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Thaxton Ave Tri-Plex

4013-4015 Thaxton Ave SE | Albuquerque, NM

- Units: 3
- Price: \$525,000
- SF: 2,734

- CAP RATE: 5.4%
- GRM: 11.67
- ACRES: .1141

4333 Pan American Fwy NE | Albuquerque, NM 87107-6833 | (505) 247-0447

Thaxton Ave Triplex

Two-2/1 and One-1/1

4013-4015 Thaxton Ave SE | Albuquerque, NM



THE OFFERING

Offered at \$525,000, this well-located triplex at 4013–4015 Thaxton Ave SE provides an attractive opportunity for an investor looking for a multifamily property in Southeast Albuquerque. The property consists of two 2-bedroom/1-bath units and one 1-bedroom/1-bath unit, with approximately 2,734 square feet of total unit area. Each unit offers a large kitchen and an in-unit washer and dryer, while the 1-bedroom residence also includes a dishwasher and fireplace. The current 2026 pro forma reflects 100% occupancy, a 5.4% capitalization rate, an 11.67 GRM, and

approximately \$28,552 in annual NOI. The property is conveniently positioned near major employment, education, and transportation centers, including Kirtland Air Force Base, Albuquerque International Sunport, Central New Mexico Community College, and the University of New Mexico area. With its established income, practical unit mix, tenant-friendly amenities, and convenient Southeast Albuquerque location, this triplex offers investors a combination of current cash flow and long-term rental potential.

Thaxton Ave Triplex

Two-2/1 and One-1/1

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SITE DESCRIPTION

UNIT MIX: 2-2/1 & 1-1/1

Land Size 4970.196 SF (.1141 Acre)

Total Unit SF 2,734

Number of Floors 1

Zoning R-ML

UPC # 101705622717931104

Year Built 1951

INVESTMENT DESCRIPTION

	2026 Proforma
Asking Price	\$525,000
% Occupied:	100%
Average Rent:	\$1,250
Cap Rate:	5.4%
GRM:	11.67
Before Tax IRR	11.17%
12 month NOI:	\$28,552*

* Property Tax Increase is applied to Expenses

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The Site

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Aerial

Thaxton Ave Triplex

Two-2/1 and One-1/1

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2026 INVESTMENT PROFORMA SUMMARY

Rent Roll

4013-4015 Thaxton SE				
Suite	Type	Rent/Mo.	Market Rent	Rent/Yr.
4013 A	1/1	950	1,000	11,400
4013 B	1/2	1,400	1,400	16,800
4015	1.2	1,400	1,400	16,800

**IRR Before Tax With
No Finacing, No Tax**

IRR Before Tax = 6.87%

N	\$
0	(525,000)
1	\$28,552
2	\$29,902
3	\$31,293
4	\$32,725
5	\$34,200 + 553,350

PROPERTY DESCRIPTION

Tri-Plex
2 2 bed/1 bath & 1bed/1 bath
1,542 SF on 0.155 Acres

PRICING & POTENTIAL (2025)

Sale Price	\$525,000
Gross Rental Income	\$45,000
Property Tax*	(\$7,182)
Insurance	(\$1,406)
Management Fee	(\$2,700)
Total Expenses	(\$9,642)
NOI	\$28,227
Cape Rate	5.4%

*Estimated Property Tax Increase

**IRR With Before Tax
With Financing**

IRR Before Tax = 11.17%

N	\$
0	(113,400)
1	\$1,496
2	\$2,846
3	\$4,237
4	\$4,669
5	\$7,1144 * \$167,669

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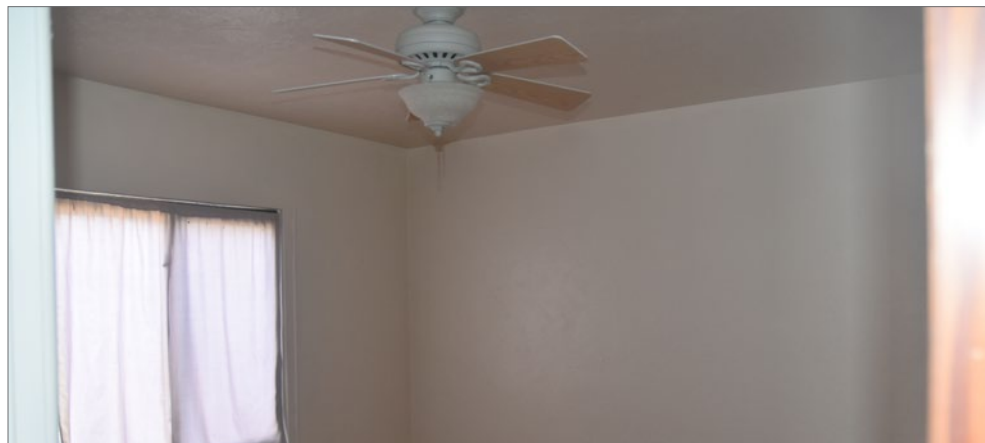
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