

FOR SALE

MULTIFAMILY PORTFOLIO | 87108

TO BE SOLD TOGETHER AS ONE PACKAGE - IN PRESENT CONDITION



4 TOTAL PROPERTY ADDRESSES

MULTIPLE VARYING APARTMENT PROPERTIES

ALCAZAR ST SE | UNITS 433, 435, 437



7900 BELL AVE SE



GROVE ST SE UNIT 636-644



500 KENTUCKY ST SE



Total Units: 67

Total Property Addresses: 4

Unit Mix: 47x 1BR / 20x 2BR

Total Building Size: 54,649 SF

Offering: Portfolio Purchase

Pricing: \$3,685,000

Seller Financing Available (REC): Yes

ALL TOGETHER OFFERED AT \$3,685,000

~\$55K PER UNIT

\$67 PER SQUARE FOOT



8200 Carmel Ave NE STE 103-A, Albuquerque, NM 87122
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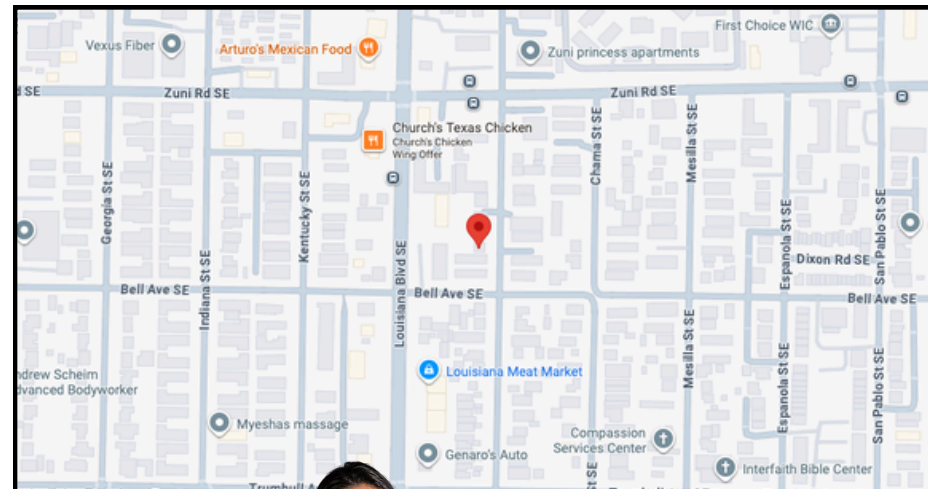


ALCAZAR ST SE | 433 & 435 & 437

LOCATION



Property Type - Multifamily
Number of Units - 20
Unit Mix - 8 × 1-bedroom, 12 × 2-bedroom
Building Area - 11,088 SF
Lot Size - 12,580 SF
Year Built - 1960
Current Occupancy - 13 of 20 units
Condition - 3 units need remodel, 6 make-ready
Current Monthly Income - \$8,831 | \$105,972 annual



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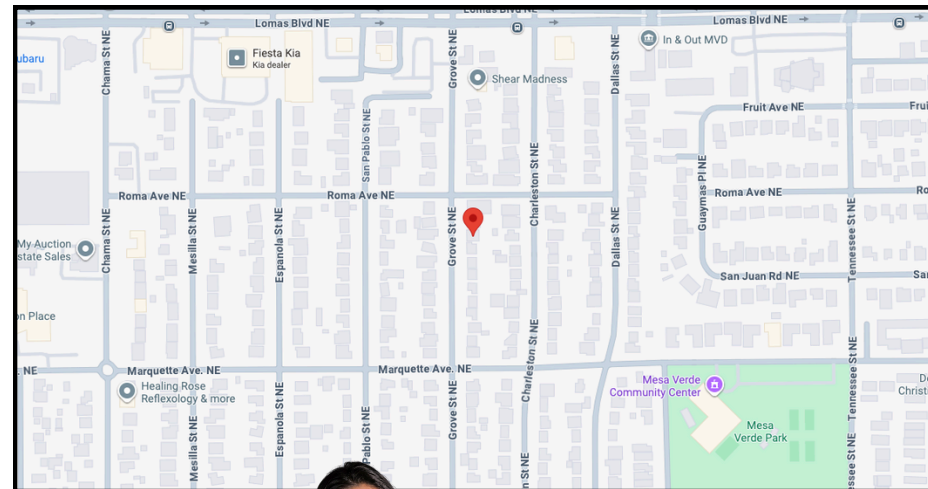


GROVE ST SE | UNIT 636-644

LOCATION



Property Type - Multifamily
Number of Units - 12 total units (3 buildings)
636 Grove St
3,136 SF - 2×1BR/1BA + 2×2BR/1BA (A, B, C, D)
640 Grove St
3,136 SF - 2×1BR/1BA + 2×2BR/1BA (A, B, C, D)
644 Grove St
3,136 SF - 2×1BR/1BA + 2×2BR/1BA (A, B, C, D)
Total Building Area - 9,408 SF
Year Built - 1964
Current Monthly Income - \$7,397 | \$88,764 annual
Condition - 2 units make-ready
3 recommended evictions
7 good tenants



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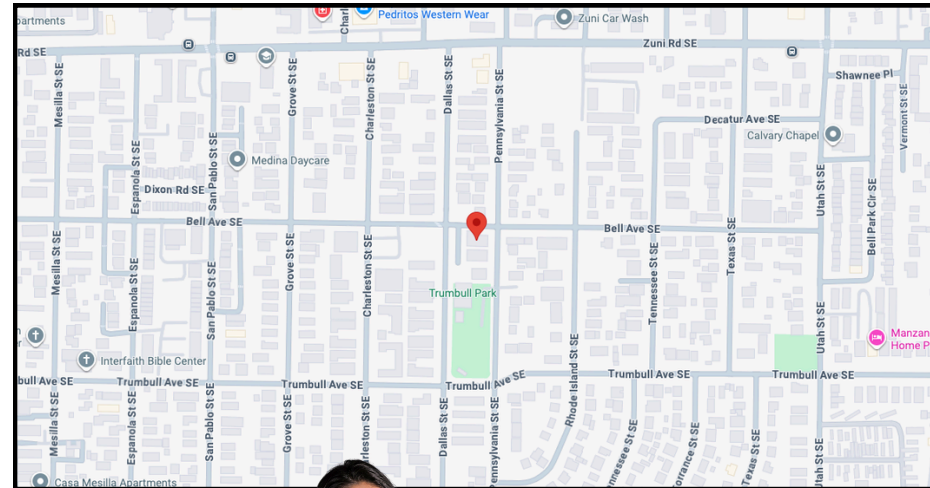


7900 BELL AVE SE

LOCATION



Property Type - Multifamily
Number of Units - 24 (all 1-bedroom / 1-bathroom)
Building Area - 24,480 SF total (two 12,240 SF buildings)
Lot Size - 14,810 SF (0.32 acres)
Year Built - 1976
Zoning - IDO Zoning R-ML
Condition - Needs \$150,000-\$200,000 of work due to inspection, ADAPT CPTED improvements
Pro Forma Rent - \$800 per unit



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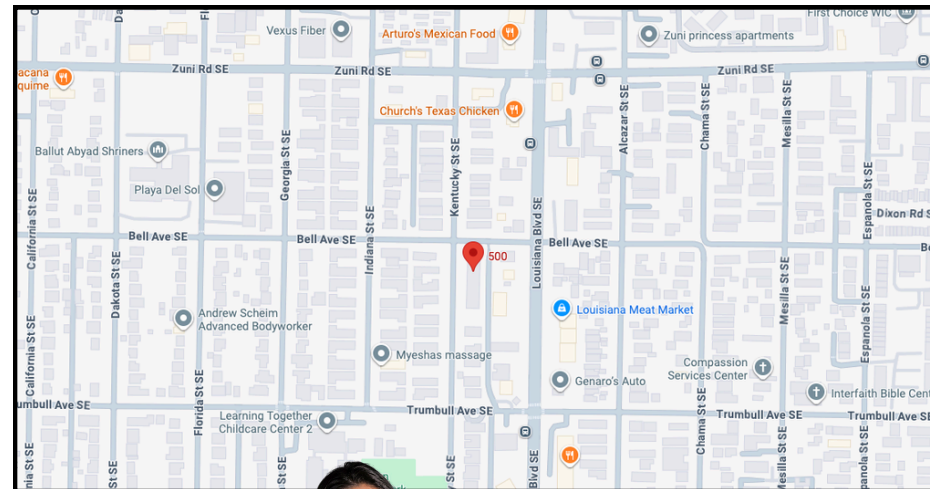


500 KENTUCKY ST SE

LOCATION



Property Type - Multifamily
Number of Units - 11
Building Area - 9,673 SF
Lot Size - 26,755 SF
Unit Mix - 9 x 1-bedroom, 2 x 2-bedroom
Year Built - 1963
Current Monthly Income - \$6,305 | \$75,660 annually
Condition - 1 make-ready vacancy
3 recommended evictions, 7 good tenants



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SUMMARY

Portfolio Breakdown

Property	Units	Mix	SF	Year Built	Price
433, 435, 437 Alcazar St SE	20	8×1BR / 12×2BR	11,088	1960	\$1,097,394
500 Kentucky St SE	11	9×1BR / 2×2BR	9,673	1963	\$617,284
7900 Bell Ave SE	24	24×1BR	24,480	1976	\$1,247,039
636-644 Grove St SE	12	6×1BR / 6×2BR	9,408	1964	\$723,283

Total: 67 units | **54,649 SF** | **\$3,685,000**

Price Per SF: ~\$67.43/SF



Investment Highlights

- Below replacement cost
- Seller financing @ 7% interest
- Prime Albuquerque rental corridors
- Heavy 1-bedroom mix = high demand & lower turnover



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