

**Sunport Apartments |
1301-1325 Wellesley SE
Albuquerque, NM 87106**

Sunport Apartments

Register for Confidential Information and tour: www.nmapartment.com/sunport

Seller Concession to Buyer: NMAA-2687325

Register for Tour: **Noon on 10/21/2026**

Offer deadline: **Noon on 10/22/2026**

80 Units

Size: 28,600 sf

Land: 1.53 acres

Price: \$4,500,000

GRM: 7.63

Cap Rate: 8.35%

**After Tax IRR: Off the
charts**

**Golf course frontage community
First time for sale in decades**



For Sale - Sunport - Airport Area Apartments—1301-1325 Wellesley SE, Albuquerque-

NM Apartment Advisors is proud to bring to market a once in a generation opportunity to own a golf course fronting community — welcome to the Sunport apartments.

Located in the heart of Albuquerque's Airport Area, The Sunport apartments is adjacent to the Puerta Del Sol Golf course and due north of KAFB/Sandia National Laboratories and the new Max-Q tech/business park.

Summary of Property Offering

Start Price:	\$4,500,000	
\$/Unit:	\$56,250	
\$/sf:	\$157.34	Per sf
2023 Appraisal	\$5,490,000	(2023)
Year Built:	1970	
Zoning:	R-ML	
Number of Residential Units	80	32 - studios 48 - 1 bedroom
Number of buildings:	3	
Total Gross Building Size:	28,600 sf	
Total Land Size:	1.53	acres

Amenities:

- Golf Course views (and adjacent)
- On site Laundry
- Perimeter fencing
- Adjacent to community garden

Affordability Requirements:

A portion of the property is encumbered with an affordability requirement related to a Work Force Housing Trust Fund loan from a few years ago. This requirements relates to 20 units (8 studios and 12 one bedroom units).

The owner has reached out to the City to determine if the affordability terminates when the loan is paid off.

Financial Summary

	Actual 2025	Proforma 2027 if at 60% of AMI
Average Rent:	\$615	\$1,100
GRM:	7.63	4.26
CAP rate	8.35%	17.37%

Three key numbers to know about ABQ:

- 320 years old
- 100 year history of Route 66
- 24,353 units short in current housing shortage



Property tours and offering memorandum available to qualified Investors Register for at www.nmapartment.com/sunport
Please do not shop the property or disturb the residents.



Annual Property Operating Data

NM Apartment Advisors Financial Overview for:

Sunport

1301-1325 Wellesley SE

Prepared by: Todd Clarke CCIM

10/5/2026

Unit/Rent Summary

#	Type	Style	Approx Size	Actual Rent	Market Rent	Market Rent -60% of AMI Affordable Market Rents	Actual Rent \$/sf	E Total Actual	C Total Max Rent for this type	A Total Market Potential	Total sf
32	Studio		300	\$ 590	\$ 777	\$ 1,054	\$ 1.97	\$ 18,880	\$ 24,864	\$ 33,728	9,600
42	1		375	\$ 631	\$ 827	\$ 1,130	\$ 1.68	\$ 26,508	\$ 34,734	\$ 47,460	15,750
6	1 Bedroom A		375	\$ 630	\$ 827	\$ 1,130	\$ 1.68	\$ 3,780	\$ 4,962	\$ 6,780	2,250
	Common area/laundry		1,000								1,000 est.
80	Total units/Avg. Unit Size =		358	\$ 615	\$ 807	\$ 1,100		\$ 49,168	\$ 64,560	\$ 87,968	28,600
3	Floorplans / Avg. Unit Rent per SF =			\$1.72	\$2.26	\$3.08		\$ 590,014	\$ 774,720	\$ 1,055,616	31,104 per assessor

Benchmarks

Offering Price	\$4,500,000		
\$/unit	\$56,250		
\$/ gross sf	\$157.34		
GRM	7.63	Actual	Proforma
CAP Before Reserves	8.35%		
CAP After Reserves	7.95%		
Cash on Cash (Interest Only)	9.06%		
DCR=	1.40		

Walk Score: 27, Bike Score: 84, Transit Score: 24



Income

1	A.	Total Potential Market Income	\$ 1,055,616	
2	B.	Less: loss to market lease	\$ 280,896	27%
3	C.	Total Potential Income (Street)	\$ 774,720	
4	D.	Less: Loss to lease	\$ 184,706	24%
5	E.	Total Income	\$ 590,014	
6	F.	Less: vacancy	\$ 29,501	5.0%
7	G.	Effective Rental Income	\$ 560,514	
8B	H.	Plus: Other Income	\$ 4,503	1%
9	I.	Gross Operating Income	\$ 565,017	

Actual EOY 2025 was \$501,874

Expenses (Annual)	2025 Actual	\$/unit	%	Based on:
20 Real Estate Taxes	\$21,241	\$266	4%	2025 amount based on protested
21 Personal Property Taxes				\$ 1,553,537 total assessment
22 Property Insurance	\$33,581	\$420	6%	Owners actual 2025
23 Property Management:				
24 Off Site Management	\$18,787	\$235	3%	Owners actual 2025
25 Payroll-Onsite Personnel	\$23,328	\$292	4%	Owners actual 2025
26 Expenses/Benefits	\$8,719	\$109	2%	Owners actual 2025
27 Taxes/Workman's Compensation	\$7,551	\$94	1%	Owners actual 2025
28 Repairs and Maintenance				
29 Utilities:				
30 Water, Sewer, & Garbage	\$61,116	\$764	11%	Owners actual 2025
31 Gas	\$3,226	\$40	1%	Owners actual 2025
32 Electric	\$7,427	\$93	1%	Owners actual 2025
33 Cable				
34 Telephone				
35 Landlord Standby				
36 Accounting and Legal	\$923	\$12	0%	Owners actual 2025
43 Patrol Services	\$3,186	\$40	1%	Owners actual 2025
46 Credit Check				repairs+unit turn+reserve=8% to 12%
47 Unit Cleaning / Janitorial / Turn				Includes unit turns
48 Reserve for replacement	\$18,000	\$225	3%	Required by most lenders
49 Total Operating Expenses	\$207,085	\$2,589	37%	
50 Net Operating Income	\$357,932	\$4,474		
Less: Annual Debt Service	\$255,988	\$ 3,375,000	75%	Pmt Term Interest Rate
Cash Flow Before Taxes	\$101,944			

Proforma 2027	\$/unit	%	Based on:	Forthcoming yr.
\$48,606	\$608	5%	Assumption is 79% of price in 2027	
\$34,588	\$432	3%	Potential 2027 = 2025 + 3%	
\$43,467	\$543	4%	Est. based on market	
\$24,028	\$300	2%	Potential 2027 = 2025 + 3%	
\$8,981	\$112	1%	Potential 2027 = 2025 + 3%	
\$7,778	\$97	1%	Potential 2027 = 2025 + 3%	
\$62,949	\$787	6%	Potential 2027 = 2025 + 3%	
\$3,323	\$42	0%	Potential 2027 = 2025 + 3%	
\$7,650	\$96	1%	Potential 2027 = 2025 + 3%	
\$951	\$12	0%	Potential 2027 = 2025 + 3%	
\$3,282	\$41	0%	Potential 2027 = 2025 + 3%	
\$18,000	\$225	2%	new lender will require	
\$263,602	\$3,295	25%		
\$763,737			Potential Market less 5% vacancy + other income + pot. Rubs	
ADS	Loan	LTV	Pmt	Term
\$255,988	\$ 3,375,000	75%	\$21,332	30
\$507,749				Interest 6.50%

5 year hold analysis - internal rate of returns (IRR)

		Year					Calculated for 1st year of next owners, ownership
		1	2	3	4	5	6
1 Total Potential Market Income	4.5% Increases	\$1,055,616	\$1,103,119	\$1,152,759	\$1,204,633	\$1,258,842	\$1,315,490
2 Less: loss to market lease	26.6%	\$280,896	\$293,536	\$306,745	\$320,549	\$334,974	\$350,048
3 Total Potential Income (Max Rent)		\$774,720	\$809,582	\$846,014	\$884,084	\$923,868	\$965,442
4 Less: Loss to lease	0.0%		\$0	\$0	\$0	\$0	\$0
5 Total Income		\$774,720	\$809,582	\$846,014	\$884,084	\$923,868	\$965,442
6 Less: vacancy	3.8%	\$29,501	\$30,828	\$32,216	\$33,665	\$35,180	\$36,763
7 Effective Rental Income		\$745,219	\$778,754	\$813,798	\$850,419	\$888,688	\$928,679
8 Plus: Other Income	2.0% Increases	\$4,503	\$4,593	\$4,685	\$4,779	\$4,874	\$4,972
9 Gross Operating Income		\$749,722	\$783,347	\$818,483	\$855,198	\$893,562	\$933,650
Total Operating Expenses		\$263,602	\$267,556	\$271,569	\$275,643	\$279,777	\$283,974
Net Operating Income		\$486,121	\$515,791	\$546,914	\$579,555	\$613,785	\$649,677
Mortgage Balance		\$3,337,277	\$3,297,027	\$3,254,082	\$3,208,261	\$3,159,370	
ADS		\$255,988	\$255,988	\$255,988	\$255,988	\$255,988	
- Principal Reduction		\$37,723	\$40,250	\$42,945	\$45,821	\$48,890	
= Mortgage interest		\$218,264	\$215,738	\$213,042	\$210,166	\$207,097	
- cost recovery (annual)	27.5 yrs @ 80%	\$125,460	\$130,909	\$130,909	\$130,909	\$125,460	includes mid mor
= Taxable Income		\$142,396	\$169,144	\$202,963	\$238,480	\$281,227	
Tax on income at ordinary income rate of	35%	\$49,839	\$59,201	\$71,037	\$83,468	\$98,430	
NOI		\$486,121	\$515,791	\$546,914	\$579,555	\$613,785	
- Annual Debt Service		\$255,988	\$255,988	\$255,988	\$255,988	\$255,988	
= Cash Flow Before Tax		\$230,133	\$259,804	\$290,926	\$323,567	\$357,797	
- Less Ordinary Income Tax		\$49,839	\$59,201	\$71,037	\$83,468	\$98,430	
= Cash Flow After Tax		\$180,294	\$200,603	\$219,890	\$240,100	\$259,368	

Sales Worksheet

Calculation of Adjusted Basis

1 Basis at Acquisition	\$4,500,000
2 + Capital Additions	
3 -Cost Recovery (Depreciation) Taken	\$643,647
4 =Adjusted Basis at Sale	\$3,856,353

Calculation of Capital Gain

Disposition CAP Rate	8.0%
5 Sale Price	\$8,167,886
6 -Costs of Sale	\$653,431
7 -Adjusted Basis at Sale	\$3,856,353
8 =Gain or (Loss)	\$3,658,103
9 -Straight Line Cost Recovery (limited to gain)	\$643,647
# =Capital Gain from Appreciation	\$3,014,455

Calculation of Sales Proceeds after tax

# Sale Price	\$8,167,886
# -Cost of Sale	\$653,431
# -Mortgage Balance(s)	\$3,159,370
# =Sale Proceeds Before Tax	\$4,355,085
# -Tax: Straight Line Recapture at	25.0% \$160,912
# -Tax on Capital Gains at	20.0% \$602,891
# =SALE PROCEEDS AFTER TAX:	\$3,591,282

IRR Before tax =		47.0%
n	\$	
0	\$	(1,125,000)
1		\$230,133
2		\$259,804
3		\$290,926
4		\$323,567
5		\$357,797 +
		\$4,355,085

IRR After tax =		38.9%
n	\$	
0	\$	(1,125,000)
1		\$180,294
2		\$200,603
3		\$219,890
4		\$240,100
5		\$259,368 +
		\$3,591,282

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 17.0%.

Consult your tax advisor about the 2018 Tax Cut Jobs Act and the O.B.B.A and how it could lower your taxes.

Investor's Effective Tax Rate = 17%

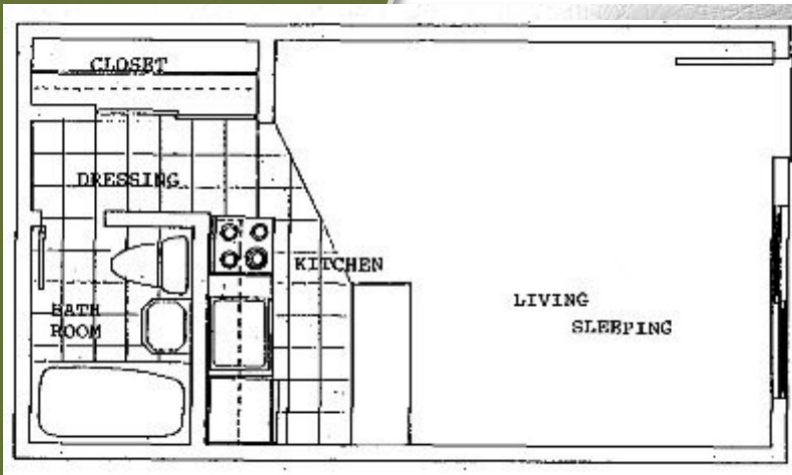
Photos - The Sunport Apartments



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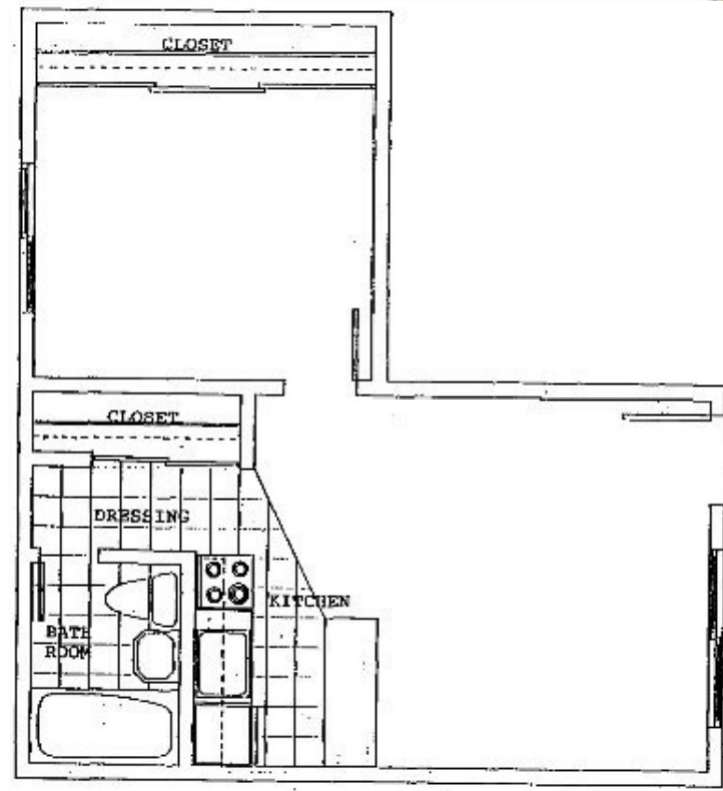


Sunport Apartments Floorplans



Studio - ~300 square feet

One Bedroom- ~375 square feet



Location Map– Sunport apartments

The community is located just south of the University and CNM, north of KAFB/ Sandia National Laboratories and biking distance to the under construction Target and In-N-Out burgers.

Walk Score
27

Car-Dependent

Most errands require a car.

Transit Score
24

Minimal Transit

It is possible to get on a bus.

Bike Score
84

Very Bikeable

Biking is convenient for most trips.



Marketed by Todd Clarke CCIM - 505-440-TODD &
Anita Maestas 505-463-3565 - www.nmapartment.com

3 important numbers for ABQ - 100, 320, & 24,353



EBA For Albuquerque Area						
3/18/2026						
	# of new jobs	Basic	Basic Jobs (for NM)	Non Basic Jobs	Total Jobs	Jobs start Year
F.A.A.(I).N.G effect						
Facebook Data Center Operations	35	Y	35		35	
Fidelity Investments	240	S	106	134	240	
Amazon Fulfillment Center - Project Chico	1,500	N				
Amazon Sortation Center - Project Nico	200	N				
Amazon Los Lunas - Project Charlie	600	N				
Amazon Airport	?					
Intel Construction		N				Likely?
Intel Expansion		Y				Likely?
Intel reduction?	(227)		(227)		(227)	
NBC Universal Studio	330	Y	330	330	330	
Netflix Production	1,500	Y	1,500	1,500	1,500	Hiring underway
Las Vegas Industries	70	Y	70	70	70	
LQ Digital	100	Y	100	100	100	
Blue Halo additional jobs (over 260)	64	Y	64	64	64	
MTX Group Inc (Doverware)	250	Y	250	250	250	
Mesa Capital II	950	Y	950	950	950	
Cintas	270	Y	270	270	270	
Venus Fiber Optic	200	N		200	200	

As Albuquerque celebrates its 320th birthday, it also recognizes the impact of Route 66 century of service as it bi-sects the city.

This is the 5th housing shortage in the last 100 years and based on forecasted job growth the

EBM (Bernalillo County)		7.84 in 2018 pre covid	8.93	1.00 2023 is 9.93
Total New Jobs			81,885	4,797 86,682
P/E Ratio =				2.17
Total New People				188,100
# of persons per household				2.52
Total New Households				74,643
% that own				65%
# of new single family residences needed				48,518
% that rent				35%
# of new apartments needed at 100% occupancy				26,125
Occupancy Rate at ideal market balance				95%
# of new apartments needed at 95% occupancy				27,500
# of apartments built in planned/built/leased 2023-2027				3,147
NEW Gap				24,353

CELEBRATING ALBUQUERQUE'S 320th BIRTHDAY



Gloria Robinson Chavez, 79, takes part in the Founder's Ceremony.



CHANCEY BUSH/JOURNAL

Baila! Ballet dancers perform at Albuquerque's 320th birthday celebration in Old Town Plaza on Saturday.

Hundreds gather in Historic Old Town for Founder's Day celebration

Historic Old Town Plaza came alive with swirling dresses and a cascade of vibrant colors as Baila! Ballet Folklorico dancers captivated the crowd, and Mariachi Xochitl filled the air with lively tunes on Saturday. The gazebo transformed into a stage of spinning patterns and dazzling smiles, drawing hundreds to Albuquerque's 320th birthday celebration. For 38 years, the city has honored its founding by reflecting on its rich eras: Native American, Spanish, Mexican, territorial and statehood. During the Founder's Ceremony, banners bearing the names of founding families circled the plaza.



Valeria Fehr, 3, is held by her mother, Brenda Pinon, while she waits to perform with Baila! Ballet Folklorico.

City of Albuquerque Property Report

Platted Parcel Address: 1309 WELLESLEY DR SE
Assessor Parcel Address: 1325 WELLESLEY DR SE
Report Date: 8/14/2026

www.cabq.gov/gis

Bernalillo County Assessor Ownership Data

[\(Click here for more information\)](#)

Owner Name: SUPPORTIVE HOUSING COALITION OF NM
Owner Address: PO BOX 27459 ALBUQUERQUE NM 87125-7459
Uniform Property Code (UPC): 101605638619040140 **Tax Year:** 2026 **Tax District:** A1A C
Legal Description: TRACT 2-B PLAT OF TRACT 2-B SUNPORT LODGINGS ADDN COMPRISING SLY PORTION O
Property Class: R **Document Number:** 2009011713 020309 SW **Acres:** 1.528

Albuquerque Planning and Zoning Data

[Bernalillo County Planning and Zoning](#)

Jurisdiction: ALBUQUERQUE **Zone Atlas Page:** [L-16](#)
IDO Zone District: [R-ML](#) **IDO District Definition:** Multi-family Low Density
Land Use: 02 | Multi-family **Lot:** 2B **Block:** 0000 **Subdivision:** SUNPORT LODGINGS ADDN

Neighborhood Associations

[Office of Neighborhood Coordination](#)

City Recognized Neighborhood Associations: N/A

Services

Police Beat: 323 **Area Command:** SOUTHEAST
Residential Trash Pickup and Recycling: Wednesday

City Council Districts

City Council District: [6 - Nichole Rogers](#) **Councilor Email:** nrogers@cabq.gov
Policy Analyst: Ziarra Kirksey **Policy Analyst Email:** zkirksey@cabq.gov **Policy Analyst Phone #:** 505-768-3152

Other Legislative Districts

US Congressional District: 1 - Melanie Stansbury
County Commission District: 3 - Adriann Barboa
NM House Of Representatives: 18 - Marianna Anaya
NM Senate: 16 - Antoinette Sedillo Lopez

APS School Service Areas

[Albuquerque Public Schools](#)

Elementary School: BANDELIER **Middle School:** WILSON **High School:** ALBUQUERQUE

FEMA Flood Zone: X

[FEMA Flood Map Service Center](#)

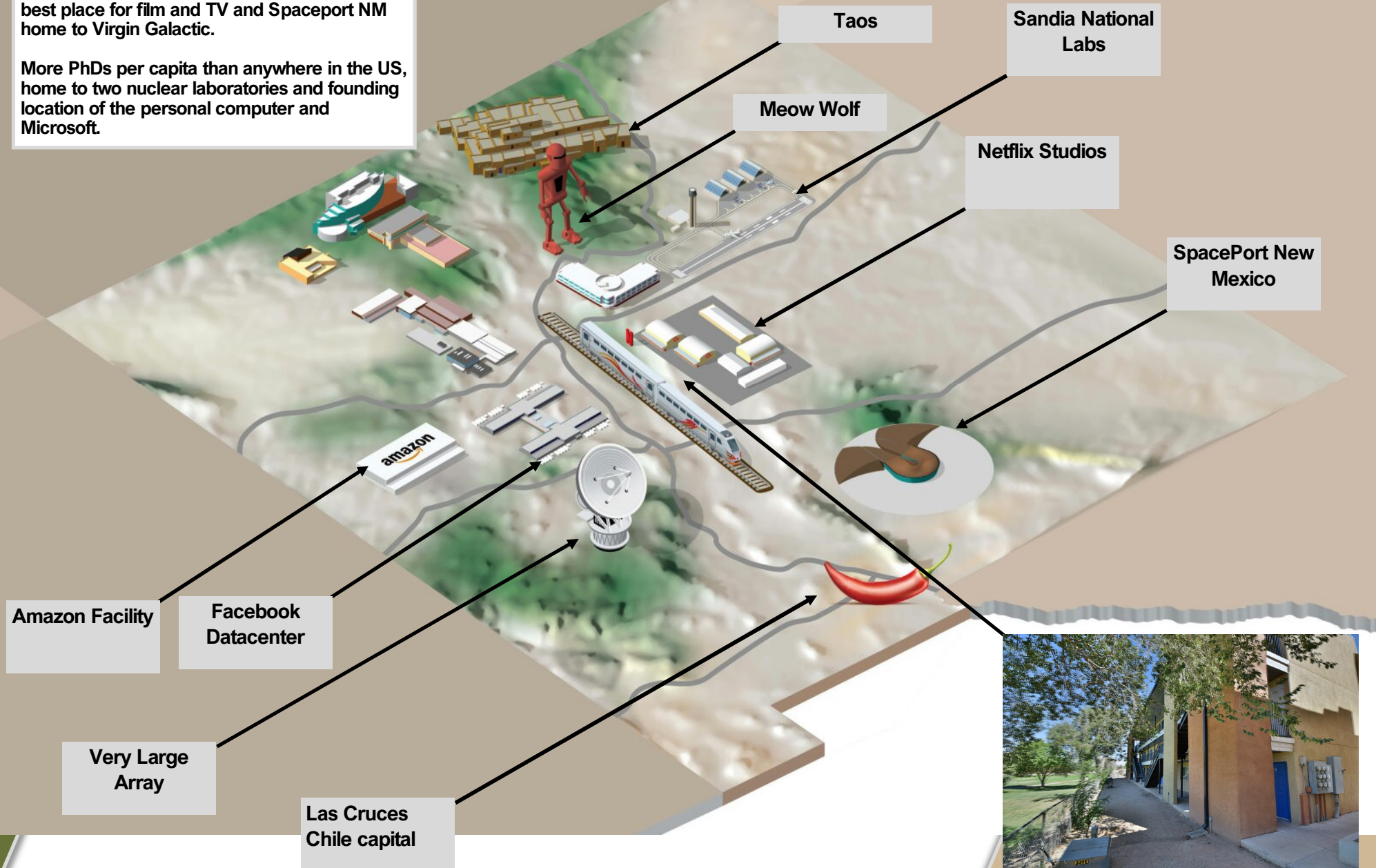
Property Map



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.



Albuquerque's Economic Engines

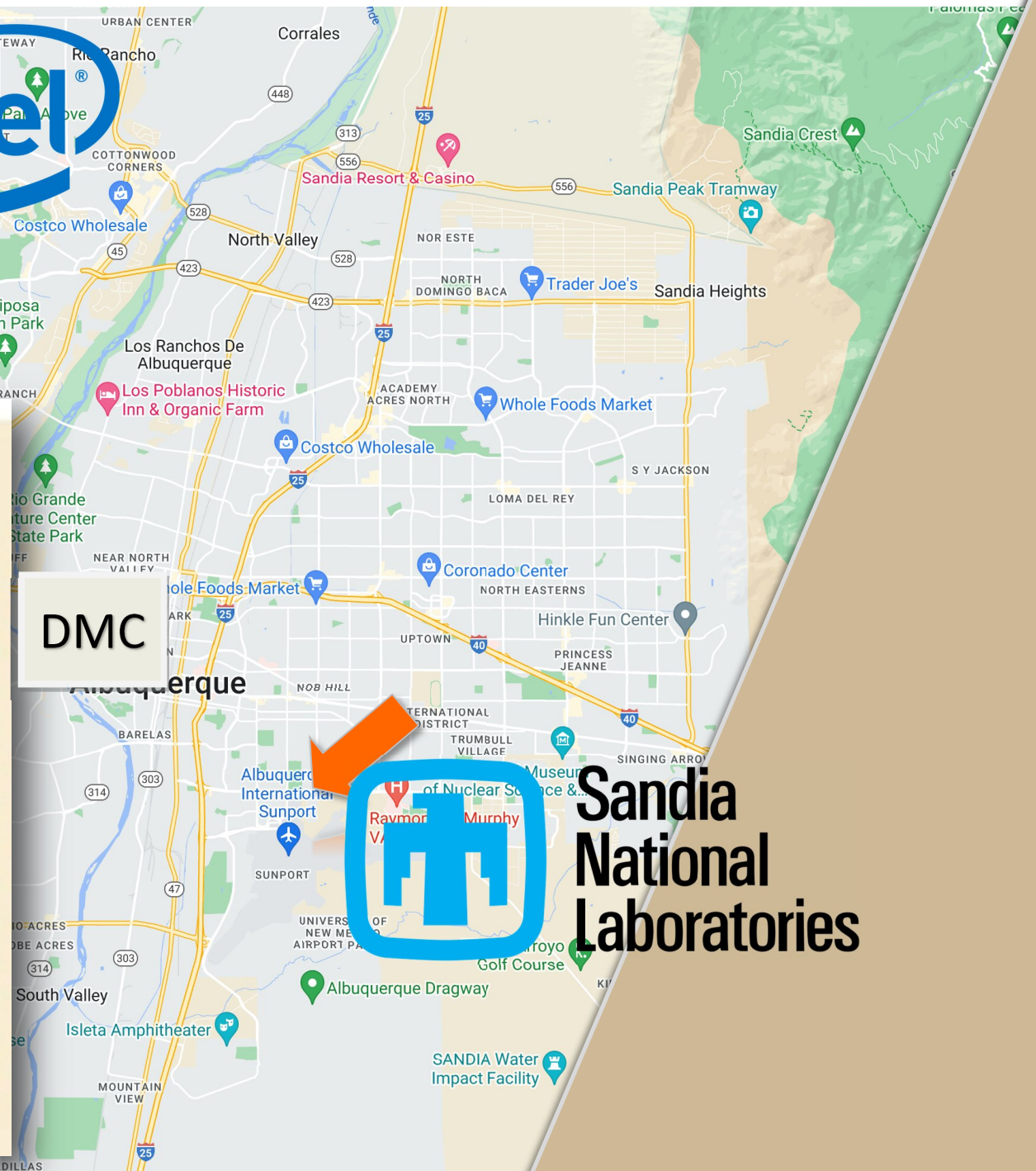
Albuquerque offers a diversity of economic engines from Amazon, to Intel, to UNN/CNM to Facebook/Meta, Sandia National Laboratories to the downtown medical cluster (3 hospitals) to the Netflix studios.



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



Sandia National Laboratories

Multifamily investment sales process and thoughts:

My name is Todd Clarke CCIM CIPS and I am a commercial Realtor who has been selling apartment investments for over 37 years. In that time, I have listed/sold over 20,059 units totaling \$981.8M in over 1,061 transactions. I also teach investment sales analysis for the CCIM institute (29 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**

Is the Seller offering a credit for a buyer to self represent or paying a fee for a buyer's broker?

NM Apartment Advisors has created a mechanism, where you can email 24/7 to discover what compensation/[credit](#) a seller is offering by [sending](#) an

Email to compensation@nmapartment.com with the subject: [NMAA-2687325](#)

To receive a document confirming buyer's broker compensation and/or buyer's credit from the seller for this listing.

Additional Information

Do not walk property, or disturb tenants.

To register for access to confidential documents and RSVP For the property tour go to:

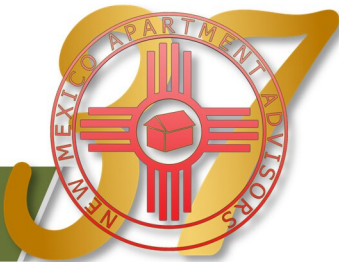
www.nmapartment.com/sunport

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 and Anita Maestas of Maestas Real Estate Services. If there is any information you need on the market, submarket, or the property, please do not hesitate to ask.



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