

**12229 Menaul Blvd NE,
Albuquerque, NM 87112**



Register for Additional Info: www.nmapartment.com/menaul12229

Far NE Heights Triplex

Units: 3
Appx Size: 3,110 sf
Land: 0.1884 ac
Price: \$579,429
GRM: 12.15
Cap Rate: 5.36%
IRR after Tax: 13.2%

The Offering

NM Apartment Advisors is excited to bring to market this rare opportunity to own a far northeast heights owner occupant style triplex. These units were custom designed for multi-generational living and include private backyard areas.

The unit mix includes:

- Unit A is a 1,274 square foot, 3 bedroom / 2 bathroom with a 2 car garage.
- Unit B is a 1,007 square foot, 2 bedroom, 1 bathroom home.
- Unit C is a 829 square foot, 2 bedroom, 1 bathroom home.

Located in a very quiet and serene NE Heights neighborhood close to foot-hills trails and shopping.

Do not miss out on this opportunity to buy a core asset in a market with strong economic growth from all of the new Netflix, Facebook, Intel, and Amazon jobs that have created a housing shortage that has led to double digit annual rent growth.



The Property

Address: 12229 Menaul Blvd NE

Number of units: 3

Year of construction: 1977 per county assessors records

Bldg. Size: 3,107sf +/- per Assessor

Site Size: 0.1884 acres

Avg. Unit Size: 1,037 sf

UPC#: 102205943630110604

Legal: Lot 18A Replat of Lots 15 thru 25, Block 7, Brentwood Hills Subdivision

Ask Price: \$579,429

\$/ unit: \$193,143

\$/sf: \$186.31

	Actual/Est (2022)	Proforma (2023)
Avg. Rent:	\$1,325	\$1,633
GRM:	12.15	9.85
Cap Rate Before reserves:	5.36%	6.62%
Cap Rate After reserves:	5.25%	6.50%
Year 1 NOI:	\$30,399	\$37,656
Cash on Cash:	-02.0%	4.99%
Before Tax IRR:	17.2%	
After Tax IRR:	13.2%	

Annual Property Operating Data (APOD)

NM Apartment Advisors Financial Overview for:

12229 Menaul NE

Prepared by: Todd Clarke CCIM

11/27/2023

Unit/Rent Summary

Unit #	Type	Style	Approx Size	Actual Rent	Street Rate	Renovated Market Rents	Actual Rent \$/sf	E Total Actual	C Total Max Rent for this type	A Total Market Potential	Total sf
A		3br/2ba w/2cg	1,274	\$ 1,625	\$ 1,675	\$ 2,100	\$ 1.28	\$ 1,625	\$ 1,675	\$ 2,100	1,274
B		2br/1ba - eff 2/1	1,007	\$ 1,200	\$ 1,200	\$ 1,550	\$ 1.19	\$ 1,200	\$ 1,200	\$ 1,550	1,007
C		2br/1ba - eff 2/1	829	\$ 1,150	\$ 1,200	\$ 1,250	\$ 1.39	\$ 1,150	\$ 1,200	\$ 1,250	829
3	total units / Avg. Unit Siz		1,037	\$ 1,325	\$ 1,358	\$ 1,633		\$ 3,975	\$ 4,075	\$ 4,900	3,110 SF
	Avg Actual Rent \$/sf=			\$ 1.28	\$ 1.31	\$ 1.58		\$ 47,700	\$ 48,900	\$ 58,800	3,107 Per Assessor

Benchmarks

Offering Price	\$579,429		
\$/unit	\$193,143		
\$/sf	\$186.31	Actual	Proforma
GRM	12.15	12.15	9.85
CAP Before Reserves	5.36%	5.36%	6.62%
CAP After Reserves	5.25%	5.25%	6.50%
Cash on Cash	-0.02%	-0.02%	4.99%
DCR=	1.00	1.00	1.24
Walk Score: 43; Transit: 26; Bike: 57			



Income

1	A.	Total Potential Market Income	\$ 58,800	
2	B.	Less: loss to market lease	\$ 9,900	17%
3	C.	Total Potential Income (Street)	\$ 48,900	
4	D.	Less: Loss to lease	\$ 1,200	2%
5	E.	Total Income	\$ 47,700	
6	F.	Less: vacancy 5.0%	\$ 2,385	5% Market average
7	G.	Effective Rental Income	\$ 45,315	
8	H.	Plus: Other Income	\$ -	
9	I.	Gross Operating Income	\$ 45,315	

Expenses (Annual)	EOY 2022	\$/unit	%	Based on: Estimate/Actuals
20 Real Estate Taxes	\$3,072	\$1,024	7%	2023 Assessment
21 Personal Property Taxes				assessed at \$215,724
22 Property Insurance	\$2,000	\$667	4%	Estimate
23 Property Management:				
24 Off Site Management	\$4,888	\$1,629	11%	10% plus NMGR
25 Payroll-Onsite Personnel				
28 Repairs and Maintenance	\$2,300	\$767	5%	Estimate
29 Utilities:				
30 Water, Sewer, Refuse	\$1,620	\$540	4%	Estimate
31 Gas				
32 Electric				
42 Pest Control	\$360	\$120	1%	Estimate
45 Carpet Cleaning				
46 Internet				repairs+unit turn+reserve=8to10%
48 Reserve for replacement	\$675	\$225	1%	new lender will require
49 Total Operating Expenses	\$14,916	\$4,972	33%	
50 Net Operating Income	\$30,399	\$10,133		
	ADS	Loan	LTV	Pmt Term Interest Rate
Less: Annual Debt Service	\$30,433	\$ 434,572	75%	\$2,536 30 5.75%
Cash Flow Before Taxes	-\$33			

Proforma 2023	\$/unit	%	Based on: Forthcoming yr. Income: Line C - F + H
\$5,035	\$1,678	9%	61% of Sales Price
\$2,060	\$687	4%	Potential 2023 = 2023 + 3%
\$6,026	\$2,009	10%	Est mgmt @ 10% +NMGR
\$2,369	\$790	4%	Potential 2023 = 2023 + 3%
\$1,669	\$556	3%	Potential 2023 = 2023 + 3%
\$371	\$124	1%	Potential 2023 = 2023 + 3%
\$675	\$225	1%	new lender will require
\$18,204	\$6,068	31%	
\$37,656			Potential Market less 5% vacancy + other income
ADS	Loan	LTV	Pmt Term Interest
\$30,433	\$ 434,572	75%	\$2,536 30 5.75%
\$7,224			

Internal Rate of Return

		Year						Calculated for 1st year of next owners, ownership	Sales Worksheet	
		1	2	3	4	5	6			
Total Potential Market Income	4.5% Increases	\$58,800	\$61,446	\$64,211	\$67,101	\$70,120	\$73,275		Calculation of Adjusted Basis	
2 Less: loss to market lease	16.8%	\$9,900	\$10,346	\$10,811	\$11,298	\$11,806	\$12,337		1 Basis at Acquisition	\$579,429
3 Total Potential Income (Max Rent)		\$48,900	\$51,101	\$53,400	\$55,803	\$58,314	\$60,938		2 + Capital Additions	
4 Less: Loss to lease	2.5%	\$1,200	\$1,254	\$1,310	\$1,369	\$1,431	\$1,495		3 -Cost Recovery (Depreciation) Taken	\$82,877
5 Total Income		\$47,700	\$49,847	\$52,090	\$54,434	\$56,883	\$59,443		4 =Adjusted Basis at Sale	\$496,552
6 Less: vacancy	5.0%	\$2,385	\$2,492	\$2,604	\$2,722	\$2,844	\$2,972		Calculation of Capital Gain	
7 Effective Rental Income		\$45,315	\$47,354	\$49,485	\$51,712	\$54,039	\$56,471		Disposition CAP Rate	5.2%
8 Plus: Other Income	2.0% Increases	\$0	\$0	\$0	\$0	\$0	\$0		5 Sale Price	\$762,474
9 Gross Operating Income		\$45,315	\$47,354	\$49,485	\$51,712	\$54,039	\$56,471		6 -Costs of Sale	\$60,998
Total Operating Expenses	2.0% Increases	\$14,916	\$15,214	\$15,518	\$15,829	\$16,145	\$16,468		7 -Adjusted Basis at Sale	\$496,552
Net Operating Income		\$30,399	\$32,140	\$33,967	\$35,883	\$37,894	\$40,002		8 =Gain or (Loss)	\$204,925
Mortgage Balance		\$428,981	\$423,061	\$416,791	\$410,151	\$403,118			9 -Straight Line Cost Recovery (limited to gain)	\$82,877
ADS		\$30,433	\$30,433	\$30,433	\$30,433	\$30,433			=Capital Gain from Appreciation	\$122,047
- Principal Reduction		\$5,590	\$5,921	\$6,270	\$6,640	\$7,032			Calculation of Sales Proceeds after tax	
= Mortgage interest		\$24,842	\$24,512	\$24,162	\$23,792	\$23,400			Sale Price	\$762,474
- cost recovery (annual)	27.5 yrs (1. 80%	\$16,154	\$16,856	\$16,856	\$16,856	\$16,154	includes mid mon		-Cost of Sale	\$60,998
= Taxable Income		-\$10,597	-\$9,228	-\$7,052	-\$4,765	-\$1,661			-Mortgage Balance(s)	\$403,118
Tax on income at ordinary income rate of	2. 35%	\$0	\$0	\$0	\$0	\$0			=Sale Proceeds Before Tax	\$298,358
NOI		\$30,399	\$32,140	\$33,967	\$35,883	\$37,894			-Tax: Straight Line Recapture at	25.0% \$20,719
- Annual Debt Service		\$30,433	\$30,433	\$30,433	\$30,433	\$30,433			-Tax on Capital Gains at	20.0% \$24,409
= Cash Flow Before Tax		-\$33	\$1,708	\$3,534	\$5,451	\$7,461			=SALE PROCEEDS AFTER TAX:	\$253,229
- Less Ordinary Income Tax		\$0	\$0	\$0	\$0	\$0				
= Cash Flow After Tax		-\$33	\$1,708	\$3,534	\$5,451	\$7,461				

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 23%.

IRR Before tax =		17.2%
n	\$	
0	\$	(144,857)
1		-\$33
2		\$1,708
3		\$3,534
4		\$5,451
5		\$7,461 + \$298,358

IRR After tax =		13.2%
n	\$	
0	\$	(144,857)
1		-\$33
2		\$1,708
3		\$3,534
4		\$3,534
5		\$5,451 + \$253,229

Investor's Effective Tax Rate = 23%

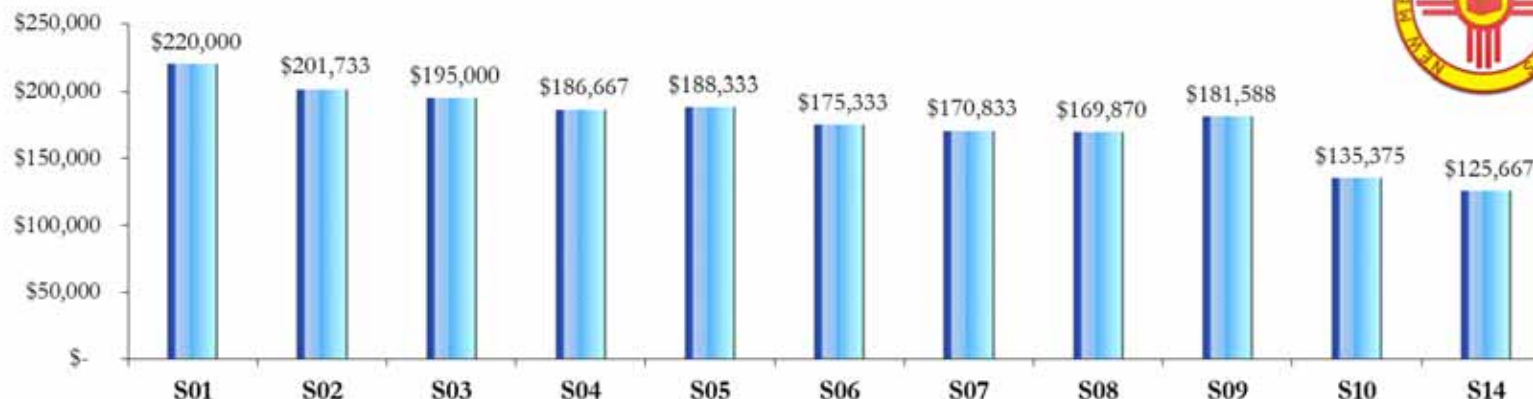
Comparable Sales

Comparable Sales Analysis for:

12229 Menaul NE

Compiled by Todd Clarke CCIM

\$/unit



#	Name	Location	Units	Age	List Price	Sales Price	Sales Date	\$/unit	\$/sf	Avg. Rent	GRM	CAP *
S01		403 San Felipe NW	3	1946	\$ 790,000	\$ 660,000	7/21/23	\$ 220,000	\$ 296	\$1,483	12.36	4.6%
S02		400 Hermosa NE	3	1949	\$ 599,000	\$ 605,200	6/9/23	\$ 201,733	\$ 244	\$1,140	14.75	3.9%
S03		215 Wellesley NE	3	1930	\$ 595,000	\$ 585,000	8/15/22	\$ 195,000	\$ 235	\$1,392	11.68	4.9%
S04		1718-20 Silver SE	3	1946	\$ 590,595	\$ 560,000	8/31/23	\$ 186,667	\$ 249	\$1,665	9.34	6.1%
S05		346 Jefferson NE	3	1951	\$ 555,000	\$ 565,000	5/9/23	\$ 188,333	\$ 253	\$1,765	8.89	6.4%
S06		508 Walter SE	3	1901	\$ 555,000	\$ 526,000	8/31/23	\$ 175,333	\$ 258	\$1,500	9.74	5.9%
S07		3732 3rd NW	3	1952	\$ 580,000	\$ 512,500	4/14/23	\$ 170,833	\$ 182	\$1,400	10.17	5.6%
S08		200 Aliso NE	3	1947	\$ 509,610	\$ 509,610	12/30/22	\$ 169,870	\$ 224	\$1,070	13.23	4.3%
S09		12204 Menaul NE	3	1977	\$ 544,764	\$ 544,764	11/1/23	\$ 181,588	\$ 170	\$1,275	11.87	5.3%
S10		941 Alvarado SE	3	1964	\$ 406,216	\$ 406,126	6/6/23	\$ 135,375	\$ 138	\$1,083	10.42	5.5%
S14		1200 Park SW	3	1935	\$ 325,000		PENDING	\$ 125,667	\$ 191	\$766	13.67	4.2%

*imputed @ 5% vac, 40% exp

SOLD Summary						Averages=	\$ 177,309	\$222	\$1,322	11.47	5.1%
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Subject Property	3	\$	579,429	Average=	\$ 193,143	\$186	\$1,325	12.15	5.4%
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Average of Comparable SOLD applied to subject property

Average Rent for Sales =	\$1,322	
GRM	11.47	\$ 519,547
Cap rate	5.1%	\$ 590,840
\$/unit	\$177,309	\$ 531,927
\$/sf	\$ 221.80	\$ 689,811
Average=		\$ 583,031

6



Property Aerial



Property Info - GIS

Platted Parcel Address: 12229 MENAUL BLVD NE
Assessor Parcel Address: 12229 MENAUL BLVD NE
Report Date: 11/30/2023
www.cabq.gov/gis

Bernalillo County Assessor Ownership Data

[Visit the Bernalillo County Assessor Office for more information.](#)

Owner Name: MELWANI ARJAN C & SHARMILA A TRUSTEES C EST LA VIE RVT
Owner Address: 11 LA AGUAPA SANDIA PARK NM 87047-9676
Uniform Property Code (UPC): 102205943630110604
Tax Year: 2023
Tax District: A1A
Legal Description: LT 18-A REPL OF LTS 15 THRU 25 BLK 7 BRENTWOOD HILLS SUBD
Property Class: R
Document Number: See Bernalillo County Assessor Record Search Portal
Acres: 0.1884

Albuquerque Planning and Zoning Data

Jurisdiction: ALBUQUERQUE
IDO Zone District: [R-T](#)
IDO District Definition: Townhouse
Zone Atlas Page: [H-22](#)
Land Use: 01 | Low-density Residential
Lot: 18A
Block: 7
Subdivision: BRENTWOOD HILLS
[Bernalillo County Planning and Zoning](#)

Neighborhood Associations

City Recognized Neighborhood Associations: N/A
[Albuquerque Office of Neighborhood Coordination](#)

Services

Police Beat: 532
Area Command: FOOTHILLS
Residential Trash Pickup and Recycling: Monday

City Council Districts

City Council District: [B - Trudy E. Jones](#)
Councillor Email Address: trudyjones@cabq.gov
Policy Analyst: Aziza Chavez
Policy Analyst Email Address: azizachavez@cabq.gov
Policy Analyst Phone Number: 505-768-3106

Other Legislative Districts

US Congressional District: 1 - Melanie Stansbury
County Commission District: 5 - Eric C Olivas
NM House Of Representatives: 28 - Pamela Herndon
NM Senate: 20 - Martin Hickey

APS School Service Areas

Elementary School: MATHESON PARK
Middle School: HOOVER
High School: ELDORADO
[Albuquerque Public Schools](#)

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



Car-Dependent

Most errands require a car.



Some Transit

A few nearby public transportation options.



Bikeable

Some bike infrastructure.



Interior Photos - Interior



Interior Photos - Interior



Interior Photos - Interior



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 34 years. In that time, I have listed/sold over 16,280 units totaling \$739M. I also teach investment sales analysis for the CCIM institute (26 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 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



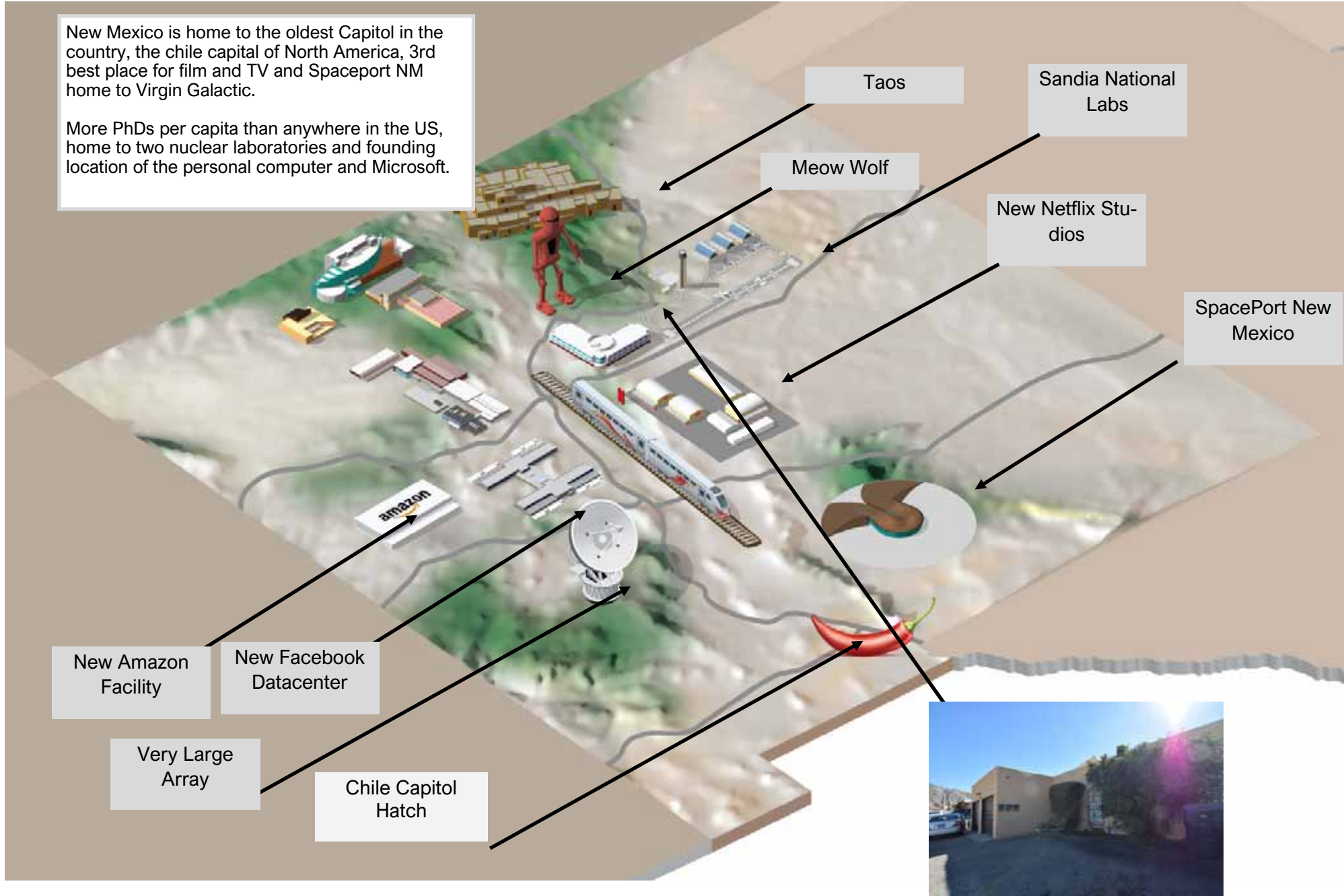
Name	NM crew	NM talent (performing artists)	NM background and extras
Paul's Promise aka "Retribution"	35	10	80
Them Covenant (Episode 8)	199	32	500
The Harder They Fall	350	25	100
Captive	22	4	15
Peace River	5	15	25
Roswell (Season 3)	275	110	2200
Canyon del Muerto	130	30	600
Third Story Automotive	0	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 go to:

www.nmapartment.com/menaul12229

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. If there is any information you need on the market, submarket, or the property, please do not hesitate to ask.



Todd Clarke 

CEO & Qualifying Broker

NM Apartment Advisors Inc.

NMREC License #13711

505-440-TODD

tclarke@nmapartment.com

www.nmapartment.com

