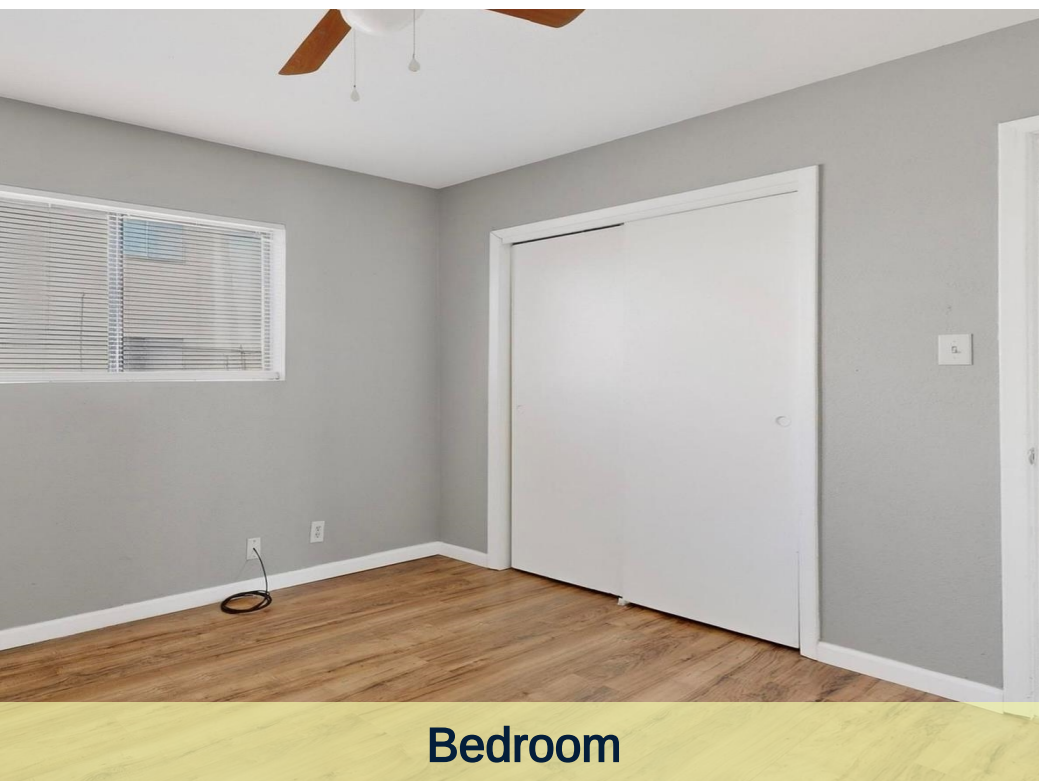
FLOOR 1: 599 sq ft



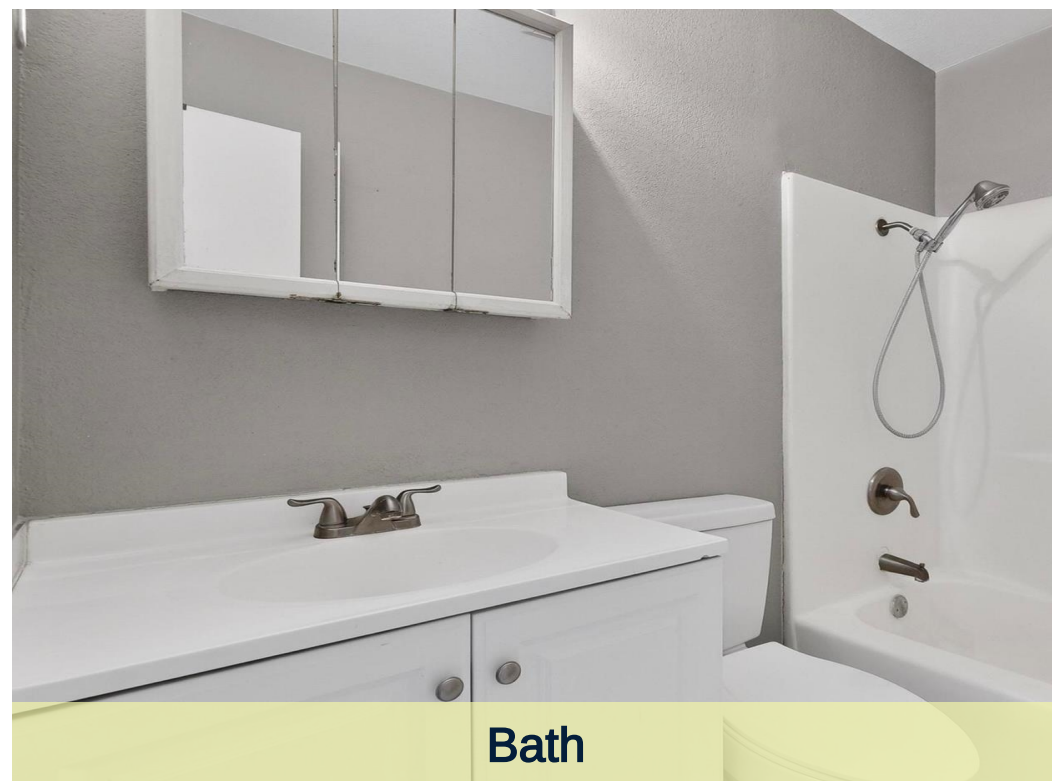
Living Room



Kitchen



Bedroom



Bath

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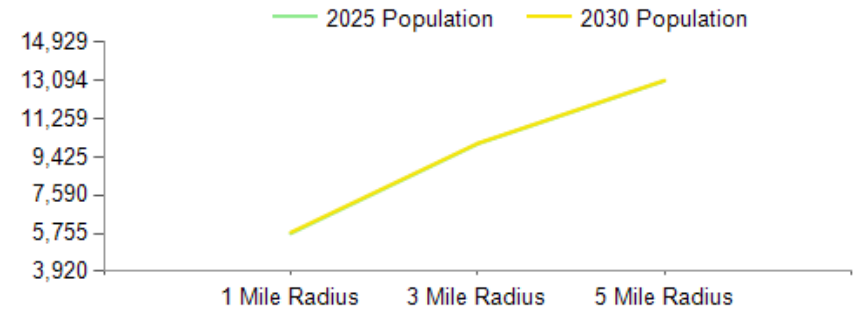
Demographics

General Demographics

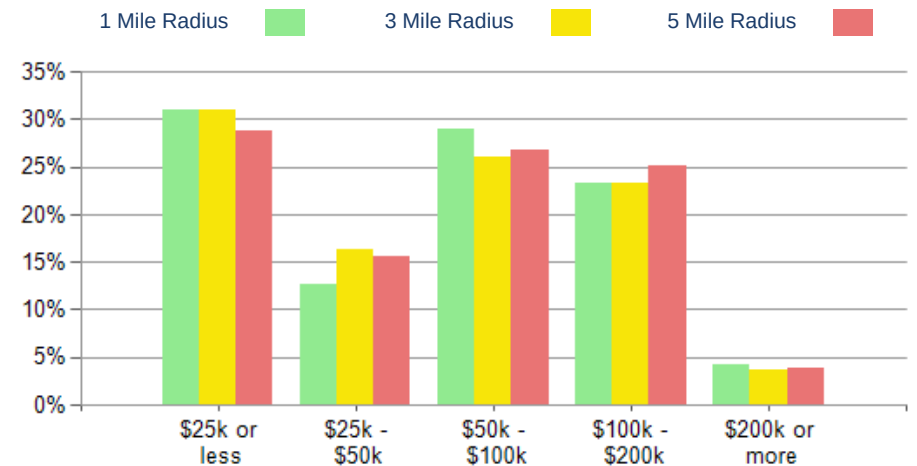
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,870	9,774	12,725
2010 Population	5,621	10,000	13,306
2025 Population	5,755	10,050	13,075
2030 Population	5,804	10,075	13,094
2025 African American	64	180	217
2025 American Indian	1,403	2,089	2,561
2025 Asian	157	209	217
2025 Hispanic	2,792	5,292	6,854
2025 Other Race	1,036	1,724	2,275
2025 White	2,231	3,756	5,144
2025 Multiracial	862	2,084	2,651
2025-2030: Population: Growth Rate	0.85%	0.25%	0.15%

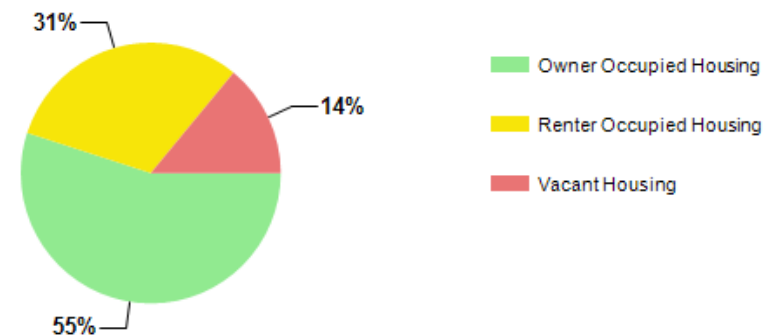
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	497	690	832
\$15,000-\$24,999	181	336	465
\$25,000-\$34,999	106	180	230
\$35,000-\$49,999	171	360	472
\$50,000-\$74,999	240	369	555
\$75,000-\$99,999	393	493	647
\$100,000-\$149,999	342	547	890
\$150,000-\$199,999	167	225	242
\$200,000 or greater	92	119	169
Median HH Income	\$64,843	\$55,824	\$61,653
Average HH Income	\$78,011	\$72,908	\$75,112



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

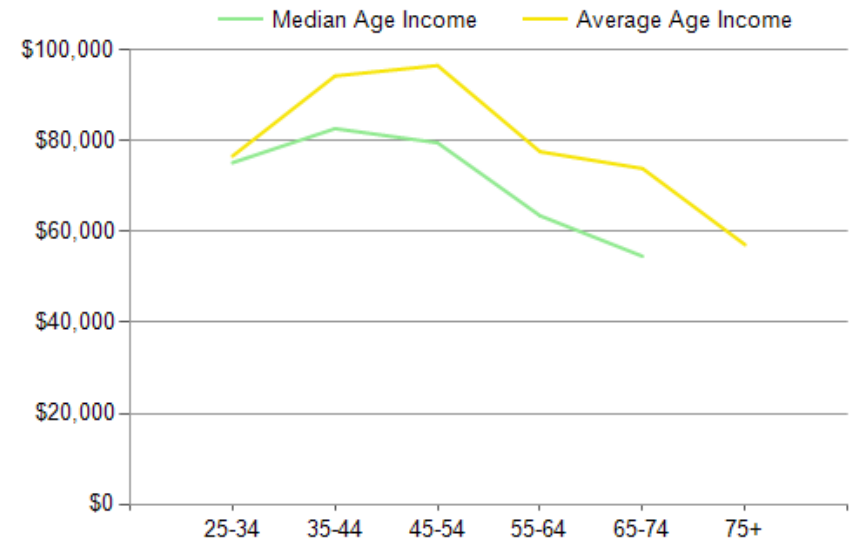
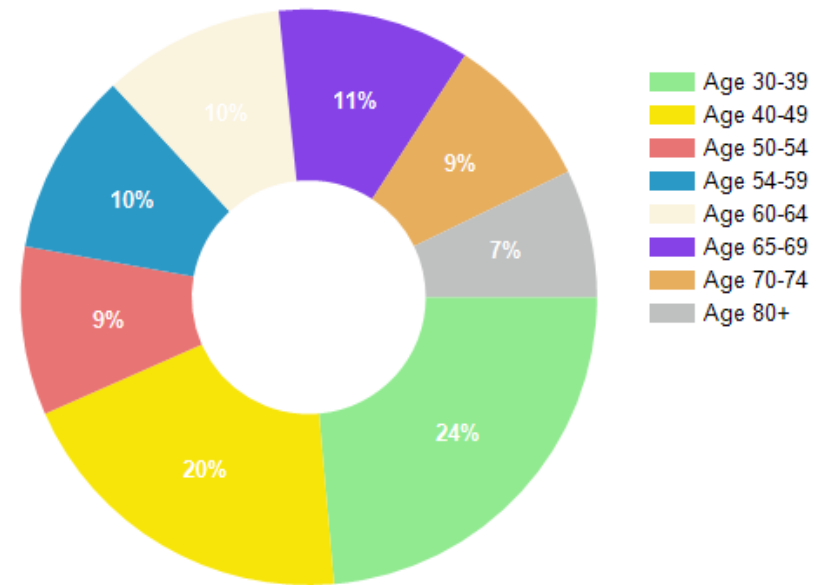


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	362	784	953
2025 Population Age 35-39	371	733	908
2025 Population Age 40-44	316	599	783
2025 Population Age 45-49	298	534	734
2025 Population Age 50-54	294	552	695
2025 Population Age 55-59	320	551	714
2025 Population Age 60-64	317	568	806
2025 Population Age 65-69	335	571	805
2025 Population Age 70-74	270	463	641
2025 Population Age 75-79	223	364	498
2025 Population Age 80-84	132	217	291
2025 Population Age 85+	103	185	238
2025 Population Age 18+	4,195	7,686	10,108
2025 Median Age	36	37	38
2030 Median Age	37	38	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,214	\$66,272	\$73,353
Average Household Income 25-34	\$76,670	\$72,753	\$77,399
Median Household Income 35-44	\$82,722	\$77,568	\$79,148
Average Household Income 35-44	\$94,312	\$86,711	\$89,336
Median Household Income 45-54	\$79,596	\$76,734	\$78,888
Average Household Income 45-54	\$96,612	\$89,290	\$90,364
Median Household Income 55-64	\$63,529	\$59,170	\$63,963
Average Household Income 55-64	\$77,626	\$74,738	\$77,487
Median Household Income 65-74	\$54,594	\$48,089	\$51,101
Average Household Income 65-74	\$73,933	\$69,259	\$70,069
Average Household Income 75+	\$57,138	\$52,497	\$54,568

Population By Age



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The information contained herein is not a substitute for a thorough due diligence investigation. Hanna Commercial, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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