

# 630-680 HAINES NW

ALBUQUERQUE, NM 87107

Offered at  
\$2,600,000.00

Exclusively Offered by:



*Richard Hanna, CCM*  
*Amy Monarch, Assoc Broker*

Hanna Commercial LLC  
5901 Wyoming NE  
J-277  
Albuquerque, NM 87107  
rhanna@richardhanna.com  
(505) 332-0522





# Executive Summary

## The Building



*Richard Hanna, CCM*  
*Amy Monarch, Assoc Broker*

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The property is primarily a metal building with the office portion being block. In the last 5 years, the owners have replaced the roof and half of the parking lot. The area is improving being in the sawmill district which is seeing some new development.

Size: 38,358 sqft

The building is fully fire sprinkled.

Zoned NR-LM (Non-Residential Light Manufacturing)

Up and coming Sawmill District

Only \$67.78 per sqft!

Warehouse portion has month to month tenants or short-term leases for easy owner occupancy. Current rents are below market.

# Executive Summary

## The Tenants



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New Seasons is a methadone clinic that has been at the property for about 20 years. They have done extensive renovations over the last 5 years at their expense, so they are likely to remain in the office portion of the property. They are a national firm with locations in 31 states.

National Research Labs are a circuit board manufacturer and distributor that was the original owner of the building. They have two locations with this one being only sales and storage.

Andrew Burns and James Cooper are two welders and metal fabricators that have private and government contracts to do metal construction of various custom products.

Property Name	
Location	630-680 Haines NW
Type of Property	Industrial
Size of Property	36,930 (Sq. Ft./Units)
Purpose of analysis	Broker Projection

Assessed/Appraised Values			
Land	0	15%	15% DEFAULT
Improvements	0	85%	85% DEFAULT
Personal Property	0	0%	
Total	0	100%	

Adjusted Basis as of 12-Jun-25 \$2,600,000

Annual Property Operating Data

Purchase Price	2,600,000
Plus Acquisition Costs	
Plus Loan Fees/Costs	
Less Mortgages	
Equals Initial Investment	2,600,000

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st			12			
2nd			12			

ALL FIGURES ARE ANNUAL			\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1	POTENTIAL RENTAL INCOME				267,572	Projected at \$6.00 for warehouse + Clinic
2	Less: Vacancy & Cr. Losses			( 2.5% of PRI )	6,689	
3	EFFECTIVE RENTAL INCOME				260,883	
4	Plus: Other Income (collectable)				47,739	Actual 2024 PNM and CAM Reimbursement
5	GROSS OPERATING INCOME				308,622	
OPERATING EXPENSES:						
7	Real Estate Taxes			20,733		Actual 2024
8	Personal Property Taxes					
9	Property Insurance			3,236		Actual 2024
10	Off Site Management			13,379		Projected at 5%
11	Payroll					
12	Expenses/Benefits					
13	Taxes/Worker's Compensation					
14	Repairs and Maintenance			18,000		Estimated
Utilities:						
15	Water			11,549		Actual 2024
16	Electric (PNM)			21,825		Actual 2024
17	Phone			872		Actual 2024
18						
19	Accounting and Legal					
20	Licenses/Permits					
21	Advertising					
22	Supplies					
23	Miscellaneous Contract Services:					
24	Landscaping			3,120		Actual 2024
25						
26						
27						
28						
29	TOTAL OPERATING EXPENSES				92,714	
30	NET OPERATING INCOME				215,908	Cap Rate 8.3%
31	Less: Annual Debt Service					
32	Less: Participation Payments (from Assumptions)					
33	Less: Leasing Commissions					
34	Less: Funded Reserves					
35	CASH FLOW BEFORE TAXES				\$215,908	

Authored by Gary G. Sharp, CCIM Copyright© 2004 by the CCIM Institute

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared for:

Prepared by: Richard Hanna, CCIM

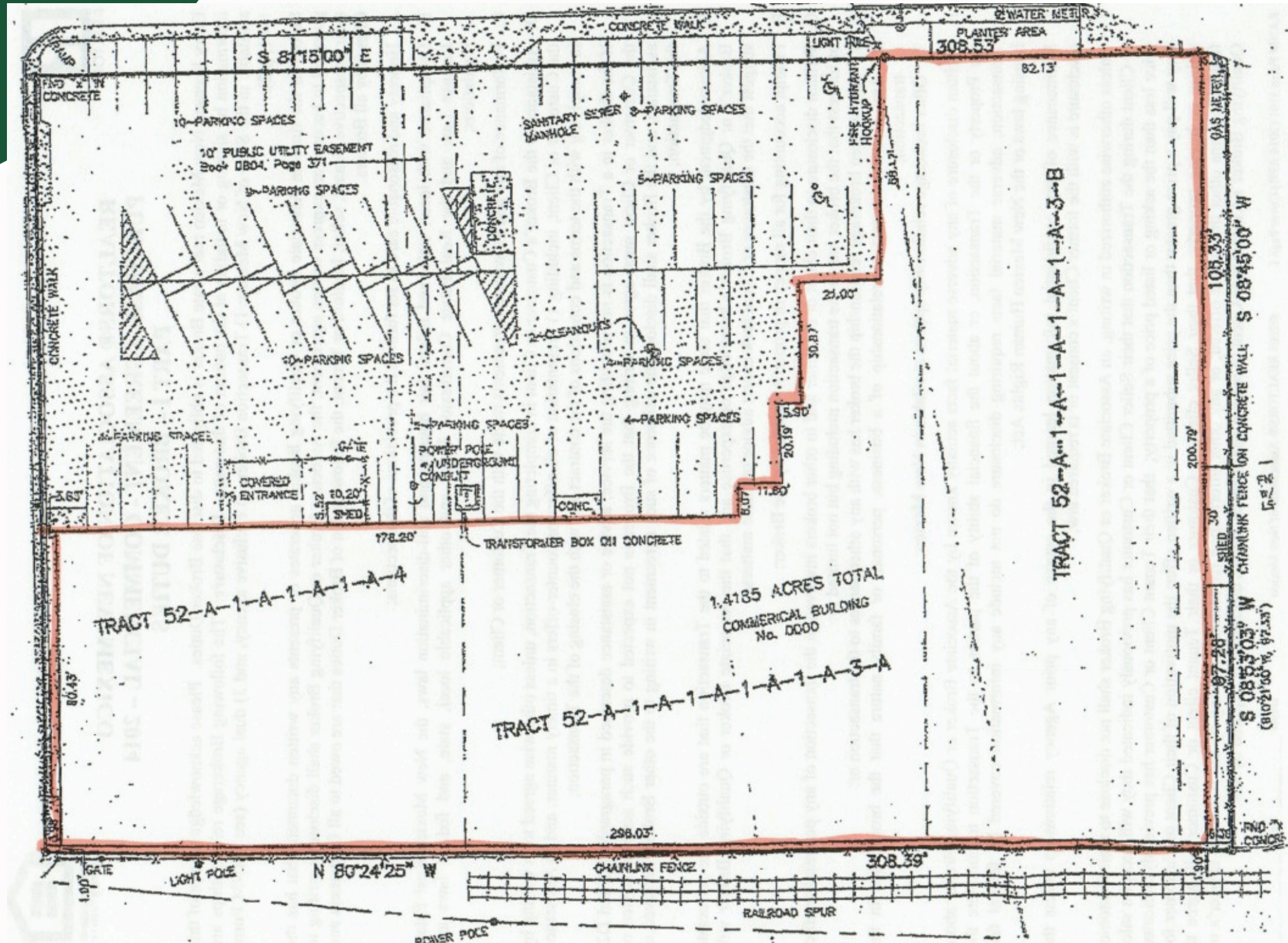


# Site Plan Floor Plans



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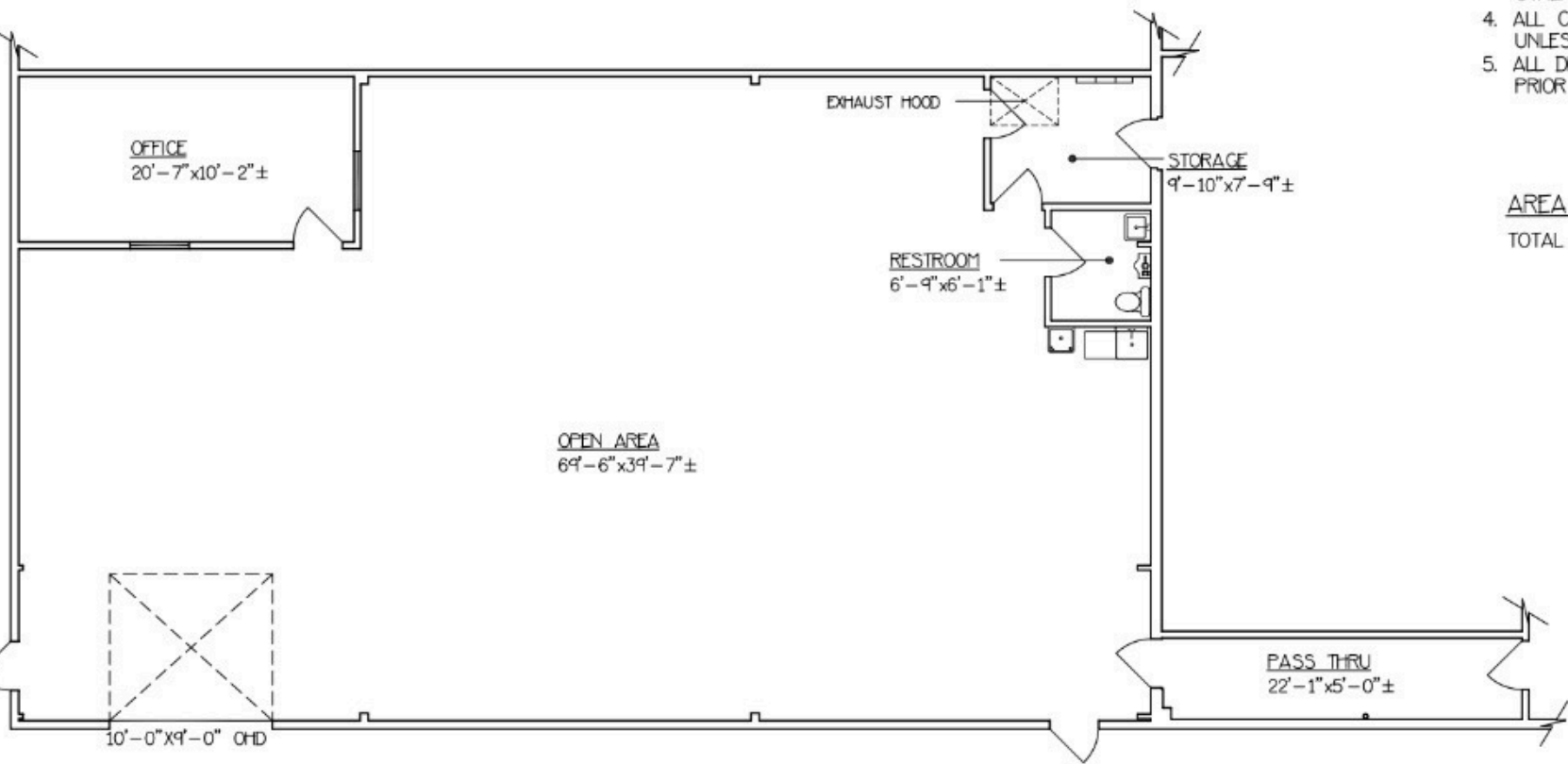


# 1770 Seventh St Floor Plans



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1770 SEVENTH STREET NW

## NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE VINYL UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 9'-2" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

## AREA CALCULATIONS:

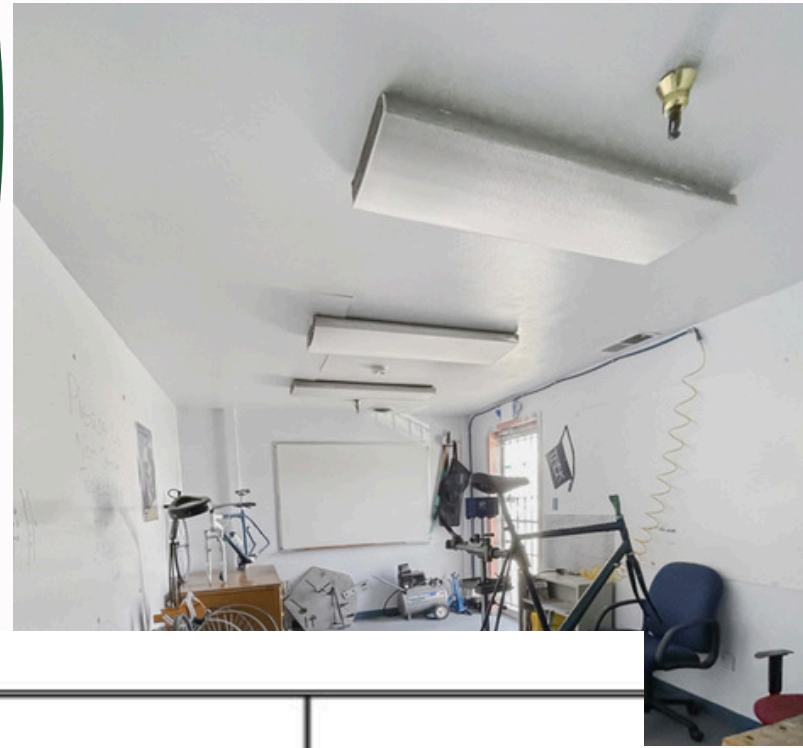
TOTAL AREA 2965.12 SQ. FT.



PROJECT:		1770 SEVENTH STREET NW	
DESCRIPTION:		AS-BUILT DRAWING	
CLIENT:		HANNA COMMERCIAL	
SHEET #		01	
OF		01	
MEASURED BY	JR	0	8
DESIGNED BY	N.A.	1	1
DRAFTED BY	JR	1	0
CHECKED BY	P.M.	3	3
REVISED:			
SCALE:	1/8"=1'-0"	DATE:	05/05/11
YCD DESIGNS		505-899-1199	

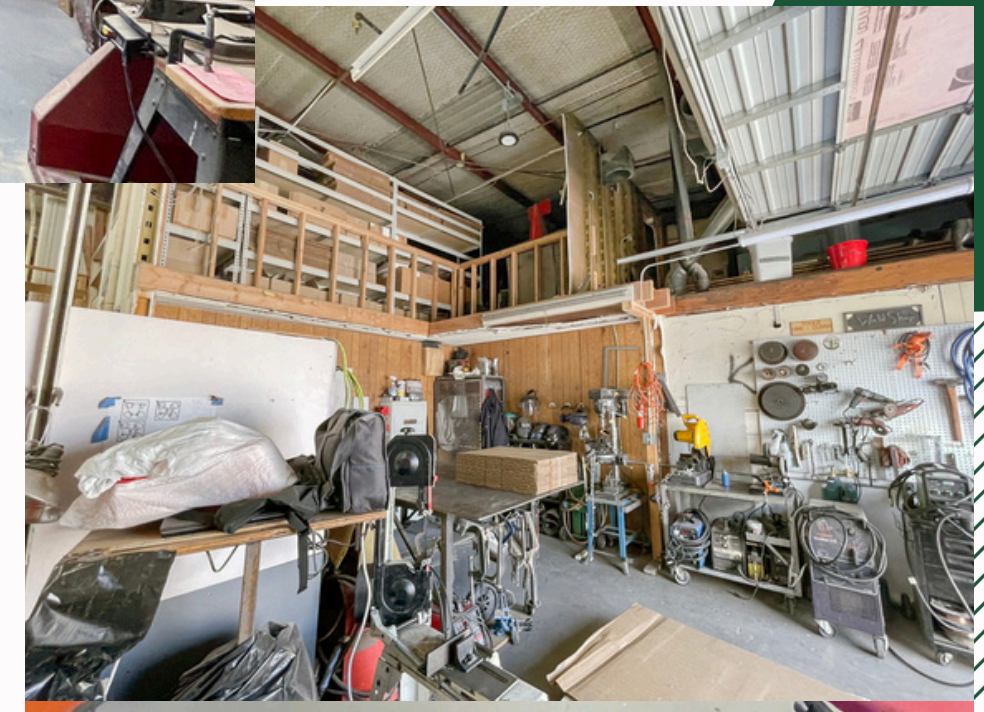
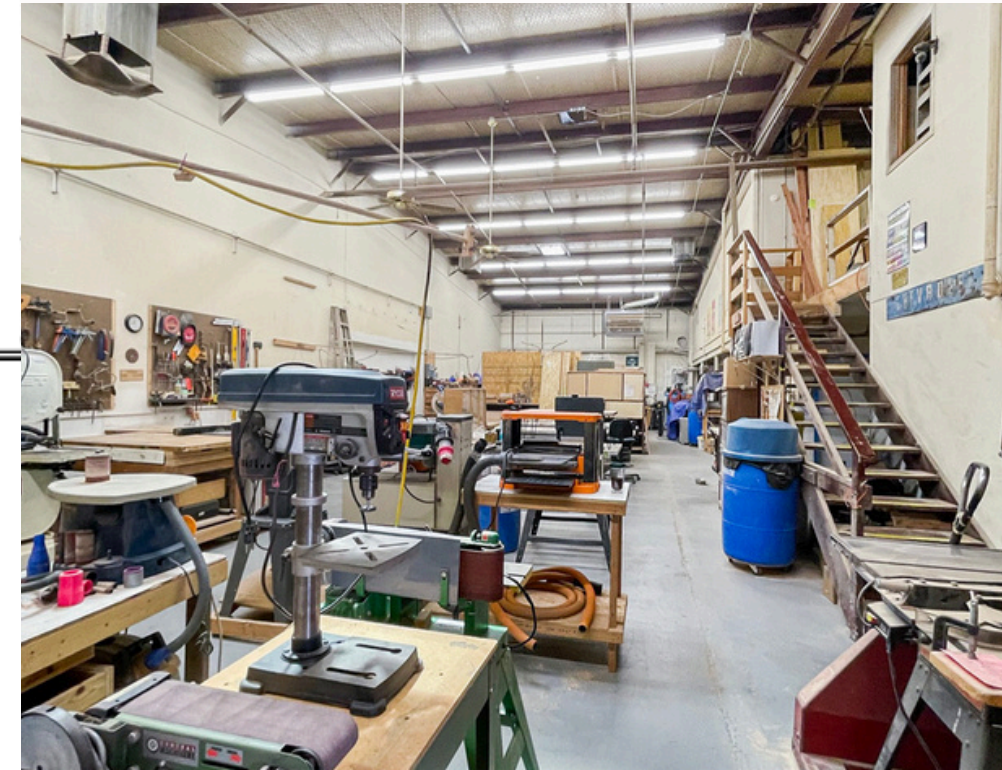
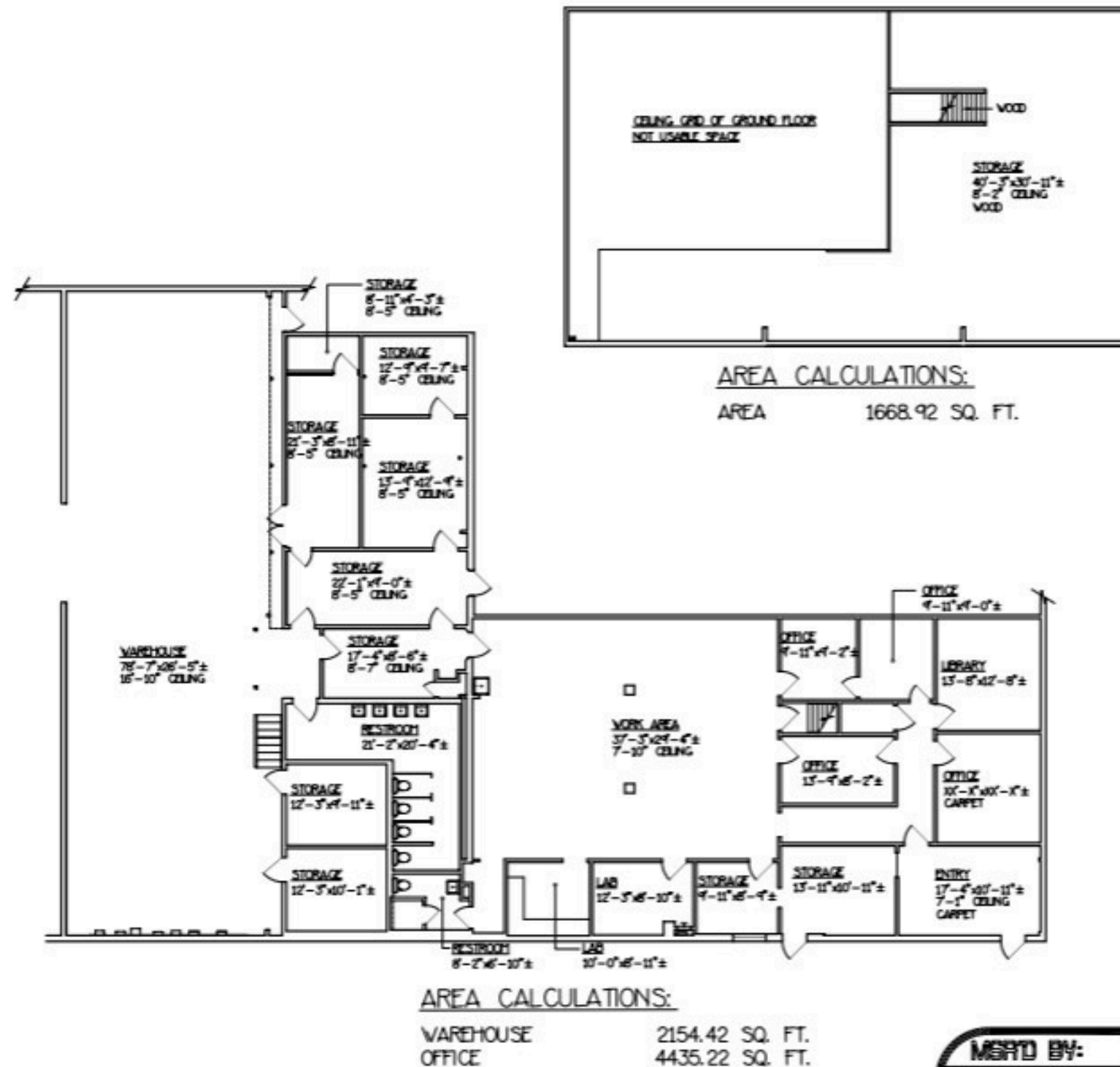
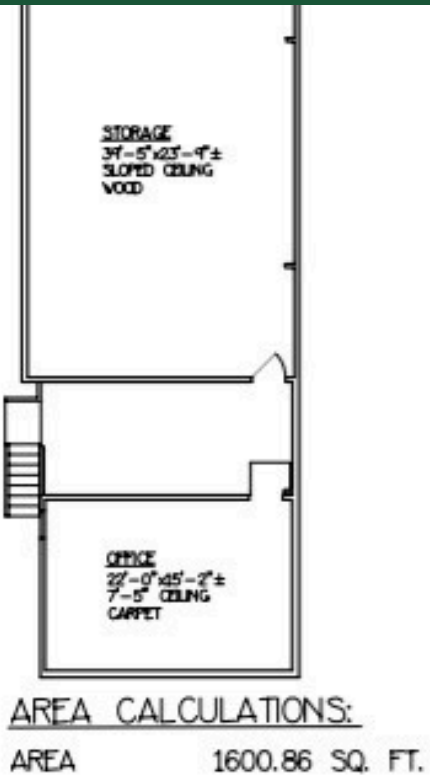


# 680 Haines Floor Plan



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# 660 Haines Floor Plans

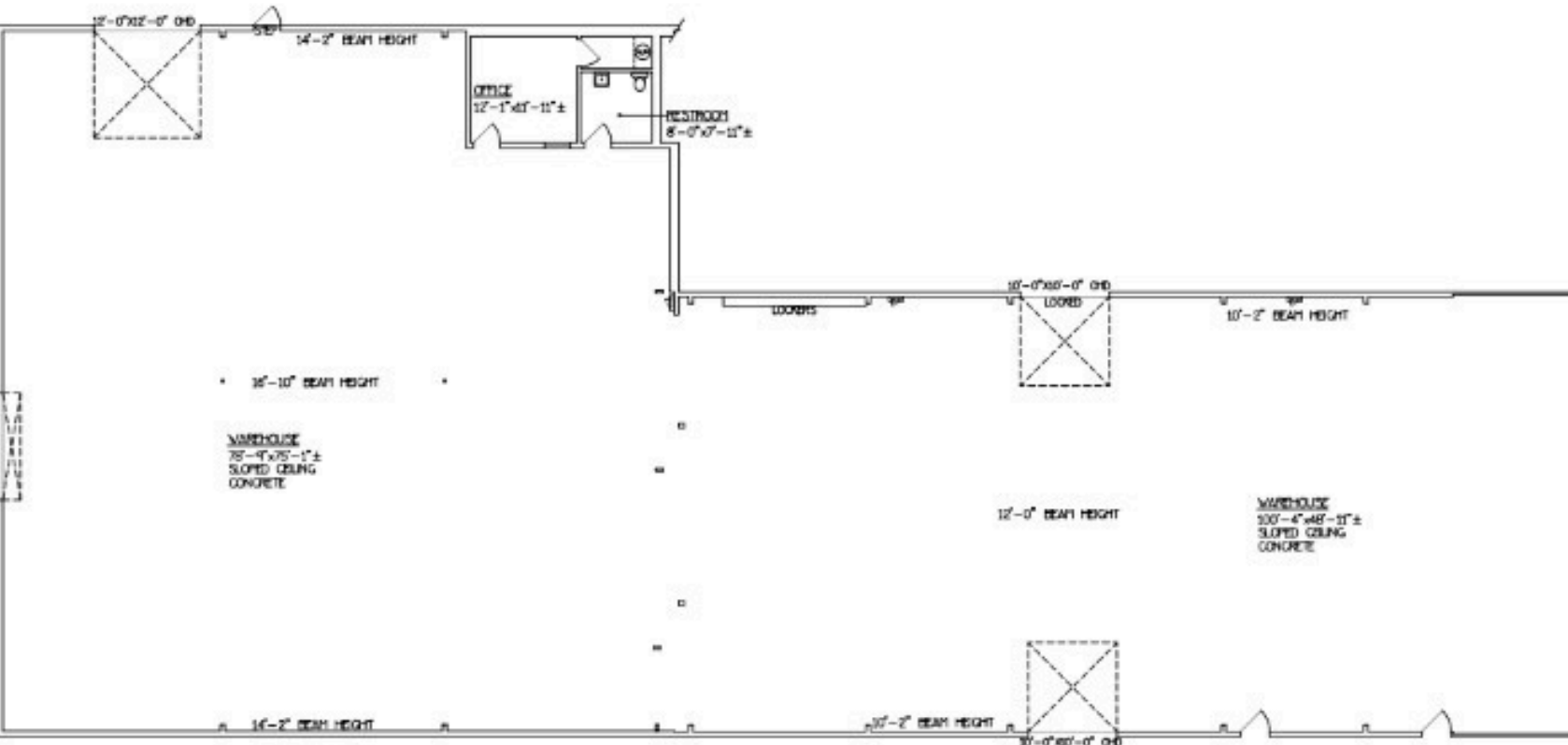


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4. ALL CEILING HEIGHTS ARE 9'-1" UNLESS OTHERWISE NOTED.
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AREA CALCULATIONS:  
TOTAL AREA 11117.96 SQ. FT.



660 HAINES NW

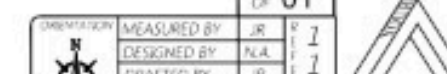


PROJECT:  
**660 HAINES NW**

DESCRIPTION:  
**AS-BUILT DRAWING**

CLIENT:  
**HANNA COMMERCIAL**

SHEET #  
**01**  
OF 01



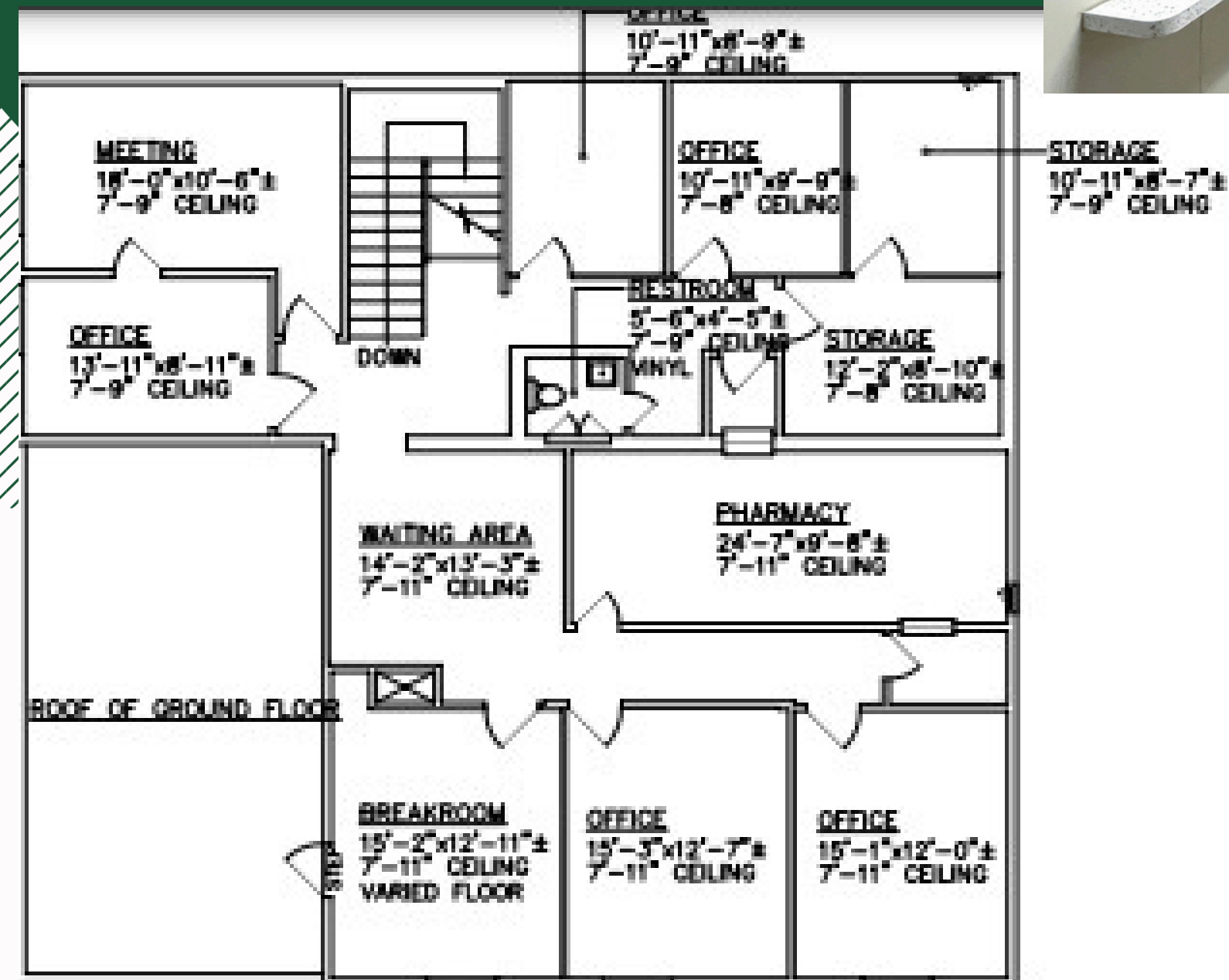


# 630 Haines Floor Plans



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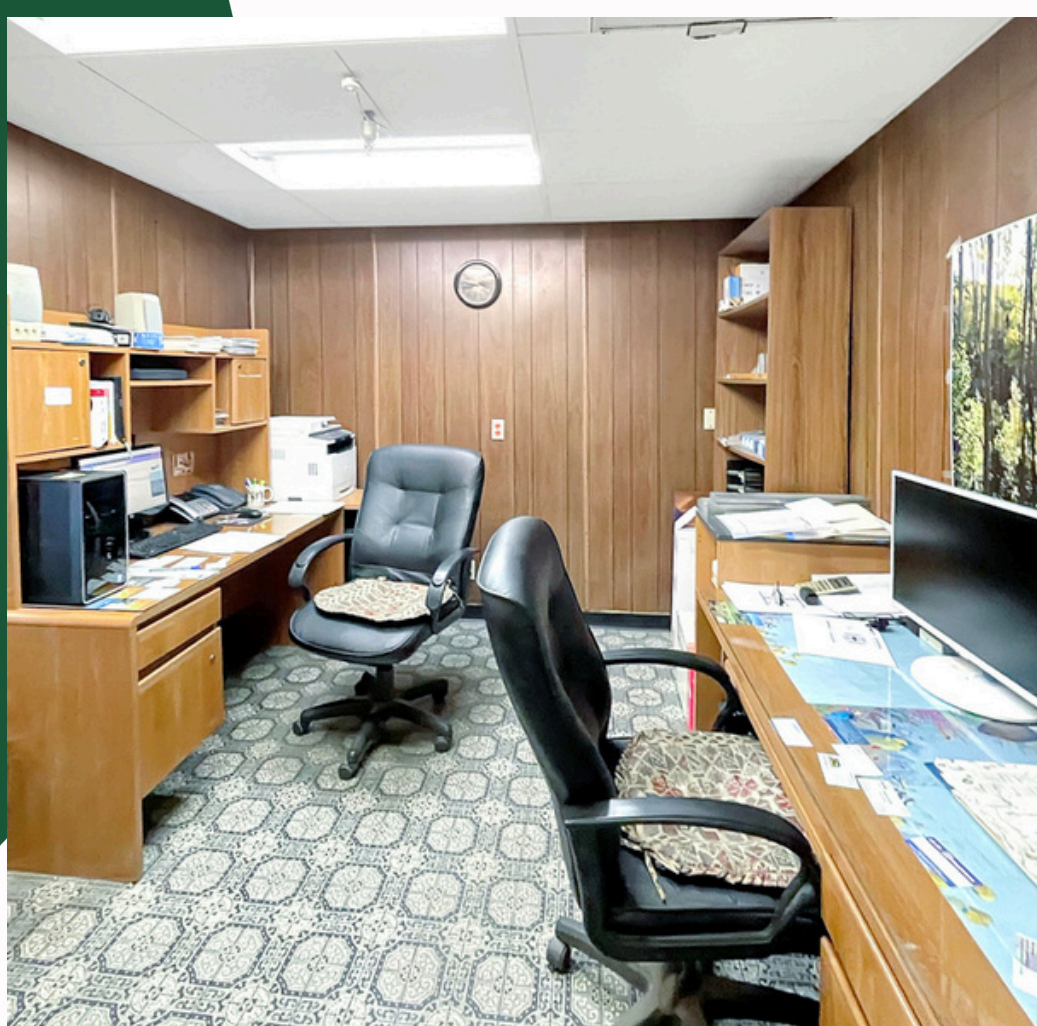
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630 HAINES, SECOND FLOOR

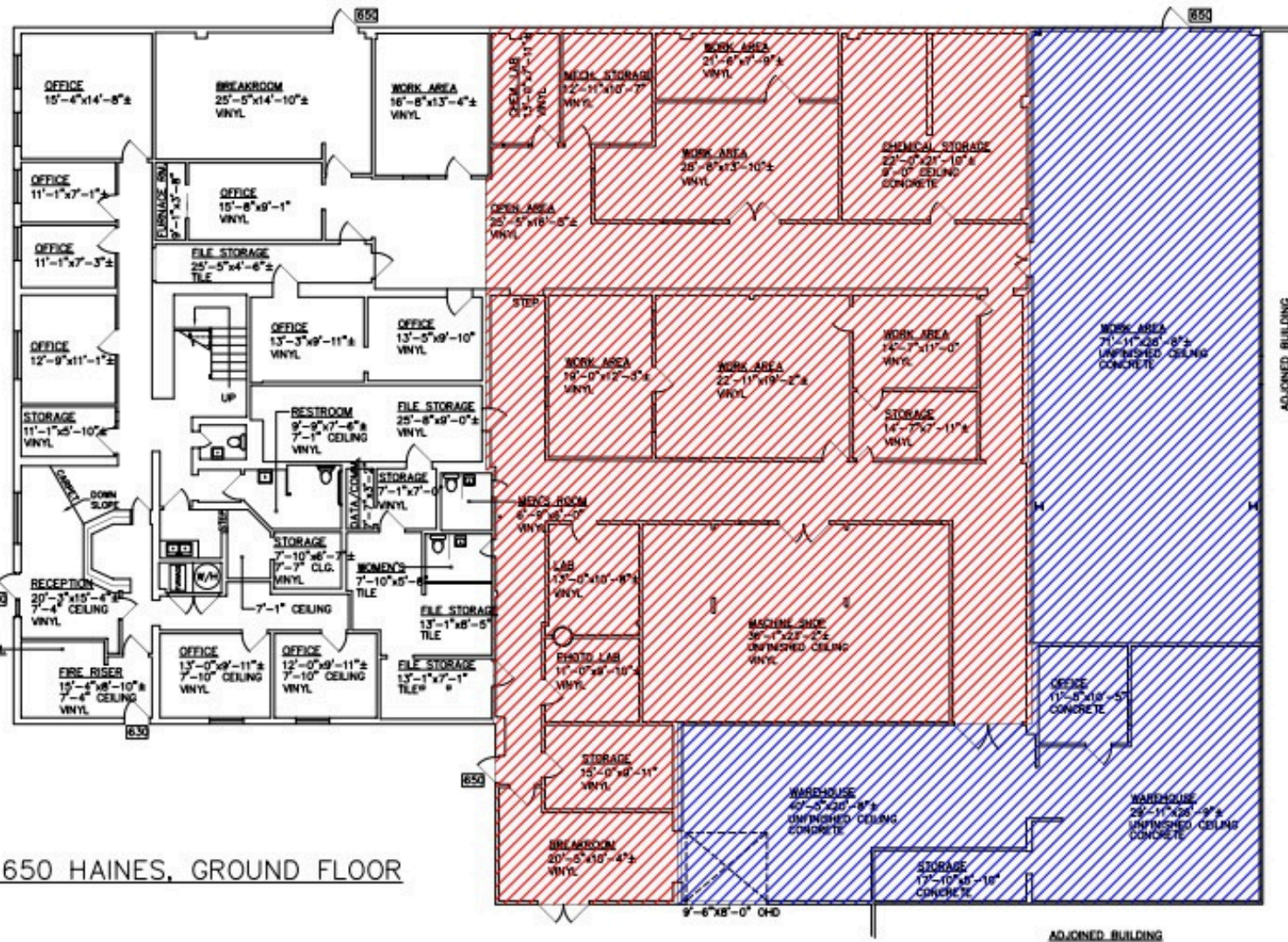


# 630 & 650 Haines Floor Plans



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## AREA CALCULATIONS:

BLUE HATCHED AREA	3,675.50 SQ. FT.
RED HATCHED AREA	5,643.77 SQ. FT.
UNHATCHED AREA	4,585.01 SQ. FT.
630 SECOND FLOOR AREA	2,245.09 SQ. FT.
TOTAL AREA	16,149.37 SQ. FT.

PROJECT:  
630 & 650  
HAINES  
AVE. NW  
DESCRIPTION:  
AS-BUILT  
DRAWING

CLIENT:  
HANNA  
COMMERCIAL



ORIENTATION	MEASURED BY	DW/JR	1
	DESIGNED BY	N.A.	2
	DRAFTED BY	DW/JR	0
	CHECKED BY	P.M.	6
	REVISED	11-10-17-JR	0
SCALE	DATE	03/20-12	
1/8"=1'-0"			

