

A photograph of a single-story white house with a covered front porch supported by two green columns. A large window is visible on the porch, and a black mailbox is mounted on the wall. A green bush runs along the side of the house. A concrete sidewalk leads from the foreground towards the house. The sky is clear and blue.

SALE

2130 Coal Avenue Southeast

2130 COAL AVENUE SOUTHEAST

Albuquerque, NM 87106

PRESENTED BY:

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NM #2469

MULTIFAMILY INVESTMENT ANALYSIS

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THE PROPERTY

Property: Triplex
Address: 2130 Coal SE
Albuquerque NM
Units: 3
Lot Size:
Year Built: 1940

PRICING & TERMS

Price: \$540,000
Down: \$135,000 25.0%
\$6,075 Loan Costs
1st Loan: \$405,000 75.0%
2nd loan:

VALUE INDICATORS

	Current	Market
GRM:	12.68	12.16
CAP Rate:	4.70%	5.02%
Price/Unit:	\$180,000	\$180,000
Price/SqFt:	\$208.33	\$208.33
Cash Return:	-2.65%	-1.45%
Annual Return	0.78%	1.98%
SqFt. Income:	\$16.44	\$17.13
	\$1.37	\$1.43

UNIT MIX & SCHEDULED INCOME

# Of Units	Unit Type	Apprx. Sq. Ft.	Actual Rent	Monthly Income	Market Rent	Market Income
2	2/1	864	\$1,200	\$2,400	\$1,250	\$2,500
1	2/1	864	\$1,150	\$1,150	\$1,200	\$1,200

CASH FLOW ANALYSIS

	Current	Market
Gross Scheduled Income:	\$42,600	\$44,400
Vacancy: 6.0%	(\$2,556)	6.0% (\$2,664)
Effective Gross Income:	\$40,044	\$41,736
Expenses: 34.4%	(\$14,643)	33.0% (\$14,643)
Net Operating Income:	\$25,401	\$27,093
Loan Payment:	(\$29,138)	(\$29,138)
2nd payment:		
Cash Flow:	(\$3,737)	(\$2,045)
Plus principal reduction	\$4,838	\$4,838
Return on Equity: 0.78%	\$1,101	1.98% \$2,793

Total:	3	2,592 SqFt	\$3,550	\$3,700
Laundry:	Per Unit:			
Other Income per unit:				
Monthly Gross Scheduled Income:			\$3,550	\$3,700
Annual Gross Scheduled Income:			\$42,600	\$44,400

ASSUMPTIONS

- Current Vacancy, Collection Loss: 6.0%
- 1a. Market Vacancy, Collection Loss: 6.0%
- Expense Rate: 34.4%
- 1st Loan Interest Rate: 6.00%
- 2nd. Loan Terms:
- 2nd Call Date:
- Vacant Units/Month: 0.2
- Expense Per Unit/Year: \$4,881
- Year Amortization: 30
- Expense Per SqFt: \$5.65
- Monthly Payment 1st Loan: \$2,428
- Monthly Payment 2nd Loan:

DOOR % ANNUAL OPERATING EXPENSES

981	6.9%	Real Estate Taxes	\$2,943
733	5.2%	Insurance	\$2,200
1333	9.4%	Utilities	\$4,000
		Res Management	
		Professional Mgmt	
1333	9.4%	Maintenance and Repairs	\$4,000
		Landscaping	
333	2.3%	Replacements	\$1,000
167	1.2%	Pest Control	\$500
		TOTAL EST. EXPENSES	\$14,643
		Expenses/Unit	\$4,881

COMMENTS

Well Kept Triplex In good Southeast location near UNM and CNM

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$540,000
BUILDING SIZE:	±2,592 SF
NUMBER OF UNITS:	3
LOT SIZE:	±7,052 SF
PRICE / SF:	\$200.00
ZONING:	MX-L

PROPERTY DESCRIPTION

This Albuquerque property offers a 2,592 SF building with 3 units, ideal for Multifamily / Low-Rise / Garden investors. Built in 1940 and zoned MX-L, it presents a compelling opportunity for expansion and development. Schedule a viewing today and seize the potential of this prime real estate opportunity.

PROPERTY HIGHLIGHTS

- ±2,592 SF building
- 3 units
- Built in 1940
- Prime Albuquerque location

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LOCATION MAP



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2130 COAL AVENUE SOUTHEAST | Albuquerque, NM 87106

SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC.

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,365	4,529	15,069
AVERAGE AGE	35	35	36
AVERAGE AGE (MALE)	35	35	35
AVERAGE AGE (FEMALE)	36	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	785	2,604	7,102
# OF PERSONS PER HH	1.7	1.7	2.1
AVERAGE HH INCOME	\$47,370	\$54,704	\$75,176
AVERAGE HOUSE VALUE	\$331,129	\$360,610	\$360,774

Demographics data derived from AlphaMap

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