

1245 JELSO - GRANTS 4 PLEX

1245 Jelso | Grants, NM

OFFERING MEMORANDUM



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Exclusively Marketed By



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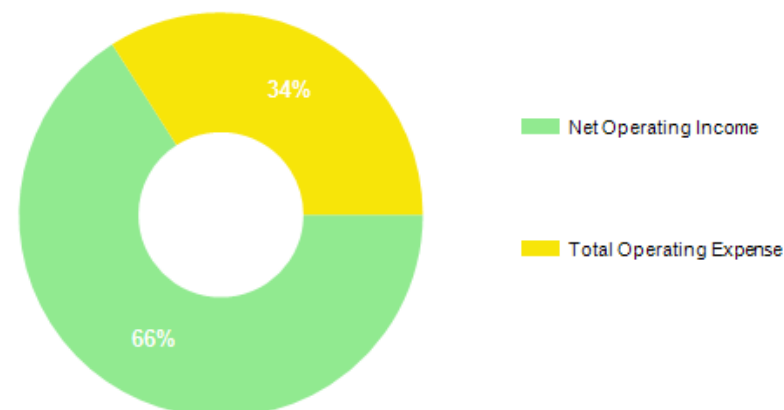
01

Financial Analysis

Income & Expense Analysis

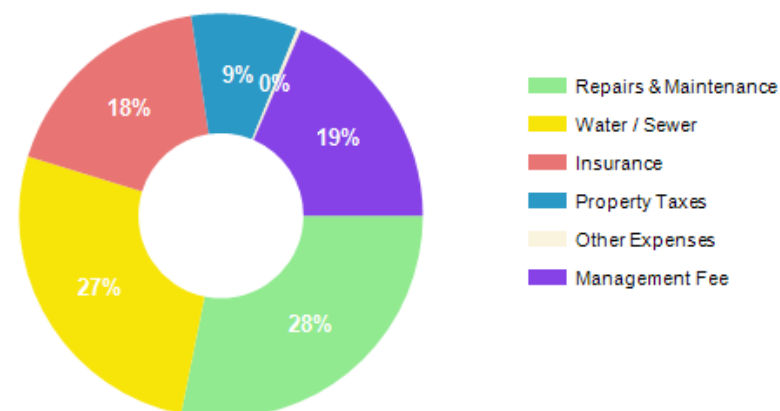
REVENUE ALLOCATION CURRENT

INCOME	CURRENT
Gross Scheduled Rent	\$38,400
Gross Potential Income	\$38,400
General Vacancy	-5.00%
Effective Gross Income	\$36,480
Less Expenses	\$12,422
Net Operating Income	\$24,058



EXPENSES	CURRENT	Per Unit
Property Taxes	\$1,058	\$265
Insurance	\$2,223	\$556
Management Fee (\$)	\$2,300	\$575
Repairs & Maintenance	\$3,500	\$875
Water / Sewer	\$3,300	\$825
Other Expenses	\$41	\$10
Total Operating Expense	\$12,422	\$3,106
Expense / SF	\$5.18	
% of EGI	34.05%	

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.



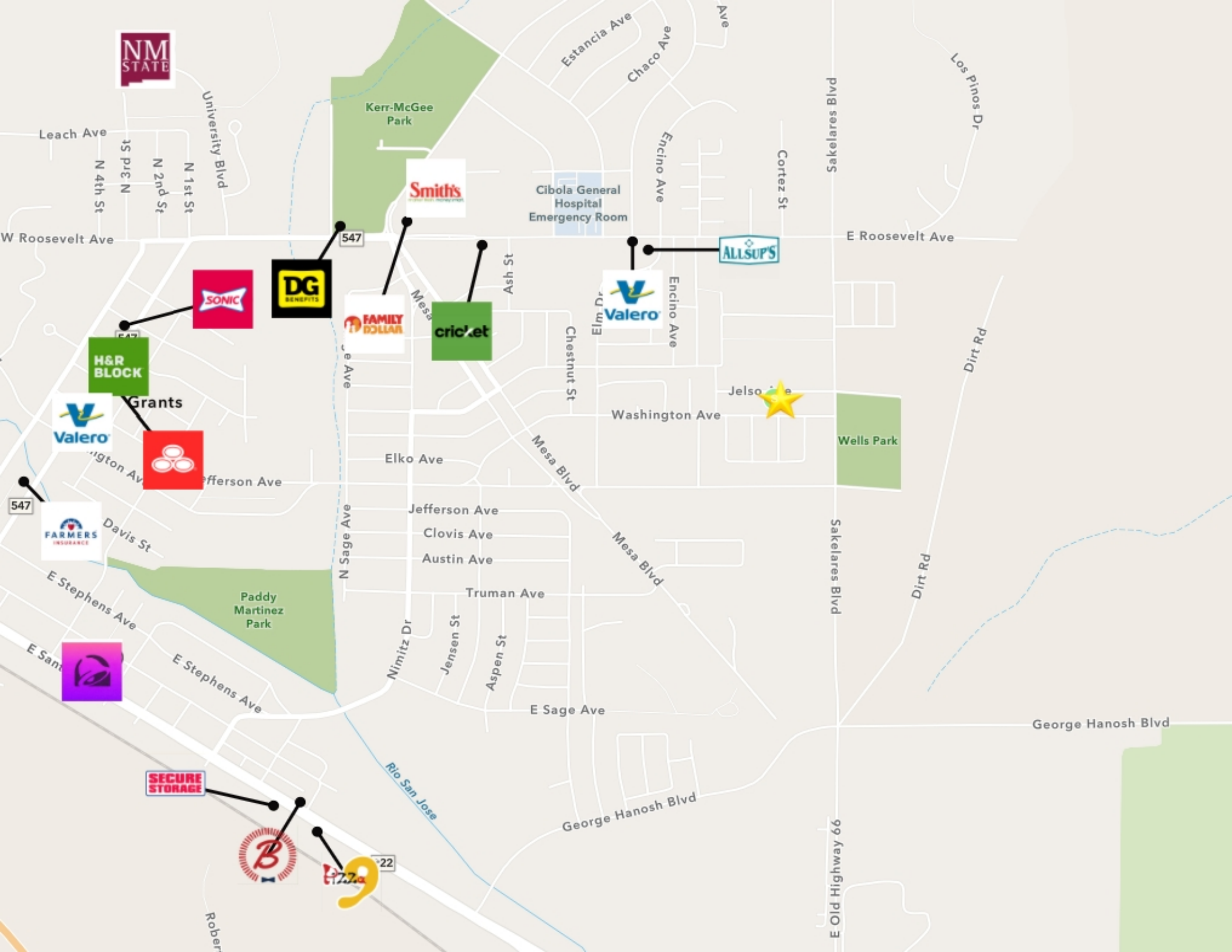
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Location

Local Business Map

Aerial View Map

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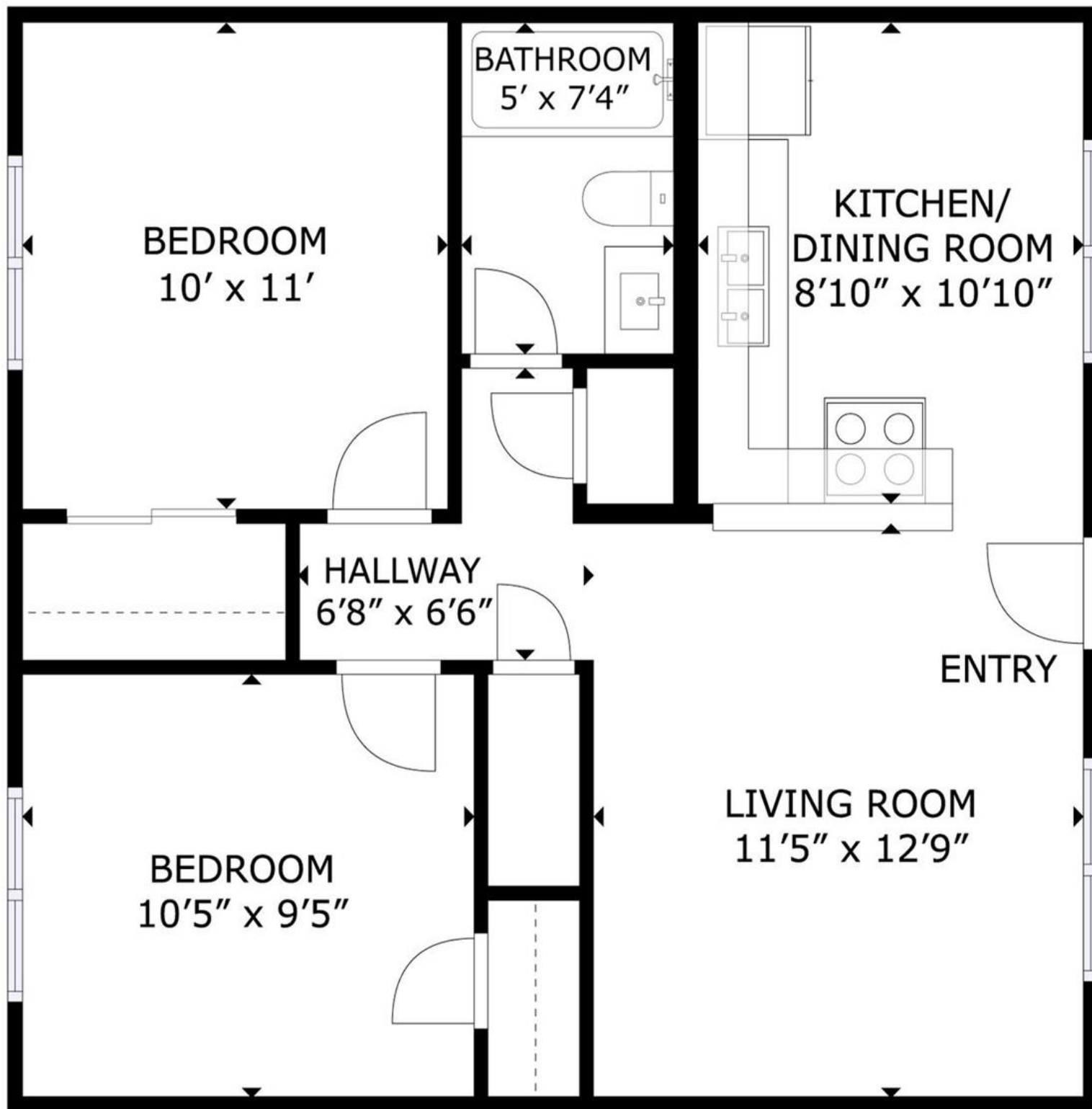


03

Property Description

Floor Plan

Property Images



1245 Jelso Ave, Unit C, Grants, NM, 87020



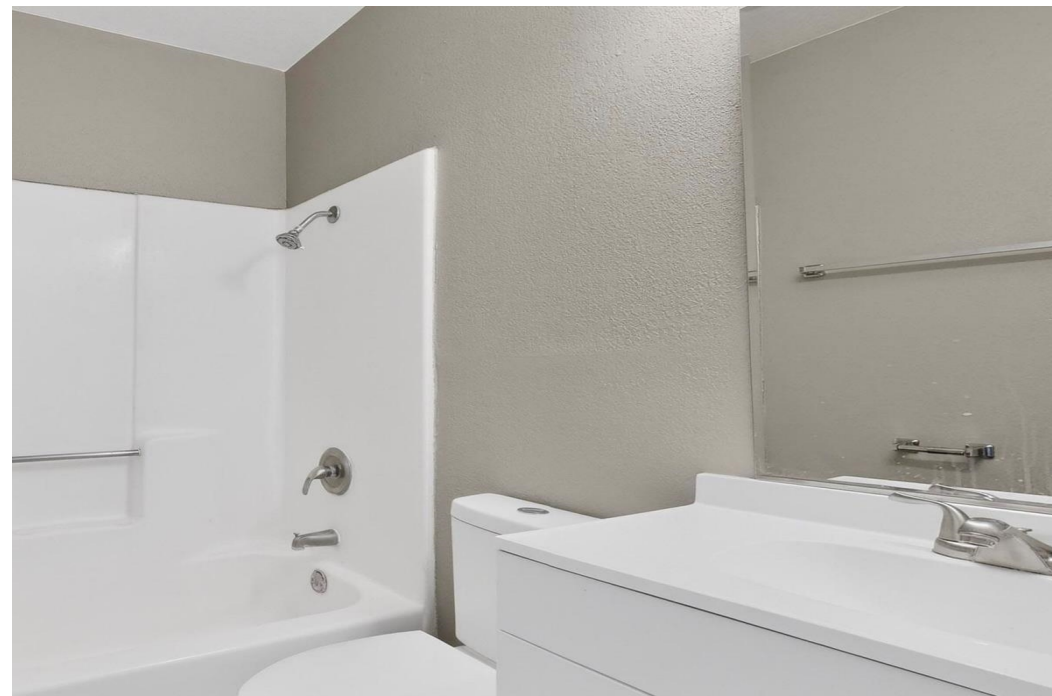
Living Room



Kitchen



Bedroom



Bath



04

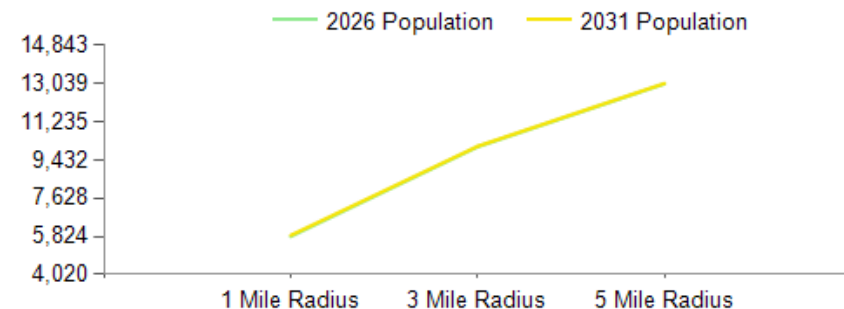
Demographics

General Demographics

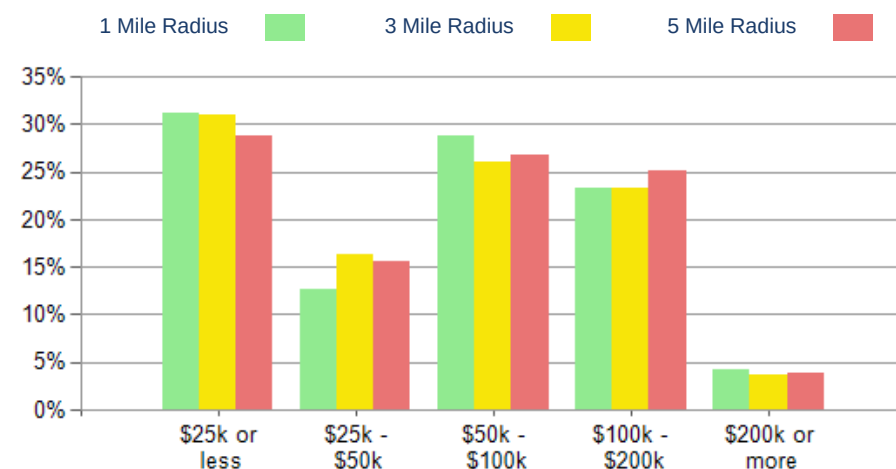
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,944	9,774	12,691
2010 Population	5,688	10,000	13,265
2026 Population	5,824	10,050	13,020
2031 Population	5,874	10,075	13,039
2026 African American	64	180	216
2026 American Indian	1,424	2,089	2,549
2026 Asian	160	209	217
2026 Hispanic	2,821	5,292	6,826
2026 Other Race	1,046	1,724	2,265
2026 White	2,255	3,756	5,122
2026 Multiracial	872	2,084	2,641
2026-2031: Population: Growth Rate	0.85%	0.25%	0.15%

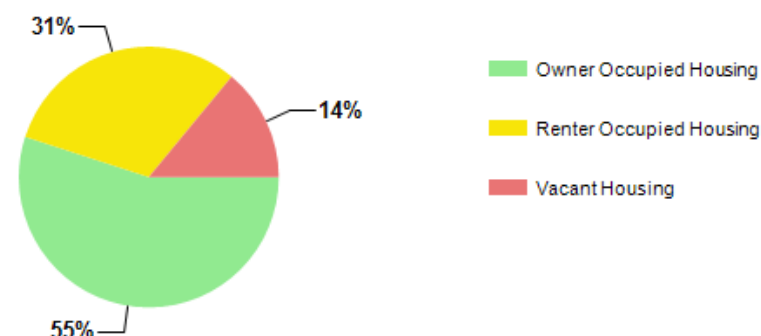
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	507	690	828
\$15,000-\$24,999	184	336	462
\$25,000-\$34,999	107	180	229
\$35,000-\$49,999	172	360	467
\$50,000-\$74,999	242	369	551
\$75,000-\$99,999	397	493	646
\$100,000-\$149,999	348	547	877
\$150,000-\$199,999	168	225	242
\$200,000 or greater	93	119	169
Median HH Income	\$64,723	\$55,824	\$61,536
Average HH Income	\$77,970	\$72,908	\$75,061



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

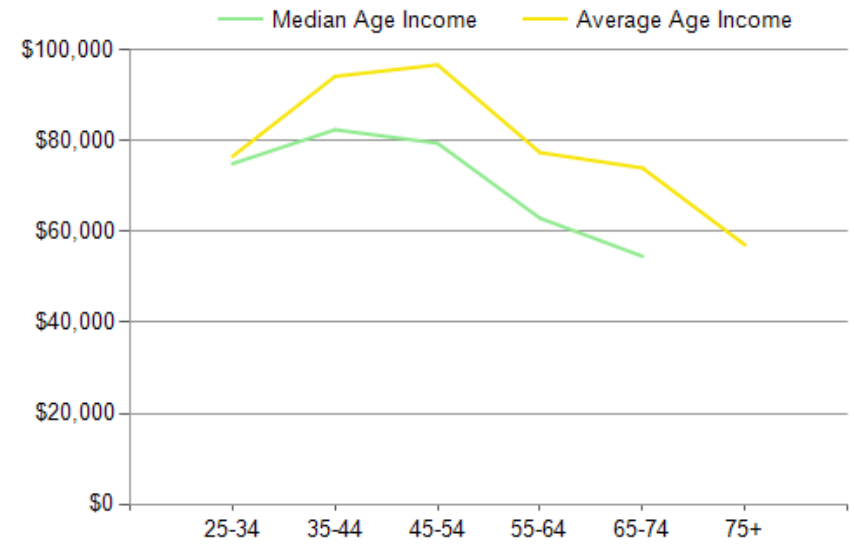
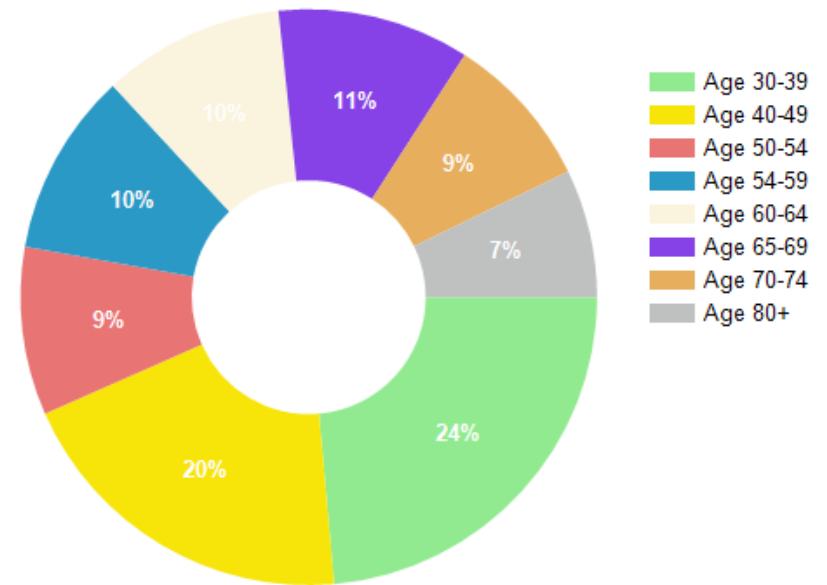


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	367	784	950
2026 Population Age 35-39	375	733	904
2026 Population Age 40-44	320	599	779
2026 Population Age 45-49	302	534	731
2026 Population Age 50-54	297	552	692
2026 Population Age 55-59	324	551	711
2026 Population Age 60-64	321	568	803
2026 Population Age 65-69	339	571	801
2026 Population Age 70-74	274	463	639
2026 Population Age 75-79	226	364	496
2026 Population Age 80-84	133	217	290
2026 Population Age 85+	104	185	237
2026 Population Age 18+	4,246	7,686	10,064
2026 Median Age	36	37	38
2031 Median Age	37	38	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,000	\$66,272	\$73,334
Average Household Income 25-34	\$76,596	\$72,753	\$77,250
Median Household Income 35-44	\$82,474	\$77,568	\$79,144
Average Household Income 35-44	\$94,224	\$86,711	\$89,380
Median Household Income 45-54	\$79,497	\$76,734	\$78,883
Average Household Income 45-54	\$96,756	\$89,290	\$90,323
Median Household Income 55-64	\$62,979	\$59,170	\$63,959
Average Household Income 55-64	\$77,429	\$74,738	\$77,437
Median Household Income 65-74	\$54,599	\$48,089	\$50,938
Average Household Income 65-74	\$74,048	\$69,259	\$70,014
Average Household Income 75+	\$57,091	\$52,497	\$54,508

Population By Age



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