

12120 Candelaria Rd NE,
Albuquerque, NM 87112



Register for Additional Info: www.nmapartment.com/Candel12120

Virtual Tour: www.nmapartment.com/cand3d12120

Seller Concession to Buyer: [NMAA Listing #2567120](#)

Units: 4
Appx Size: 3,318 sf
Land: 0.2968 ac
Price: \$750,000
GRM: 12.04
Cap Rate: 6.19%

Far NE Heights Townhouse style Fourplex

The Offering

NM Apartment Advisors is excited to bring to market an amazing townhome style, NE heights, fourplex.

The property is located close to foothills trails, I-25, Kirtland Air Force Base, Sandia National Laboratories and great local shopping & restaurants.

Each townhouse style apartment contains two bedrooms and one bathroom upstairs and 1/2 have bathroom and laundry room downstairs and they are also separately metered for gas and electric. Large parking lot accommodates plenty of off street parking. The same owner also own the fourplexes to the west, 12100 Candelaria NE which is available for sale at \$650,000. The owner is willing to make both available to an investor who is looking for 8 units.

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: 12120 Candelaria Rd NE

Number of units: 4

Year of construction: 1989 per county assessors records

Bldg. Size: 4,036 sf +/- per Assessor

Site Size: 0.344 acres

Avg. Unit Size: 1009 sf

UPC#: 1022059356537712540

Legal: Tract 29C-2, Block 29-C Brentwood Hill together w/ a vac portion of Candelaria Rd NE (Replat Blk 29-C Brentwood Hills Addition) containing 0.334 Acres.

Ask Price: \$750,000

\$/ unit: \$187,500

\$/sf: \$185.83

	Actual/Est (2024)	Proforma (2023)
Avg. Rent:	\$1,225	\$1,484
GRM:	12.50	10.53
Cap Rate Before reserves:	5.99%	7.03%
Cap Rate After reserves:	5.87%	6.91%
Year 1 NOI:	\$44,045	\$51,797
Before Tax IRR:	15.10%	
After Tax IRR:	11.80%	

NM Apartment Advisors Financial Overview for:										12120 Candalaria Rd NE			
Prepared by:		Todd Clarke CCIM		3/30/2025		"AS IS" Condition							
Unit/Rent Summary				E		C		A					
#	Type	Style	Approx Size	Actual Rent	Street Rate	Market Rent	Actual Rent \$/sf	Total Actual	Total Max Rent for this type	Total Market Potential	Total sf		
A	2br/1.5ba	MTM	1009	\$ 1,200	\$ 1,200	\$ 1,484	\$ 1.19	\$ 1,200	\$ 1,200	\$ 1,484	1009		
B	2br/1.5ba	MTM	1009	\$ 1,200	\$ 1,200	\$ 1,484	\$ 1.19	\$ 1,200	\$ 1,200	\$ 1,484	1009		
C	2br/1.5ba	Vacant under renovation	1009	\$ 1,300	\$ 1,200	\$ 1,484	\$ 1.29	\$ 1,300	\$ 1,200	\$ 1,484	1009		
D	2br/1.5ba	MTM	1009	\$ 1,300	\$ 1,200	\$ 1,484	\$ 1.29	\$ 1,300	\$ 1,200	\$ 1,484	1009		
4	total units / Avg. Unit Size=		1,009	\$ 1,250	\$ 1,200	\$ 1,484		\$ 5,000	\$ 4,800	\$ 5,936	4,036		
	Avg Actual Rent \$/sf=			\$ 1.24	\$ 1.19	\$ 1.47		\$ 60,000	\$ 57,600	\$ 71,232	3,940 Per Assessor		

Expenses (Annual)	Actuals 2024			Based on: Estimates/Actuals				Proforma 2025			Based on: Forthcoming yr.			
		\$/unit	%						\$/unit	%	Income: Line C - F + H			
Real Estate Taxes	\$4,188	\$1,047	7%	2024 Property Taxes				\$6,856	\$1,714	10%	Est. 65% of Sales Price x mil rate			
Personal Property Taxes				assessed at \$297,793										
Property Insurance	\$2,100	\$525	4%	Estimate				\$2,163	\$541	3%	Potential 2025 = 2024 + 3%			
Property Management:														
Off Site Management				Likely owner occupant							Likely owner occupant			
Taxes/Workman's Compensation														
Repairs and Maintenance	\$3,500	\$875	6%	Estimate.				\$3,605	\$901	5%	Potential 2025 = 2024 + 3%			
Utilities:														
Water, Sewer, & Garbage	\$1,680	\$420	3%	Estimate.				\$1,730	\$433	2%	Potential 2025 = 2024 + 3%			
Gas														
Electric														
Landlord Standby														
Accounting and Legal	\$614	\$153	1%	Estimate.				\$632	\$158	1%	Potential 2025 = 2024 + 3%			
Advertising/Licenses/ Commissions	\$114	\$28	0%	Estimate.				\$117	\$29	0%	Potential 2025 = 2024 + 3%			
Housekeeping														
Internet														
Pest Control	\$190	\$48	0%	Estimate.				\$196	\$49	0%	Potential 2025 = 2024 + 3%			
Unit Turnover														
Landscaping	\$150	\$38	0%					\$155	\$39	0%	Potential 2024 = 2023 + 3%			
Carpet Cleaning											Potential 2025 = 2024 + 3%			
Internet				repairs+unit turn+reserve=\$to10%										
Reserve for replacement	\$900	\$225	2%	new lender will require				\$900	\$225	1%	new lender will require			
Total Operating Expenses	\$13,435	\$3,359	23%					\$16,354	\$4,088	23%				
Net Operating Income	\$44,045	\$11,011						\$51,797	Potential Market less	5% vacancy + other income				
	ADS	Loan	LTV	Pmt	Term	Interest Rate	ADS	Loan	LTV	Pmt	Term	Interest		
Less: Annual Debt Service	\$41,561	\$ 562,500	75%	\$3,463	30	6.25%	\$41,561	\$ 562,500	75%	\$3,463	30	6.25%		
Cash Flow Before Taxes	\$2,484							\$10,236						

Internal Rate Of Return Analysis—5 year projection

Internal Rate of Return Analysis

		Year					Calculated for 1st year of next owners, ownership
		1	2	3	4	5	6
Total Potential Market Income	4.0% Increases	\$71,232	\$74,081	\$77,045	\$80,126	\$83,331	\$86,665
2 Less: loss to market lease	19.1%	\$13,632	\$14,177	\$14,744	\$15,334	\$15,948	\$16,585
3 Total Potential Income (Max Rent)		\$57,600	\$59,904	\$62,300	\$64,792	\$67,384	\$70,079
4 Less: Loss to lease	-4.2%	-\$2,400	-\$2,496	-\$2,596	-\$2,700	-\$2,808	-\$2,920
5 Total Income		\$60,000	\$62,400	\$64,896	\$67,492	\$70,192	\$72,999
6 Less: vacancy	5.0%	\$3,000	\$3,120	\$3,245	\$3,375	\$3,510	\$3,650
7 Effective Rental Income		\$57,000	\$59,280	\$61,651	\$64,117	\$66,682	\$69,349
8 Plus: Other Income	2.0% Increases	\$480	\$490	\$499	\$509	\$520	\$530
9 Gross Operating Income		\$57,480	\$59,770	\$62,151	\$64,627	\$67,202	\$69,879
Total Operating Expenses	2.0% Increases	\$13,435	\$13,703	\$13,978	\$14,257	\$14,542	\$14,833
Net Operating Income		\$44,045	\$46,066	\$48,173	\$50,370	\$52,659	\$55,046
Mortgage Balance		\$555,909	\$548,893	\$541,427	\$533,480	\$525,022	
ADS		\$41,561	\$41,561	\$41,561	\$41,561	\$41,561	
- Principal Reduction		\$6,591	\$7,015	\$7,467	\$7,947	\$8,458	
= Mortgage interest		\$34,970	\$34,546	\$34,094	\$33,614	\$33,103	
- cost recovery (annual)	27.5 yrs @ 30%	\$20,910	\$21,818	\$21,818	\$21,818	\$20,910	includes mid mon
= Taxable Income		-\$11,834	-\$10,298	-\$7,739	-\$5,063	-\$1,354	
Tax on income at ordinary income rate of 35%		\$0	\$0	\$0	\$0	\$0	
NOI		\$44,045	\$46,066	\$48,173	\$50,370	\$52,659	
- Annual Debt Service		\$41,561	\$41,561	\$41,561	\$41,561	\$41,561	
= Cash Flow Before Tax		\$2,484	\$4,505	\$6,612	\$8,809	\$11,098	
- Less Ordinary Income Tax		\$0	\$0	\$0	\$0	\$0	
= Cash Flow After Tax		\$2,484	\$4,505	\$6,612	\$8,809	\$11,098	

Sales Worksheet

Calculation of Adjusted Basis

1 Basis at Acquisition	\$750,000
2 + Capital Additions	
3 -Cost Recovery (Depreciation) Taken	\$107,275
4 =Adjusted Basis at Sale	\$642,725

Calculation of Capital Gain

Disposition CAP Rate	5.9%
5 Sale Price	\$937,322
6 -Costs of Sale	\$74,986
7 -Adjusted Basis at Sale	\$642,725
8 =Gain or (Loss)	\$219,611
9 -Straight Line Cost Recovery (limited to gain)	\$107,275
# =Capital Gain from Appreciation	\$112,337

Calculation of Sales Proceeds after tax

# Sale Price	\$937,322
# -Cost of Sale	\$74,986
# -Mortgage Balance(s)	\$525,022
# =Sale Proceeds Before Tax	\$337,315
# -Tax: Straight Line Recapture at 25.0%	\$26,819
# -Tax on Capital Gains at 20.0%	\$22,467
# =SALE PROCEEDS AFTER TAX:	\$288,029

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 22%.

IRR Before tax = 15.1%

n	\$
0	\$ (187,500)
1	\$2,484
2	\$4,505
3	\$6,612
4	\$8,809
5	\$11,098 + \$337,315

IRR After tax = 11.8%

n	\$
0	\$ (187,500)
1	\$2,484
2	\$4,505
3	\$6,612
4	\$8,809
5	\$11,098 + \$288,029

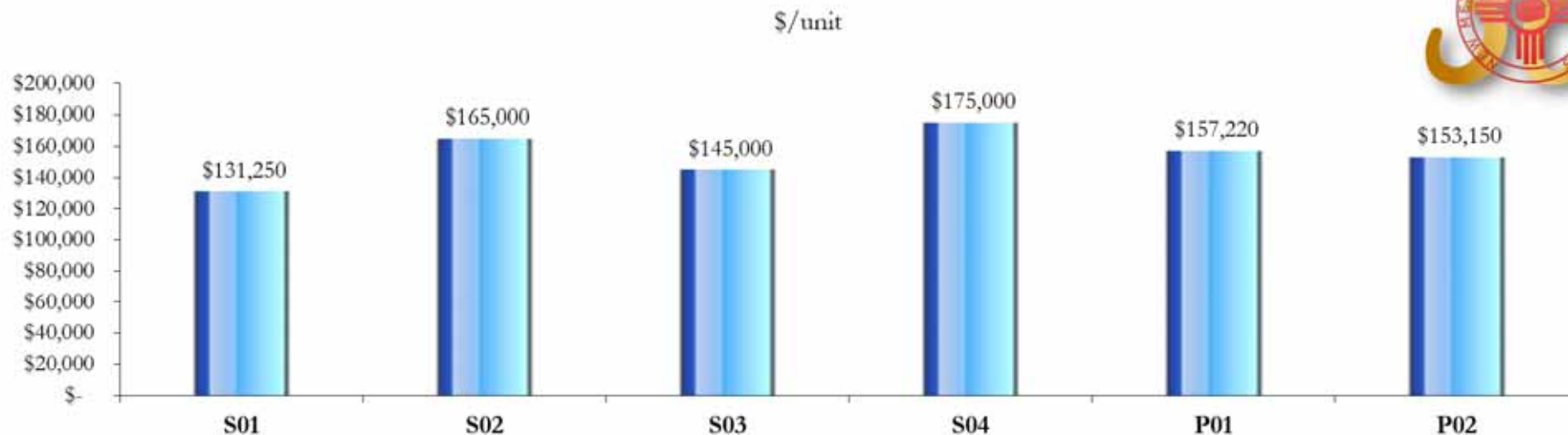
Investor's Effective Tax Rate =

22%

Comparable Sales

Comparable Sales Analysis for:

12120 Candelaria Rd NE



#	Name	Location	Units	Age	List Price	Sales Price	Sales Date	\$/unit	\$/sf	Avg. Rent	GRM	CAP *
S01		1302 Dartmouth NE	4	1951	\$ 599,000	\$ 525,000	11/29/2023	\$ 131,250	\$ 201	\$643	17.01	3.9%
S02		220 Osuna NW	4	1992	\$ 594,945	\$ 660,000	6/18/2024	\$ 165,000	\$ 194	\$974	14.12	4.7%
S03		652 Vancouver RR	4	1997	\$ 595,000	\$ 580,000	8/5/2024	\$ 145,000	\$ 215	\$1,163	10.39	6.4%
S04		4313 Sabana Loop RR	4	2005	\$ 699,500	\$ 700,000	8/2/2024	\$ 175,000	\$ 170	\$1,025	14.23	4.7%
P01		4638 10th NW	4	1954	\$ 628,881	\$ 628,881	PENDING	\$ 157,220	\$ 250	\$1,061	12.31	5.8%
P02		301 Delamar NW	4	2005	\$ 612,598	\$ 612,598	1/17/2025	\$ 153,150	\$ 191	\$1,143	11.17	5.9%

Average SOLD								\$ 154,437	\$203	\$1,002	13.20	5.2%
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*imputed @ 5% vac, 40% exp

Subject Property	12120 Candelaria Rd NE	4			\$ 750,000			\$ 187,500	\$186	\$1,250	12.50	5.9%
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Average of Comparable SOLD applied to subject property

Average Rent for Sales = \$1,002

\$/unit \$ 154,437 \$ 617,747

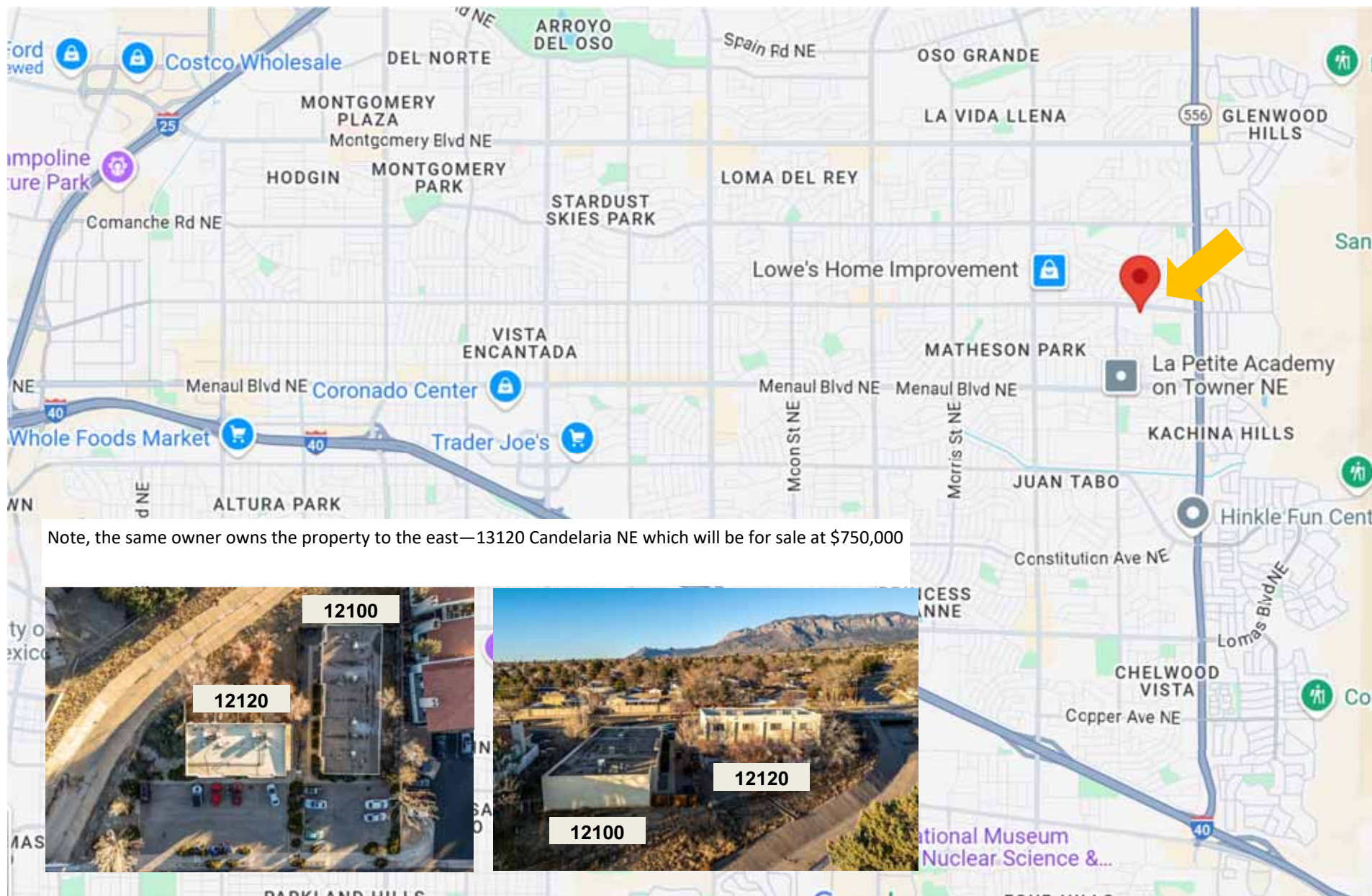
\$/sf \$ 203.43 \$ 821,062

CAP (Actual) 5.2% \$ 843,117

GRM (Actual) 13.20 \$ 752,593

Average= \$ 758,630

Property Information



Property Photography



GIS Information

City of Albuquerque Property Report

Platted Parcel Address: 12120 CANDELARIA RD NE
Assessor Parcel Address: 12120 CANDELARIA NE
Report Date: 3/13/2025



www.cabq.gov/gis

Bernalillo County Assessor Ownership Data [\(Click here for more information\)](#)

Owner Name: TIANO DAVID M
Owner Address: 1001 HACIENDA DR NW ALBUQUERQUE NM 87114-1976
Uniform Property Code (UPC): 102205935653712540 Tax Year: 2024 Tax District: A1A
Legal Description: TR 29C-2 BLK 29-C BRENTWOOD HILLS TOGETHER WITH A VAC POR OF CANDELARIA RD NE (REPL OF BLK 29-C BRENTWOOD HILLS) CONT 0.3340 AC
Property Class: R Document Number: 95070662 071795 Acres: 0.334

Albuquerque Planning and Zoning Data [Bernalillo County Planning and Zoning](#)

Jurisdiction: ALBUQUERQUE Zone Atlas Page: [H-22](#)
IDO Zone District: [MX-1](#) IDO District Definition: Low Intensity
Land Use: 02 | Multi-family Lot: 29C2 Block: 29C Subdivision: BRENTWOOD HILLS

Neighborhood Associations [Office of Neighborhood Coordination](#)

City Recognized Neighborhood Associations: N/A

Services

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

City Council Districts

City Council District: [8 - Dan Champine](#) Councilor Email: dchampine@cabq.gov
Policy Analyst: Enrique Knell Policy Analyst Email: ecknell@cabq.gov Policy Analyst Phone #: 505-768-4622

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 [Albuquerque Public Schools](#)

Elementary School: MATHESON PARK Middle School: HOOVER High School: ELDORADO

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



Walk Score
43

Car-Dependent

Most errands require a car.

Transit Score
26

Some Transit

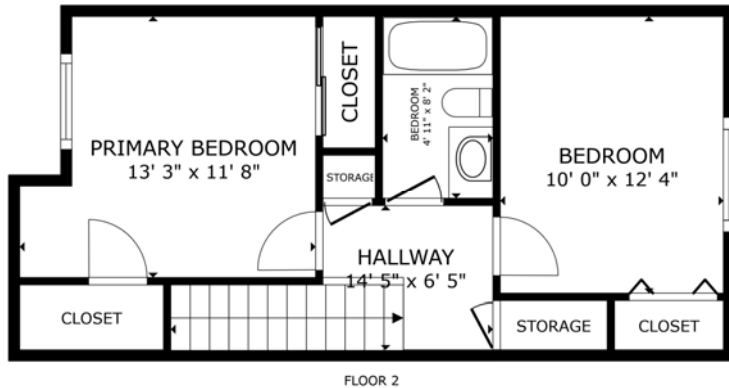
A few nearby public transportation options.

Bike Score
73

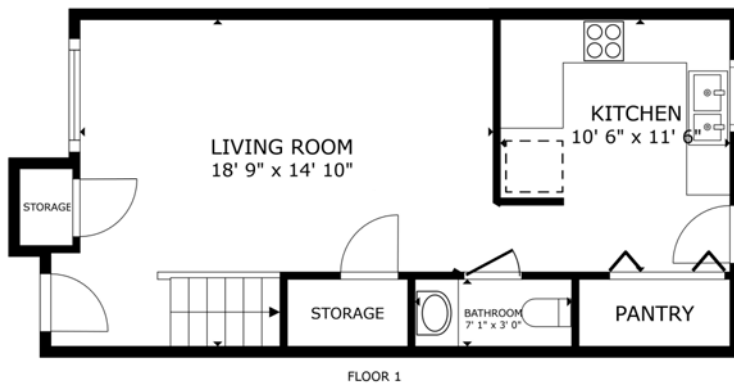
Very Bikeable

Mostly flat, excellent bike lanes.

Floor Plans - Virtual tours



Virtual tour: www.nmapartment.com/cand3d12120



All Measurements are approximate

Interior Photos - Unit C



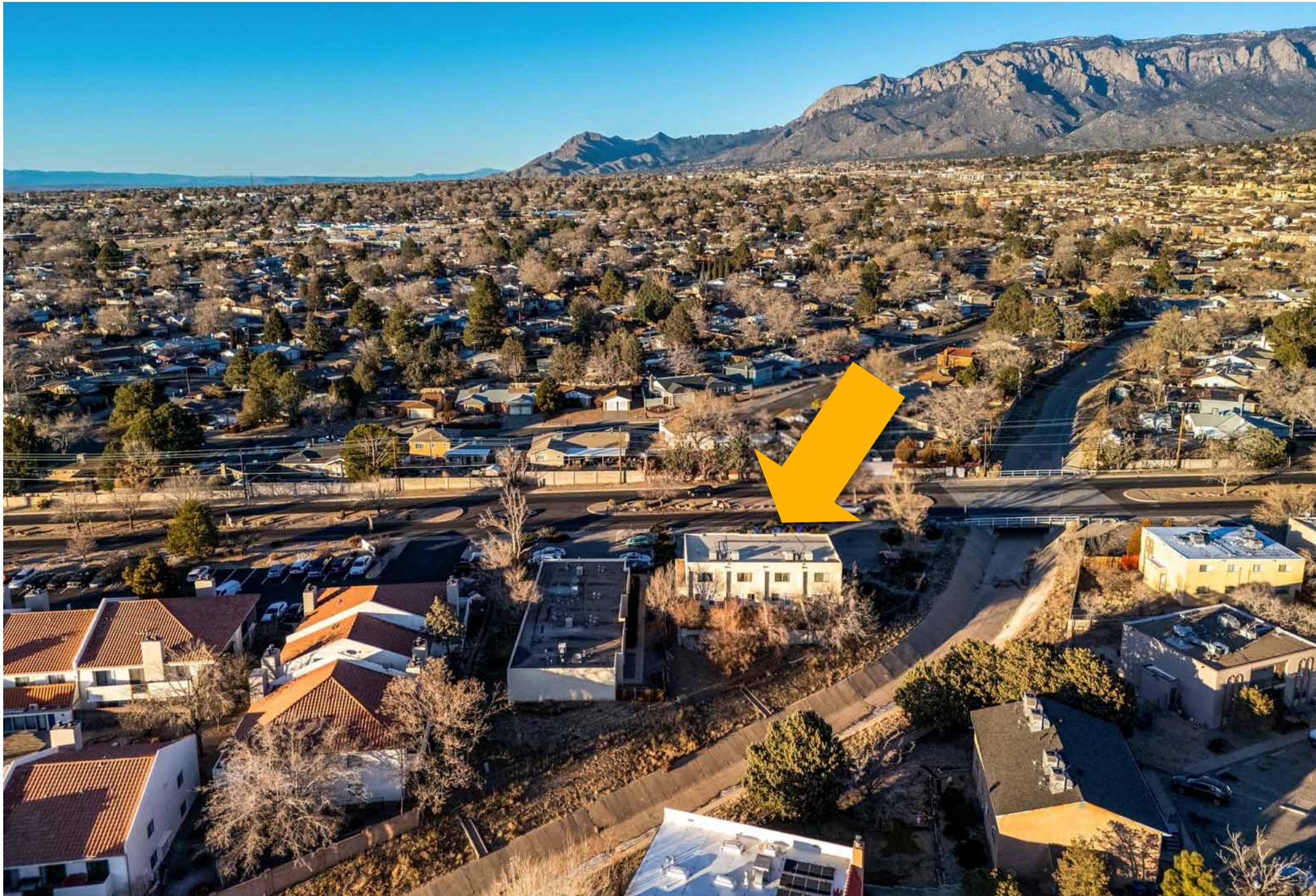
Interior Photos - Unit C



Property Aerial



Property Aerial



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 35 years. In that time, I have listed/sold over 18,505 units totaling \$880M in over 900 transactions. I also teach investment sales analysis for the CCIM institute (28 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-2567120](#)

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

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



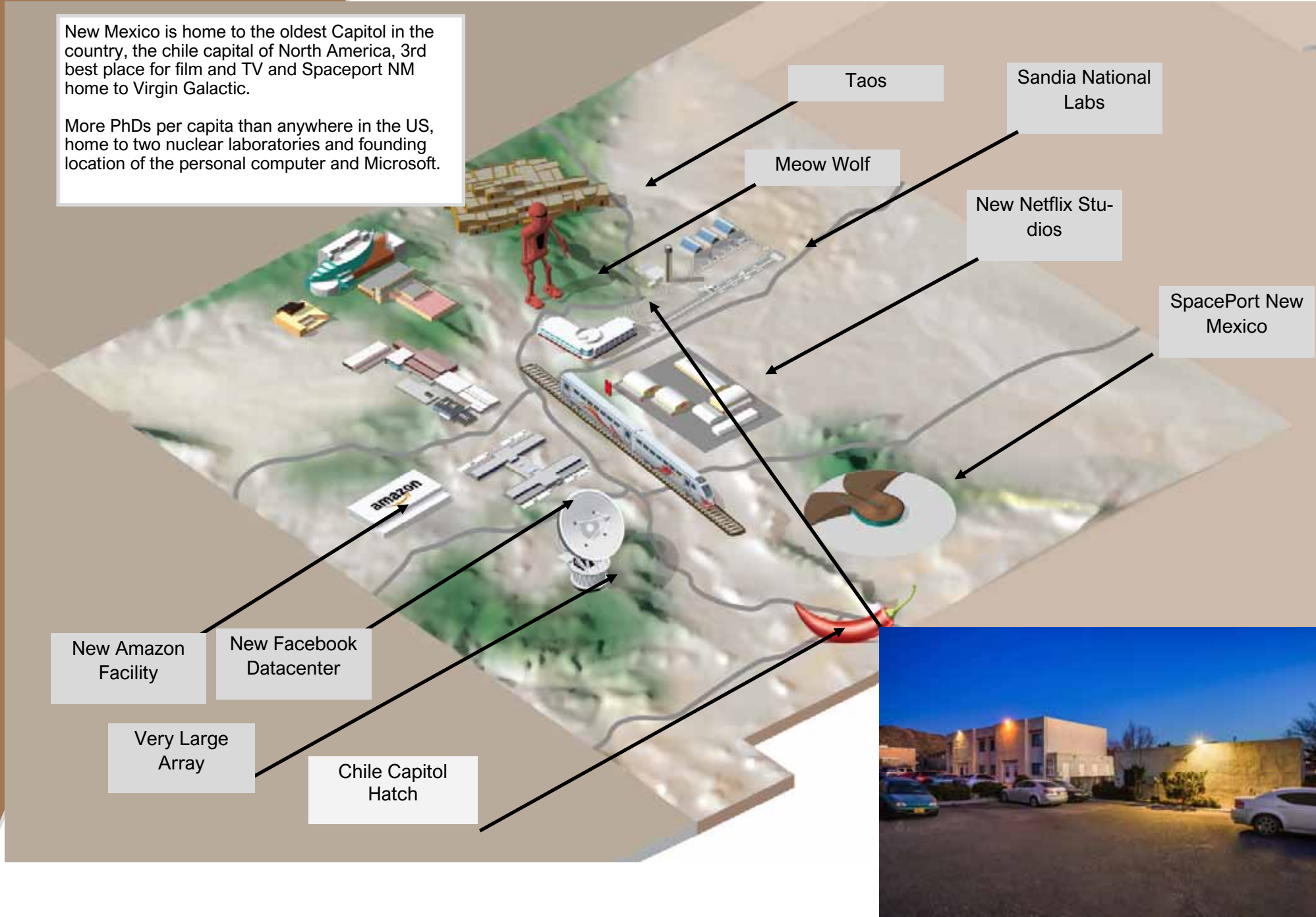
Name	NM crew	NM talent (performing artists)	NM background and extras
Paul's Promise aka "Retribution"	35	10	80
Them Covenant (Episode 8)	199	32	500
The Harder They Fall	350	25	100
Captive	22	4	15
Peace River	5	15	25
Roswell (Season 3)	275	110	2200
Canyon del Muerto	130	30	600
Third Story Automotive	0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



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NEW MEXICO PRODUCTIONS THAT HAVE WRAPPED

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The Ray	100	5	25
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Total	3302	986	7963

Source: New Mexico Film Office

DMC



Sandia National Laboratories

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.

Further Information

Do not walk property, or disturb residents.

To register for additional information go to:

www.nmapartment.com/Candel12120

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 36 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

