

MULTIFAMILY INVESTMENT ANALYSIS

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Senior Advisor

6200 Seagull LN SE

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THE PROPERTY				PRICING & TERMS			VALUE IND	VALUE INDICATORS		
								Current		Market
Property:	Triplex			Price:	\$540,000		GRM:	12.68		12.16
Address:	213	0 Coal SE					CAP Rate:	4.70%		5.02%
	Albuquerque	e NM		Down:	\$135,000	25.0%	Price/Unit:	\$180,000		\$180,000
					\$6,075	Loan Costs	Price/SqFt:	\$208.33		\$208.33
Units:	3			1st Loan:	\$405,000	75.0%	Cash Return:	-2.65%		-1.45%
Lot Size:				2nd loan:			Annual Return			1.98%
Year Built:	1940						SqFt. Income:			\$17.13
								\$1.37		\$1.43
UNIT MIX	& SCHEDULE	ED INCOME				CASH FLO	OW ANALYSIS			
								Current		Market
# Of Unit	11	Actual	Monthly	Market	Market		duled Income:	\$42,600		\$44,400
Units Type		Rent	Income	Rent	Income	Vacancy:	6.0%	(\$2,556)	6.0%	(\$2,664)
2 2/1	864	\$1,200	\$2,400	\$1,250	\$2,500		ross Income:	\$40,044	22.00/	\$41,736
1 2/1	864	\$1,150	\$1,150	\$1,200	\$1,200	Expenses: Net Operati	34.4%	(\$14,643) \$25,401	33.0%	(\$14,643) \$27,093
						Net Operati	ng income:	\$23,401		\$27,093
						Loan Paym	ent:	(\$29,138)		(\$29,138)
						2nd paymer		(, , ,		(, , ,
						Cash Flow:		(\$3,737)		(\$2,045)
						Plus princir	oal reduction	\$4,838		\$4,838
Total: 3	2,59	2 SqFt	\$3,550		\$3,700			* /		7 /
Laundry: Per Unit:					Return on E	Equity: 0.78%	\$1,101	1.98%	\$2,793	
	Other Income per unit:									
Monthly Gross Scheduled Income:		\$3,550		\$3,700						
Annual Gross	s Scheduled Inc	ome:	\$42,600		\$44,400					
ASSUMPTI	<u>ONS</u>					Door 9	% ANNUAL O	PERATING EXP	ENSES	
1. Current V	acancy, Collec	tion Loss:		6.0%		981	6.9% Real Estate Ta	ixes		\$2,943
1a. Market Vacancy, Collection Loss:				6.0%		733	5.2% Insurance			\$2,200
2. Expense Rate:			34.4%		1333	9.4% Utilities			\$4,000	
				6.00%			Res Managem			
4. 2nd. Loan Terms:							Professional N	•		
5. 2nd Call Date:				0.0		1333	9.4% Maintenance	and Repairs		\$4,000
6. Vacant Units/Month:				0.2		Landscaping 222			¢1.000	
7. Expense Per Unit/Year: 8. Year Amortization:				\$4,881	333 2.3% Replacements			\$1,000 \$500		
9. Expense Per SqFt:					30			_		
9. Expense Per SqFt: 10. Monthly Payment 1st Loan:				\$5.65 \$2,428			Expenses/Un			\$14,643 \$4,881
10. Monthly Payment 1st Loan:				φ∠ ,4 ∠0			Expenses/Un	ıı		54,001

11. Monthly Payment 2nd Loan:

<u>COMMENTS</u>
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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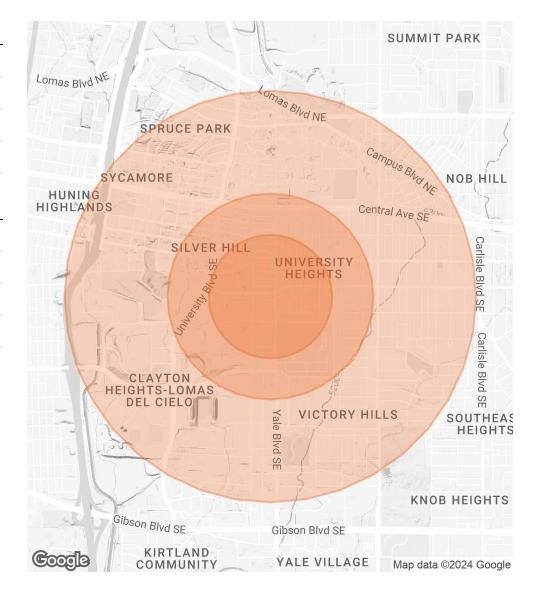
DEMOGRAPHICS MAP & REPORT

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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