

1004 SAGE

1004 Sage | Grants, NM
OFFERING MEMORANDUM



Richard Hanna, CCIM
Hanna Commercial, LLC
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158

Amy Monarch
Hanna Commercial LLC
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057



1004 Sage

CONTENTS

- 01 Financial Analysis**
Income & Expense Analysis
- 02 Executive Summary**
Investment Summary
- 03 Rent Roll**
Rent Roll
- 04 Location**
Location Summary
Local Business Map
Aerial View Map
- 05 Property Description**
Property Features
Property Images
- 06 Demographics**
General Demographics

Exclusively Marketed by:



Richard Hanna, CCIM

Hanna Commercial, LLC
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158



Amy Monarch

Hanna Commercial LLC
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057



Brokerage License No.: 9158

1004 SAGE

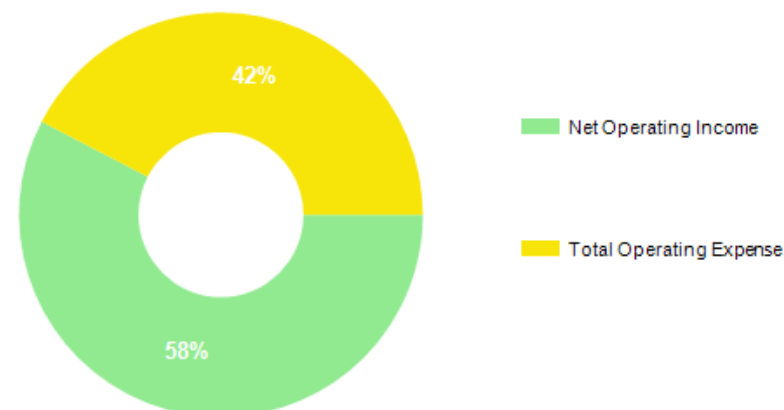
01

Financial Analysis

Income & Expense Analysis

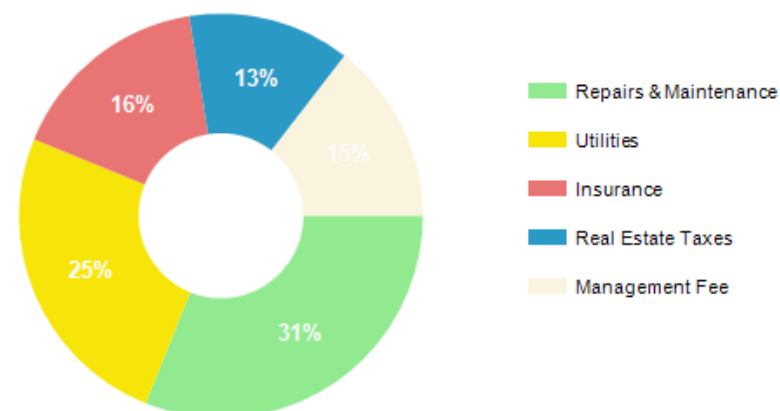
REVENUE ALLOCATION CURRENT

INCOME	CURRENT	MARKET
Gross Scheduled Rent	\$22,200	\$23,400
Effective Gross Income	\$22,200	\$23,400
Less Expenses	\$9,411 42.39%	\$8,046 34.38%
Net Operating Income	\$12,789	\$15,354



EXPENSES	CURRENT	Per Unit	MARKET	Per Unit
Real Estate Taxes	\$1,223	\$408	\$1,223	\$408
Insurance	\$1,536	\$512	\$1,536	\$512
Management Fee	\$1,365	\$455		
Repairs & Maintenance	\$2,925	\$975	\$2,925	\$975
Utilities	\$2,362	\$787	\$2,362	\$787
Total Operating Expense	\$9,411	\$3,137	\$8,046	\$2,682
Expense / SF	\$5.23		\$4.47	
% of EGI	42.39%		34.38%	

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.



Richard Hanna, CCIM
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158

Amy Monarch
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057

1004 SAGE

02	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	1004 Sage Grants NM 87020
COUNTY	Cibola
BUILDING SF	1,800 SF
LAND ACRES	.15
NUMBER OF UNITS	3
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$170,000
PRICE PSF	\$94.44
PRICE PER UNIT	\$56,667
OCCUPANCY	100.00%
NOI (CURRENT)	\$12,789
NOI (Market)	\$15,354
CAP RATE (CURRENT)	7.52%
CAP RATE (Market)	8.23%
GRM (CURRENT)	7.66
GRM (Market)	7.27

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	6,914	10,394	13,857
2025 Median HH Income	\$54,573	\$57,514	\$61,893
2025 Average HH Income	\$72,491	\$73,409	\$75,200

- Level up your investment strategy with this captivating single-story triplex at 1004 Sage. Uncover the hidden potential of each of the three 600 sq ft luminous 1-bedroom, 1-bath units. Embrace the allure of sleek tile floors, spacious living quarters, and gourmet kitchens, tailored to captivate astute investors like you.
- Step into a world of comfort and convenience with ceiling fans in each bedroom, ensuring a cozy and relaxing atmosphere for your tenants. The strategic location of this property provides easy access to major thoroughfares, making it a prime choice for those seeking a hassle-free commute and a desirable living environment.
- Don't miss out on the opportunity to turn this property into a lucrative investment. With its attractive features, strategic location, and potential for high returns, this single-story triplex at 1004 Sage is a rare find that promises both comfort and financial success. Take the leap and seize this chance to elevate your investment game to new heights.



Richard Hanna, CCIM
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158

Amy Monarch
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057

1004 SAGE

03

Rent Roll

Rent Roll

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent
A	1 bd + 1 ba	600	\$0.92	\$550.00	\$650.00
B	1 bd + 1 ba	600	\$1.08	\$650.00	\$650.00
C	1 bd + 1 ba	600	\$1.08	\$650.00	\$650.00
Totals / Averages		1,800	\$1.03	\$1,850.00	\$1,950.00



Richard Hanna, CCIM
 Qualifying Broker
 (505) 332-0522
rhanna@richardhanna.com
 9158

Amy Monarch
 Associate Broker
 (505) 332-0522
Amy@RichardHanna.com
 53057

1004 SAGE

04

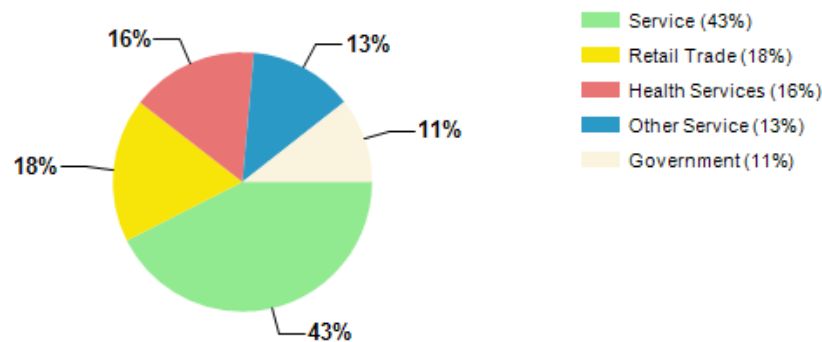
Location

Location Summary
Local Business Map
Aerial View Map

Grants, New Mexico- Your Gateway to Opportunity

- Welcome to Grants, New Mexico- The place where opportunity meets adventure!
Grants is the county seat of Cibola County and a strategically positioned community along Interstate 40 and Historic Route 66, roughly 78 miles west of Albuquerque. It's a place where logistics are simple, access is direct, and the fundamentals tend to reward investors who value steady demand over hype.
- When you look at a rental market, you're really looking at people who need to live near where they work, services, and daily life are anchored. In Grants, those anchors are clear: health care, public administration, and education are among the most common employment sectors for residents. And with Grants serving as a regional hub for surrounding communities, housing demand often shows up as a practical need- workforce renters, public-sector employees, and service-based households who want convenience, affordability, and a stable place to land.

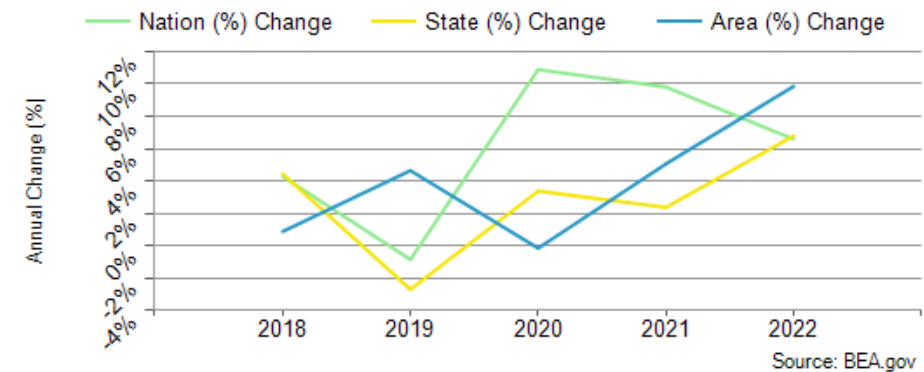
Major Industries by Employee Count

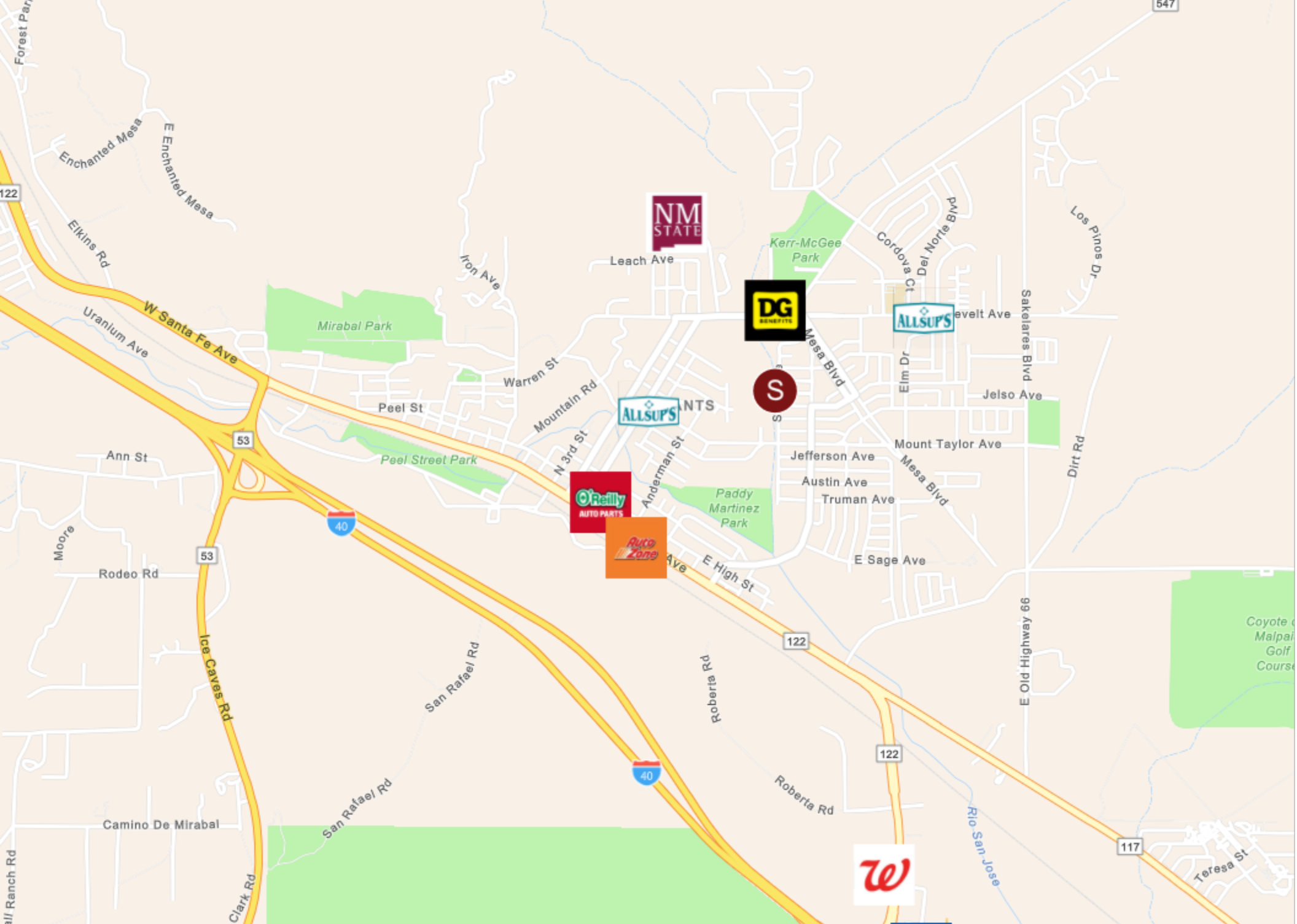


Largest Employers

City of Grants	200
Cibola General Hospital, Inc	150
New Mexico State University, Grants	100
Tractor Supply Company	50
Walmart	50
Russell Cellular - Authorized Verizon Dealer	30
Blake's Lotaburger	30
Delta Tire	20

Cibola County GDP Trend

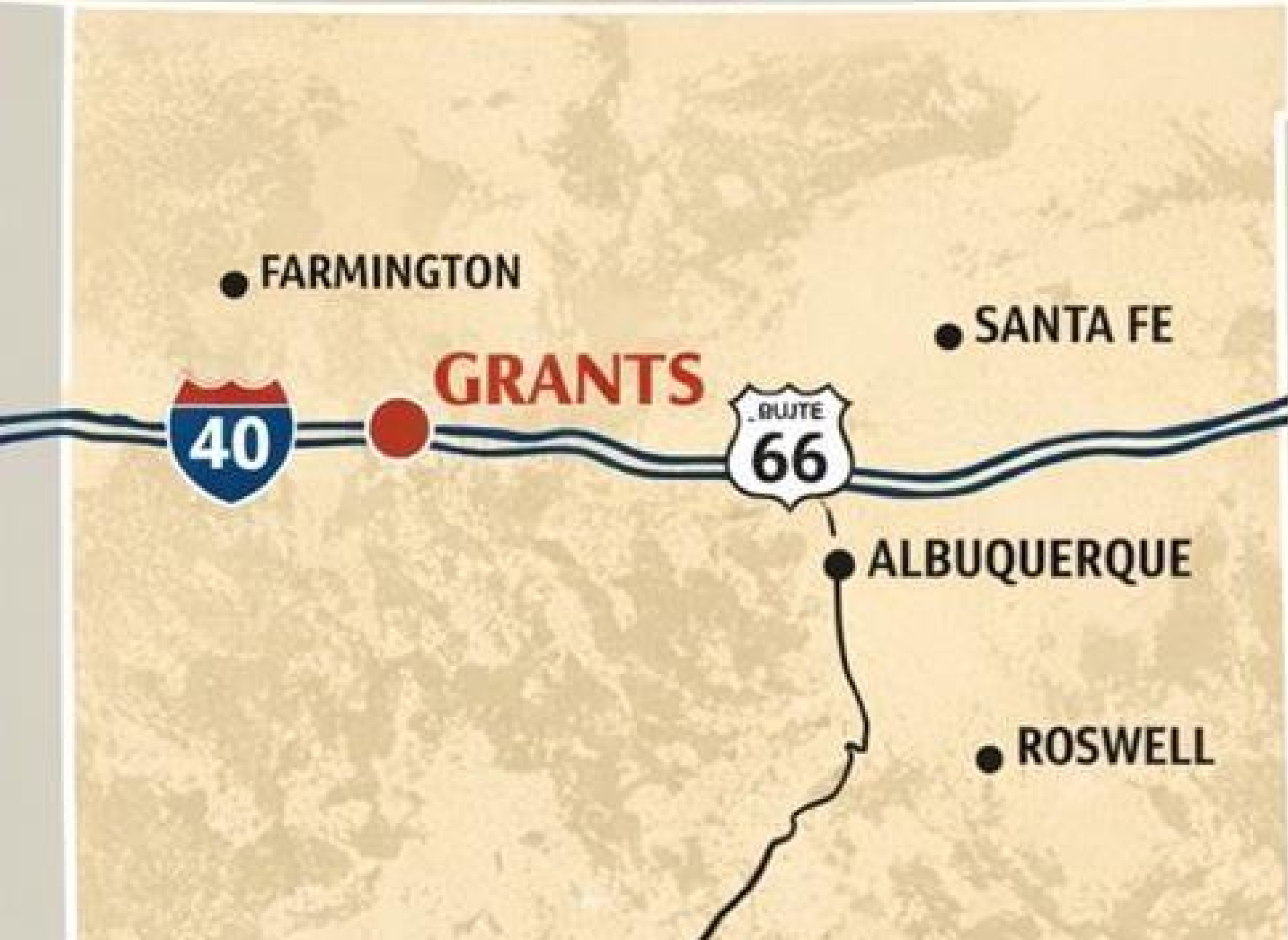




Richard Hanna, CCIM
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158

Amy Monarch
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
93057

COLORADO





05

Property Description

Property Features

Property Images

1004 SAGE

PROPERTY FEATURES

NUMBER OF UNITS	3
BUILDING SF	1,800
LAND ACRES	.15
# OF PARCELS	1
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

FEES & DEPOSITS

SECURITY DEPOSIT	650
PET FEE	25 per month

MECHANICAL

HVAC	Window Units
------	--------------

UTILITIES

WATER	Landlord
TRASH	Landlord
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

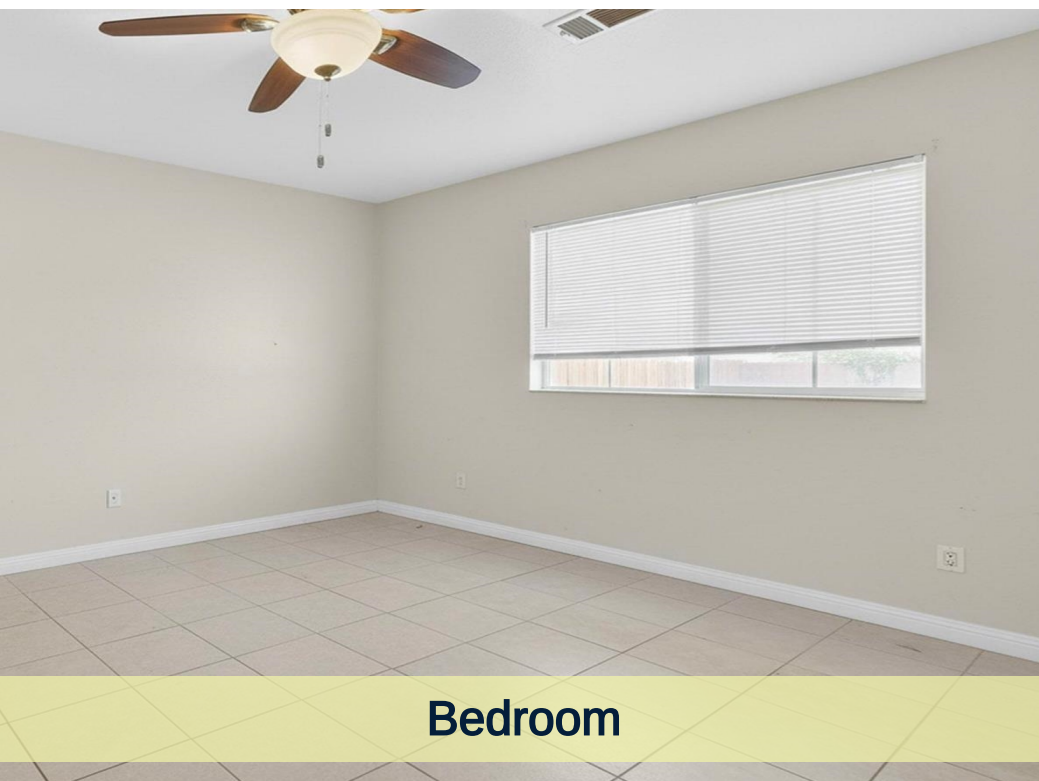
FOUNDATION	Cement
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Metal
STYLE	Pitched
LANDSCAPING	Xeriscaping



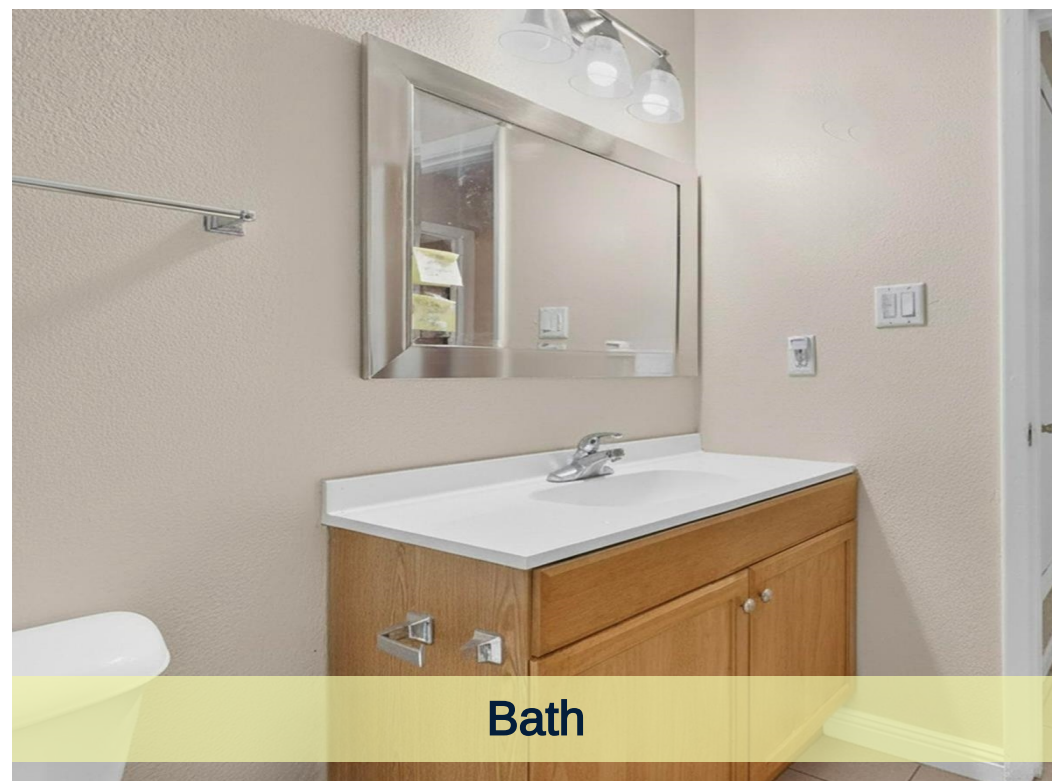
Living Room



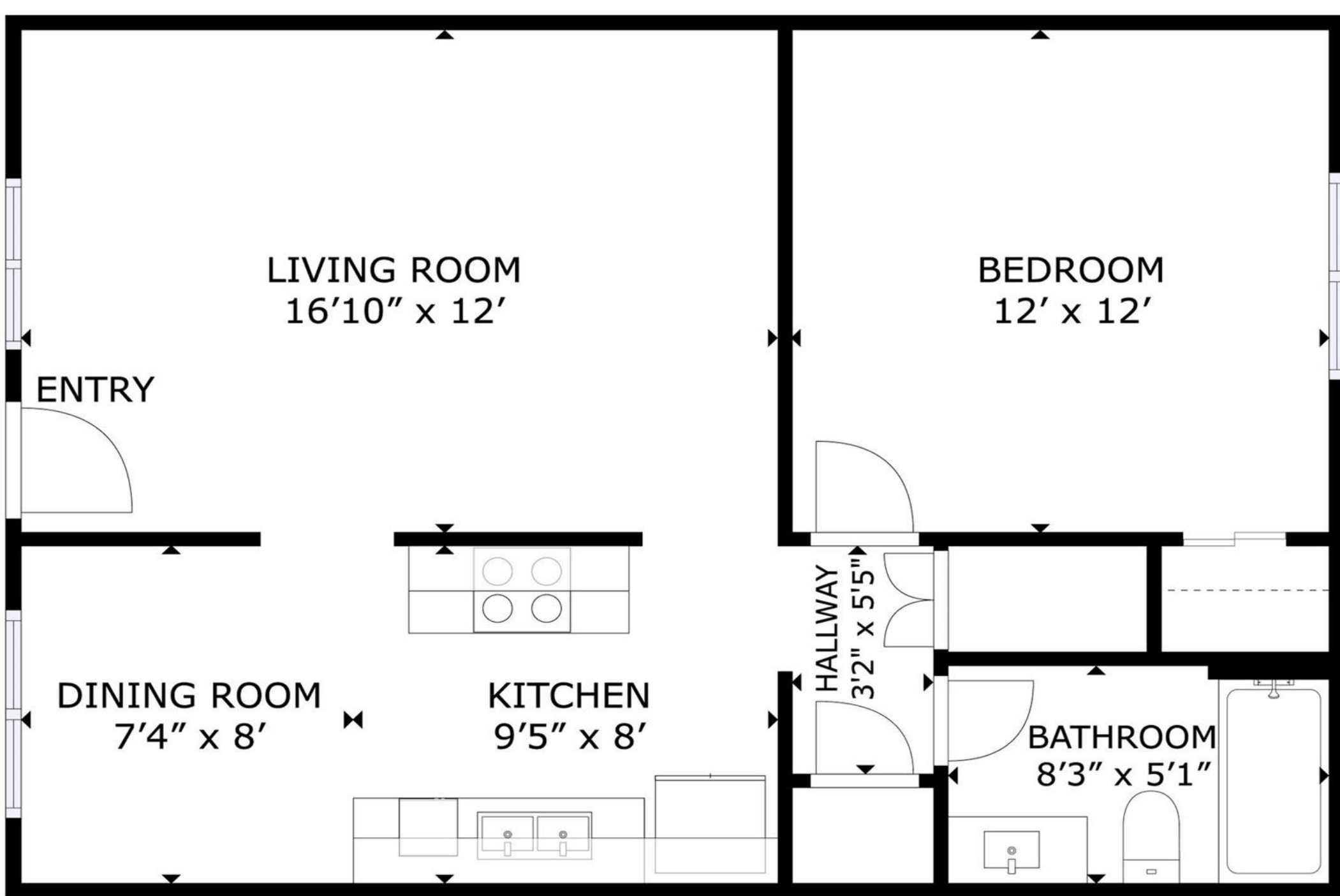
Kitchen



Bedroom



Bath



1004 Sage Street Unit C, Grants, NM, 87020

Floorplan

TOTAL LIVEABLE AREA (BASED ON INTERIOR DIMENSIONS): 582 sq ft

1004 SAGE

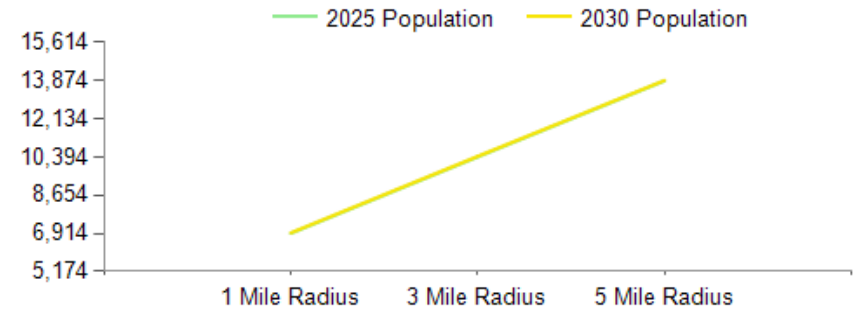
06

Demographics

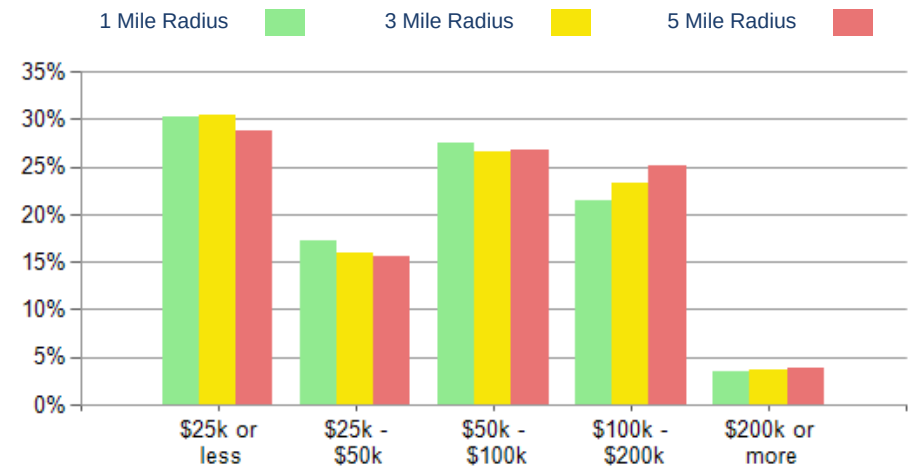
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,201	10,076	13,071
2010 Population	6,939	10,470	14,622
2025 Population	6,914	10,394	13,857
2030 Population	6,939	10,420	13,874
2025 African American	83	190	270
2025 American Indian	1,636	2,128	2,663
2025 Asian	166	211	224
2025 Hispanic	3,493	5,463	7,188
2025 Other Race	1,235	1,783	2,355
2025 White	2,656	3,945	5,618
2025 Multiracial	1,134	2,130	2,717
2025-2030: Population: Growth Rate	0.35%	0.25%	0.10%

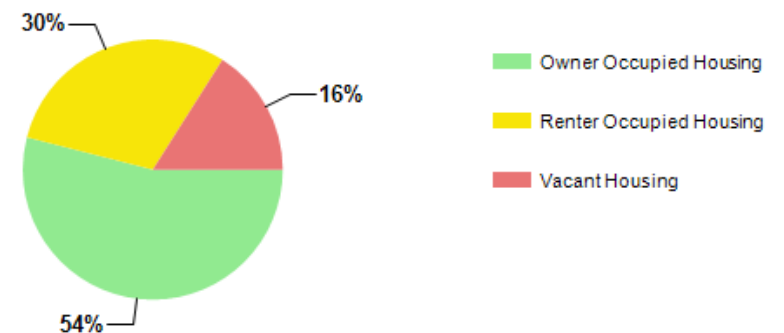
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	542	706	842
\$15,000-\$24,999	255	344	470
\$25,000-\$34,999	139	183	232
\$35,000-\$49,999	315	368	475
\$50,000-\$74,999	302	399	565
\$75,000-\$99,999	419	522	658
\$100,000-\$149,999	382	576	903
\$150,000-\$199,999	183	231	247
\$200,000 or greater	89	126	171
Median HH Income	\$54,573	\$57,514	\$61,893
Average HH Income	\$72,491	\$73,409	\$75,200



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

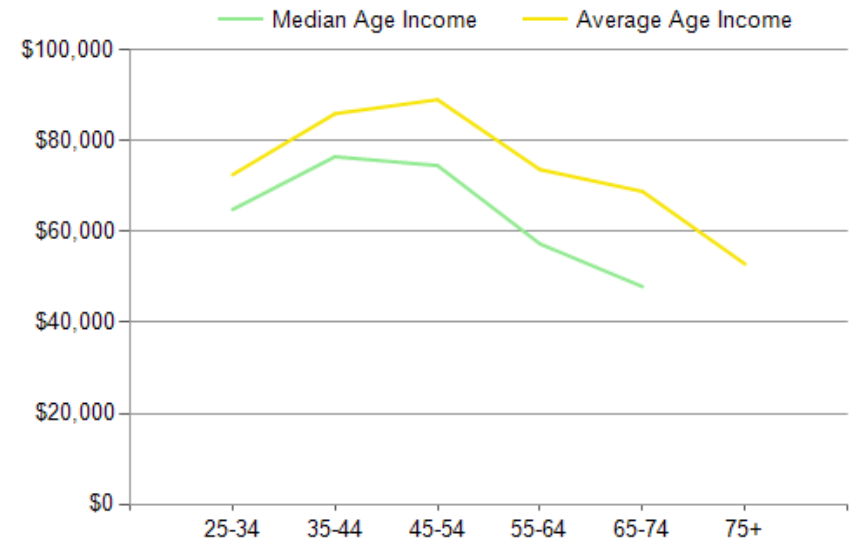
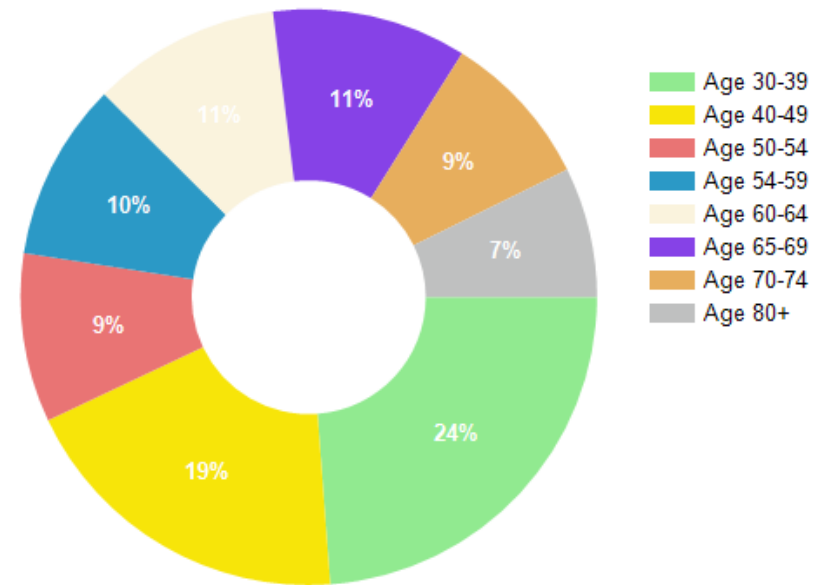


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	450	811	1,068
2025 Population Age 35-39	436	760	1,020
2025 Population Age 40-44	367	621	857
2025 Population Age 45-49	346	557	788
2025 Population Age 50-54	353	570	742
2025 Population Age 55-59	372	569	740
2025 Population Age 60-64	393	594	845
2025 Population Age 65-69	406	596	828
2025 Population Age 70-74	326	482	662
2025 Population Age 75-79	272	380	509
2025 Population Age 80-84	167	225	306
2025 Population Age 85+	136	192	248
2025 Population Age 18+	5,055	7,978	10,836
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	\$64,885	\$68,459	\$73,573
Average Household Income 25-34	\$72,566	\$73,663	\$77,470
Median Household Income 35-44	\$76,530	\$77,727	\$79,235
Average Household Income 35-44	\$86,005	\$87,152	\$89,599
Median Household Income 45-54	\$74,579	\$77,188	\$79,138
Average Household Income 45-54	\$89,094	\$89,638	\$90,539
Median Household Income 55-64	\$57,321	\$60,861	\$64,222
Average Household Income 55-64	\$73,689	\$75,303	\$77,541
Median Household Income 65-74	\$47,915	\$49,172	\$51,165
Average Household Income 65-74	\$68,873	\$69,675	\$70,092
Average Household Income 75+	\$52,892	\$53,064	\$54,616

Population By Age



1004 Sage

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Hanna Commercial, LLC and it should not be made available to any other person or entity without the written consent of Hanna Commercial, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Hanna Commercial, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Hanna Commercial, LLC has not verified, and will not verify, any of the information contained herein, nor has Hanna Commercial, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Richard Hanna, CCIM

Hanna Commercial, LLC
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158



Amy Monarch

Hanna Commercial LLC
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057



Brokerage License No.: 9158

powered by CREOP