

# 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



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

GROVE ST SE UNIT 636-644



500 KENTUCKY ST SE



ALL TOGETHER OFFERED AT \$3,685,000

~\$55K PER UNIT

\$67 PER SQUARE FOOT

COLDWELL BANKER | LEGACY

8200 Carmel Ave NE STE 103-A, Albuquerque, NM 87122  
505.292.8900

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ALCAZAR ST SE | 433 & 435 & 437

LOCATION



Property Type - Multifamily

Number of Units - 20

Unit Mix - 8 x 1-bedroom, 12 x 2-bedroom

Building Area - 11,088 SF

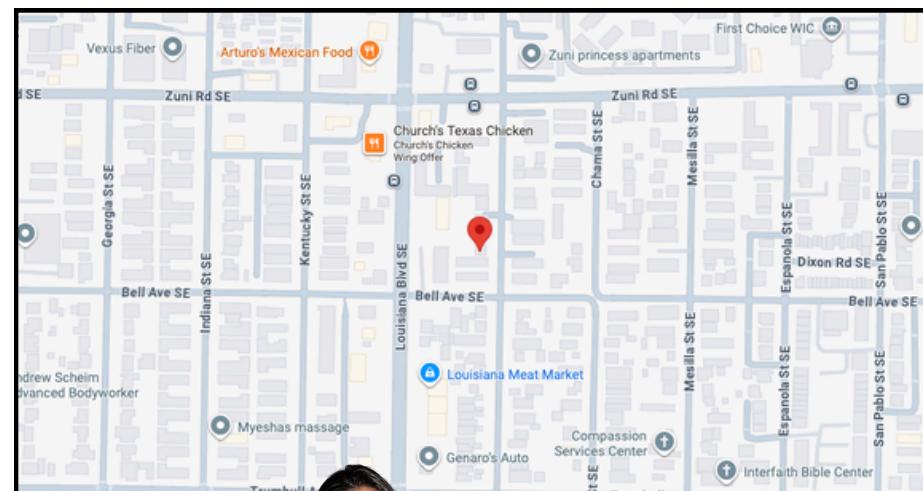
Lot Size - 12,580 SF

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 - 2x1BR/1BA + 2x2BR/1BA (A, B, C, D)

640 Grove St

3,136 SF - 2x1BR/1BA + 2x2BR/1BA (A, B, C, D)

644 Grove St

3,136 SF - 2x1BR/1BA + 2x2BR/1BA (A, B, C, D)

Total Building Area - 9,408 SF

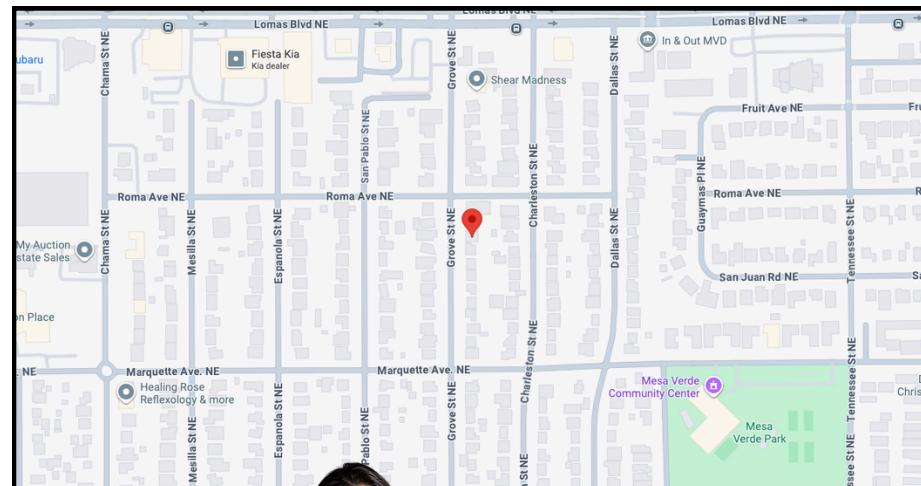
Year Built - 1964

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)

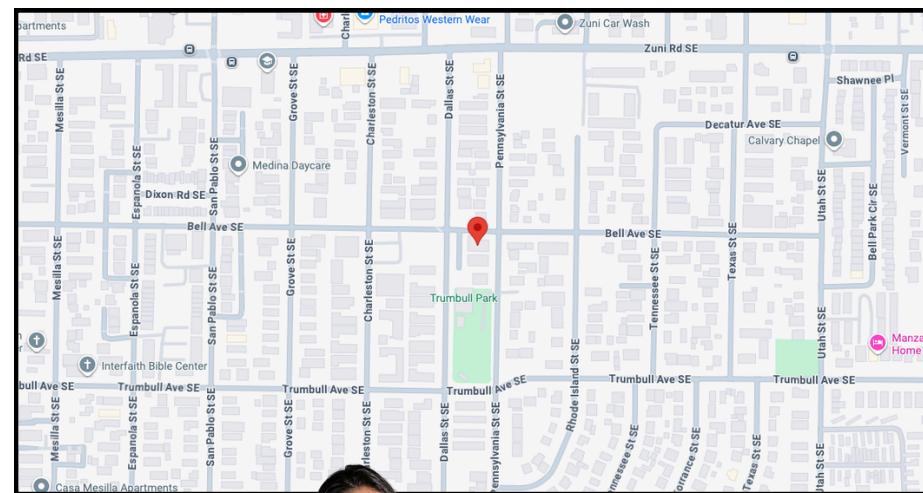
Lot Size - 14,810 SF (0.32 acres)

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

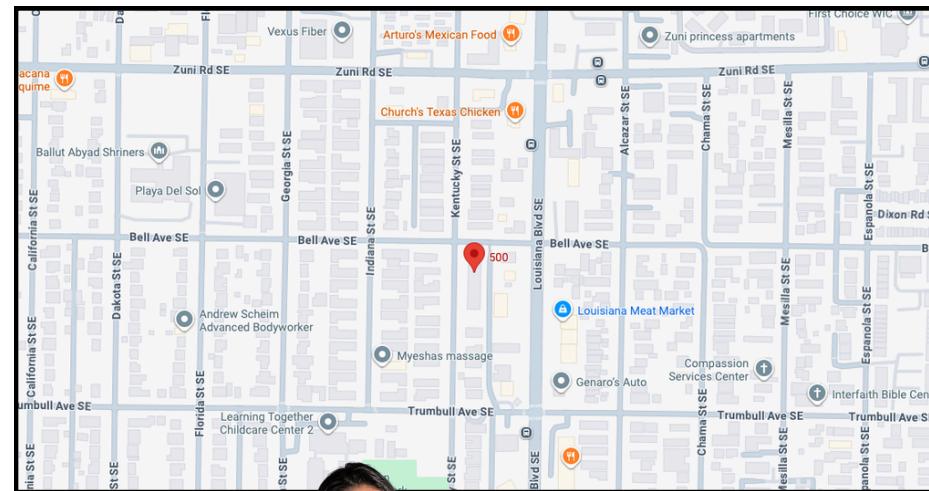
Unit Mix - 9 x 1-bedroom, 2 x 2-bedroom

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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