



UNITS: 8

NO. OF BUILDINGS:
2
APARTMENT MIX:
1BD/1BA & 2BD/1BA

ADDRESS:
236-240 SAN PABLO
NE

LOCATION: NEW
MEXICO,
ALBUQUERQUE



236-240
SAN PABLO NE
8 UNITS

ASKING PRICE:
\$649,311

PROPERTY PHOTOS



**TREY
WHALEY**
QUALIFYING BROKER/OWNER

TW@TRINITYAPARTMENTS.COM
2705 PAN AMERICAN FRWY NE, SUITE B
MOBILE - 505.269.1824
OFFICE - 505.883.9400
WWW.TRINITYAPARTMENTS.COM





FINANCIAL SUMMARY CURRENT

Property Information			
Purchase Price \$	\$ 649,311.00		
Up Front Rehab Costs \$			
Monthly Income			
Rental Income -	\$ 6,240.00		
Vacancy Rate	\$ 62.40	1%	
Late Fees			
Gross Operating Monthly Income	\$ 6,177.60		
Monthly Expenses			
CapEx Budget	5.0%		
Maintenance	10.0%		
Annual Operating Expenses			
Property Tax-	\$ 3,710.00		
Insurance	\$ 3,176.00		
Annual CapEx Budget	\$ 3,744.00		
Maintenance	\$ 7,488.00		
Landlord Paid Utilities	\$ 3,180.00		
Property Management	\$ 5,930.50	8%	
Total Annual Expenses	\$ 27,228.50		
Closing Cost Percentage		1%	
Loan Points Percentage		1%	
Percentage Down		25%	
Interest Rate		5.9%	
Amortization Years		30	
Annual Appreciation %		7%	
Property Analysis			
Loan Amount	\$ 486,983.25		
Down Payment	\$ 173,690.69		
Up Front Rehab Costs			
Total Initial Investment	\$ 173,690.69		
Annual Gross Operating Income	\$ 74,131.20		
Annual Gross Operating Expenses	\$ 27,228.50		
Annual NOI	\$ 46,902.70		
Annual Loan Payments	\$34,661.71		
Monthly Cash Flow	\$ 1,020.08		
Annual Cash Flow Before Tax	\$ 12,241.00		
Principle Reduction In First Year	\$ 6,092.70		
Appreciation in First Year	\$ 45,451.77		
Cap Rate	7.22%		
Cash On Cash Return	7.05%		
Returns With Principal and Appreciation Added			
COC Return W/Principle added	10.56%		
COC Return W/Appreciation added	33.22%		
COC Return W/Principle + Appreciation	36.72%		

*Example proforma analysis only. Information may not be accurate.
Be sure to verify all information during due diligence.

*Estimated renovations & ARV are estimates only, they may not be accurate
depending on level of renovation and other unknown factors.



PRO-FORMA INVESTMENT SUMMARY

Property Information

Purchase Price \$	\$ 649,311.00
Up Front Rehab Costs \$	

Monthly Income

Rental Income -	\$ 7,800.00
Vacancy Rate	\$ 78.00
Late Fees	
Gross Operating Monthly Income	\$ 7,722.00

Monthly Expenses

CapEx Budget	5.0%
Maintenance	10.0%

Annual Operating Expenses

Property Tax-	\$ 8,844.00
Insurance	\$ 3,176.00
Annual CapEx Budget	\$ 4,680.00
Maintenance	\$ 9,360.00
Landlord Paid Utilities	\$ 2,500.00
Property Management	\$ 7,413.12

Total Annual Expenses	\$ 35,973.12
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Closing Cost Percentage	1 %
Loan Points Percentage	1 %
Percentage Down	25 %
Interest Rate	5.9 %
Amortization Years	30
Annual Appreciation %	7 %

Property Analysis

Loan Amount	\$ 486,983.25
Down Payment	\$ 173,690.69
Up Front Rehab Costs	
Total Initial Investment	\$ 173,690.69

Annual Gross Operating Income	\$ 92,664.00
Annual Gross Operating Expenses	\$ 35,973.12
Annual NOI	\$ 56,690.88
Annual Loan Payments	\$34,661.71
Monthly Cash Flow	\$ 1,835.76
Annual Cash Flow Before Tax	\$ 22,029.17

Principle Reduction In First Year	\$ 6,092.70
Appreciation in First Year	\$ 45,451.77

Cap Rate	8.73 %
Cash On Cash Return	12.68 %

Returns With Principal and Appreciation Added

COC Return W/Principle added	16.19%
COC Return W/Appreciation added	38.85%
COC Return W/Principle + Appreciation	42.36%

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SUMMARY

8 UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

PROPERTY OVERVIEW INVESTMENT SUMMARY

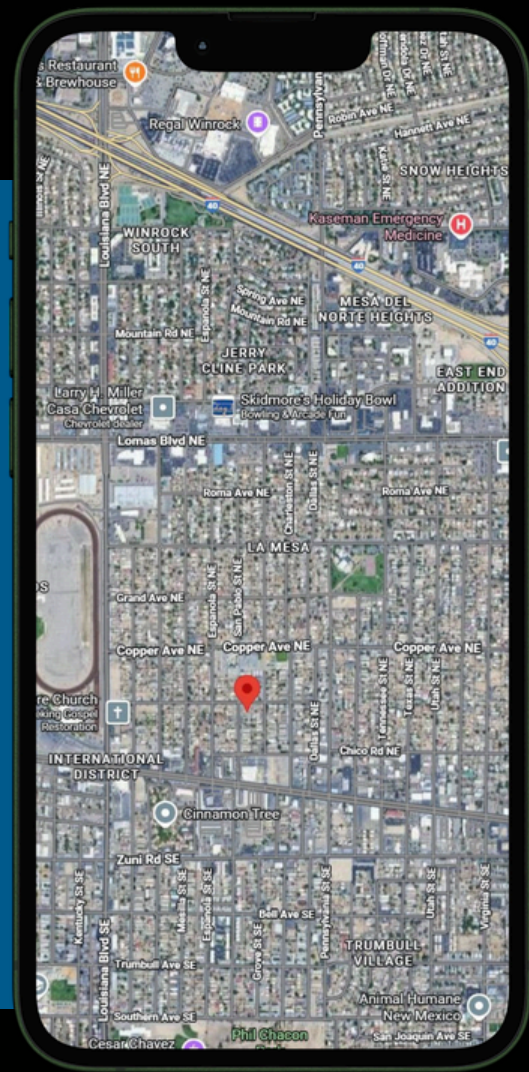
240 SAN PABLO NE IS AN 8-UNIT MULTIFAMILY INVESTMENT LOCATED IN A RAPIDLY IMPROVING CORRIDOR OF NORTHEAST ALBUQUERQUE, BENEFITING FROM SIGNIFICANT PUBLIC AND PRIVATE REINVESTMENT. THE PROPERTY OFFERS INVESTORS A HIGH CAP RATE, STRONG CASH-ON-CASH RETURNS, AND DURABLE DEMAND FROM LONG-TERM WORKFORCE TENANTS.

THE SURROUNDING NEIGHBORHOOD HAS SEEN SUBSTANTIAL MOMENTUM, INCLUDING A BRAND-NEW PUBLIC LIBRARY AND PARK, ALONG WITH ONGOING RESIDENTIAL AND MIXED-USE CONSTRUCTION NEARBY. THESE IMPROVEMENTS SUPPORT LONG-TERM APPRECIATION WHILE MAINTAINING STRONG RENTAL DEMAND.

THE ASSET IS A C-CLASS, WORKFORCE HOUSING PROPERTY, WHICH HISTORICALLY PERFORMS WELL THROUGH MARKET CYCLES DUE TO AFFORDABILITY, NECESSITY-DRIVEN DEMAND, AND TENANT LONGEVITY. CURRENT TENANTS ARE STABLE, LONG-TERM RESIDENTS, MANY OF WHOM HAVE DEMONSTRATED CONSISTENT PAYMENT HISTORY.

OPERATIONAL HIGHLIGHTS

- HIGH CAP RATE / HIGH CASH-ON-CASH RETURN
- WELL-MAINTAINED ASSET WITH SUBSTANTIAL CAPITAL IMPROVEMENTS COMPLETED
- CONSERVATIVE IN-PLACE RENTS AVERAGING \$745
- STRONG RENT COMPARABLES SUPPORT FUTURE UPSIDE
- LOW TENANT TURNOVER / LONG-TERM OCCUPANCY
- WORKFORCE DEMAND INSULATED FROM LUXURY MARKET VOLATILITY





COMPARABLES INFO

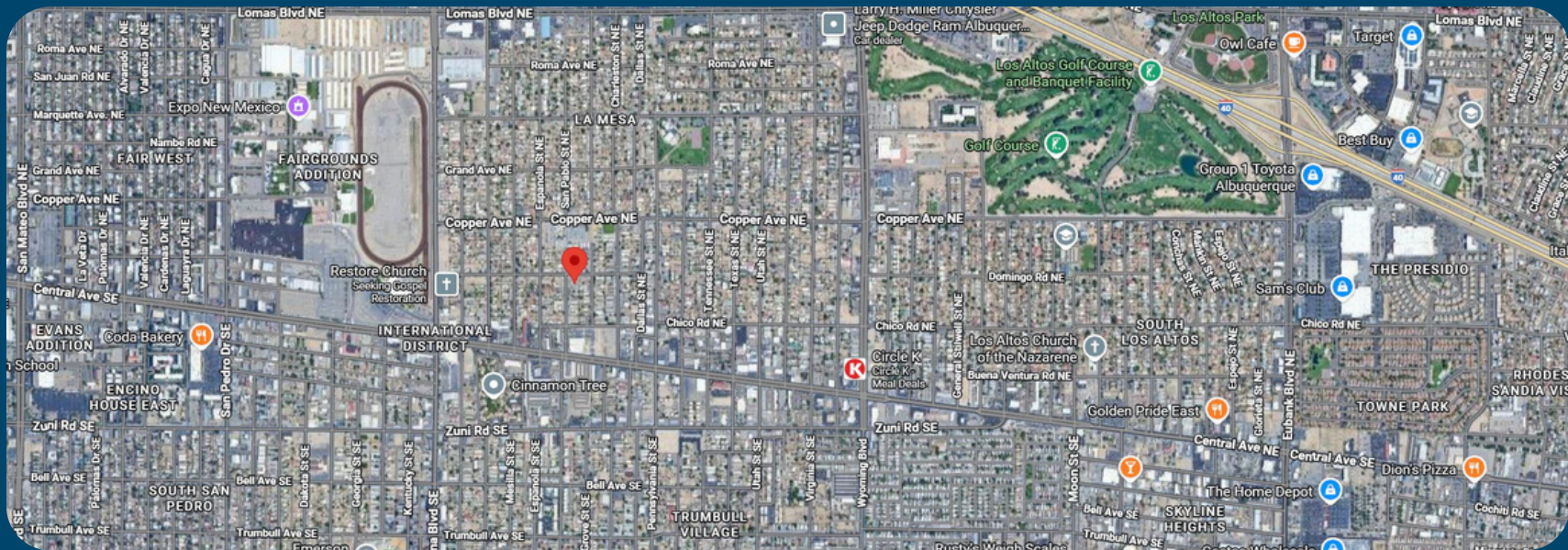
WEIGHTED AVERAGE RENT PROJECTION

Year	Avg Rent	Monthly GPR	Annual GPR
In-Place	\$745	\$5,960	\$71,520
Year 1	\$825	\$6,600	\$79,200
Year 2	\$900	\$7,200	\$86,400
Year 3	\$950	\$7,600	\$91,200

CLASSIC WORKFORCE APARTMENTS (MOST COMPARABLE)

Distance	Avg SF	Rent Range	Avg Rent
~1 mile	600-675 SF	\$800 – \$1,150	~\$925
~2 miles	600-725 SF	\$925 – \$1,275	~\$1,030
~3 miles	~750 SF	\$925 – \$1,000	~\$950

AERIAL MAP



**TREY
WHALEY**

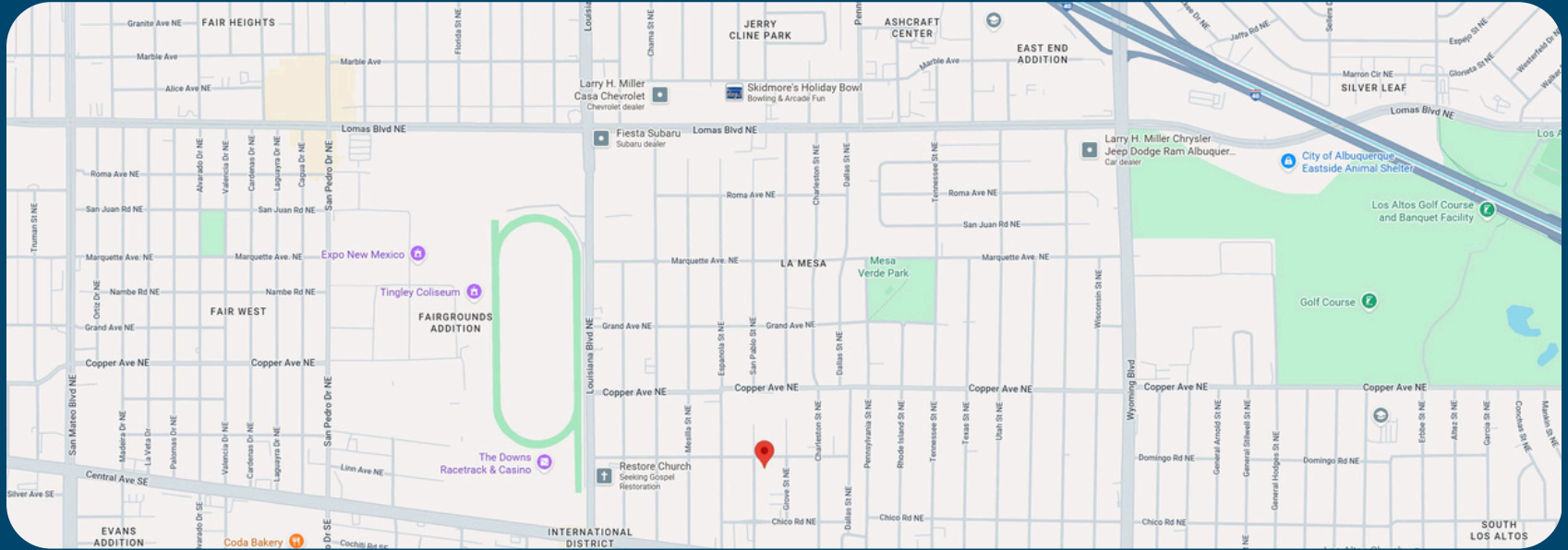
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STREET VIEW



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WHY INVEST IN

ALBUQUERQUE

- ✓ Steady Population Growth
- ✓ Economic Diversification
- ✓ Affordable Housing Market
- ✓ Strong Rental Demand
- ✓ Investment in Infrastructure
- ✓ Tourism and Culture
- ✓ Favorable Business Environment



ALBUQUERQUE IS HOME TO TOP 3 F.A.A.N.G. TECH COMPANIES:



BROKER BIO

AS AN AMBITIOUS AND MOTIVATED BROKER SPECIALIZING IN MULTI-FAMILY SALES, TREY STARTED HIS JOURNEY IN REAL ESTATE AT THE YOUNG AGE OF 18 AND HAS SINCE CONTINUED TO SCALE HIS BUSINESS AGGRESSIVELY.

TREY'S MAIN POINTS OF EXPERIENCE IN MULTI-FAMILY ARE FOCUSED ON VALUE-ADD DEALS, APARTMENT REPOSITIONING, 1031 EXCHANGES, AND LISTINGS. ASIDE FROM SALES, TREY HAS 5 YEAR EXPERIENCE IN MANAGING OVER 1700 DOORS WHICH HELPS GIVE HIM A MAJOR ADVANTAGE AND A MUCH DEEPER UNDERSTANDING OF THE APARTMENT ASSET CLASS. TREY'S ONLY FOCUS IS IN THE MULTI-FAMILY SECTOR, NOT SINGLE-FAMILY OR ANY OTHER ASSET CLASSES, WHICH MAKES A TREMENDOUS DIFFERENCE WHEN TRUSTING YOUR INVESTMENTS WITH HIM. TREY HAS SOLD OVER \$100M IN MULTI-FAMILY INVESTMENTS AND IS THE OWNER OF TAC REALTY. A COMPANY SPECIALIZING IN APARTMENT INVESTING.



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