



SALE

Coal Fourplex

2128 COAL AVENUE SOUTHEAST

Albuquerque, NM 87106

PRESENTED BY:

TIM LUTEN

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NM #2469

MULTIFAMILY INVESTMENT ANALYSIS

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THE PROPERTY

Property: Four-plex
 Address: 2128 Coal SE
 Albuquerque NM
 Units: 4
 Lot Size:
 Year Built: 1940

PRICING & TERMS

Price: \$585,000
 Down: \$146,250 25.0%
 \$6,581 Loan Costs
 1st Loan: \$438,750 75.0%
 2nd loan:

VALUE INDICATORS

	Current	Market
GRM:	12.34	11.75
CAP Rate:	4.81%	5.19%
Price/Unit:	\$146,250	\$146,250
Price/SqFt:	\$234.00	\$234.00
Cash Return:	-2.25%	-0.77%
Annual Return	1.18%	2.66%
SqFt. Income:	\$18.96	\$19.92
	\$1.58	\$1.66

UNIT MIX & SCHEDULED INCOME

# Of Units	Unit Type	Apprx. Sq. Ft.	Actual Rent	Monthly Income	Market Rent	Market Income
1	3/2	900	\$1,750	\$1,750	\$1,800	\$1,800
1	1/1	600	\$850	\$850	\$900	\$900
1	Stu	500	\$700	\$700	\$750	\$750
1	Stu	500	\$650	\$650	\$700	\$700

Total:	4	2,500 SqFt		\$3,950		\$4,150
Laundry:		Per Unit:				
Other Income per unit:						
Monthly Gross Scheduled Income:				\$3,950		\$4,150
Annual Gross Scheduled Income:				\$47,400		\$49,800

CASH FLOW ANALYSIS

	Current	Market
Gross Scheduled Income:	\$47,400	\$49,800
Vacancy:	6.0% (\$2,844)	6.0% (\$2,988)
Effective Gross Income:	\$44,556	\$46,812
Expenses:	34.6% (\$16,424)	33.0% (\$16,424)
Net Operating Income:	\$28,132	\$30,388
Loan Payment:	(\$31,566)	(\$31,566)
2nd payment:		
Cash Flow:	(\$3,434)	(\$1,178)
Plus principal reduction	\$5,241	\$5,241
Return on Equity:	1.18% \$1,807	2.66% \$4,063

ASSUMPTIONS

- Current Vacancy, Collection Loss: 6.0%
- 1a. Market Vacancy, Collection Loss: 6.0%
- Expense Rate: 34.6%
- 1st Loan Interest Rate: 6.00%
- 2nd. Loan Terms:
- 2nd Call Date:
- Vacant Units/Month: 0.2
- Expense Per Unit/Year: \$4,106
- Year Amortization: 30
- Expense Per SqFt: \$6.57
- Monthly Payment 1st Loan: \$2,631
- Monthly Payment 2nd Loan:

DOOR % ANNUAL OPERATING EXPENSES

681	5.7%	Real Estate Taxes	\$2,724
550	4.6%	Insurance	\$2,200
1500	12.7%	Utilities	\$6,000
		Res Management	
		Professional Mgmt	
1000	8.4%	Maintenance and Repairs	\$4,000
		Landscaping	
250	2.1%	Replacements	\$1,000
125	1.1%	Pest Control	\$500
TOTAL EST. EXPENSES			\$16,424
Expenses/Unit			\$4,106

COMMENTS

Well Kept Four-plex In good Southeast location near UNM and CNM

PROPERTY SUMMARY



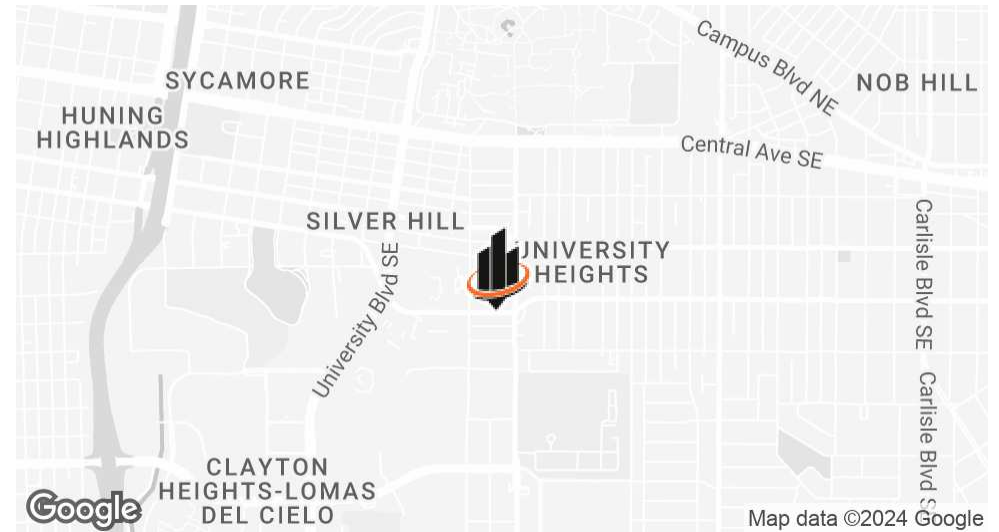
OFFERING SUMMARY

SALE PRICE:	\$585,000
BUILDING SIZE:	±2,620 SF
NUMBER OF UNITS:	4
LOT SIZE:	±7,623 SF
PRICE / SF:	\$234.00
ZONING:	MX-L

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PROPERTY DESCRIPTION

Introducing a strategic investment opportunity in Albuquerque, NM! Zoned MX-L, this property offers versatile potential for multifamily or high-rise development. Its prime location and adaptable zoning make it a compelling choice for investors in the local market.

PROPERTY HIGHLIGHTS

- Four-plex building
- Prime Albuquerque location
- Ideal for multifamily or high-rise development
- Versatile potential
- Strategic investment opportunity

SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC. 3

LOCATION MAP



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SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC. 4

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

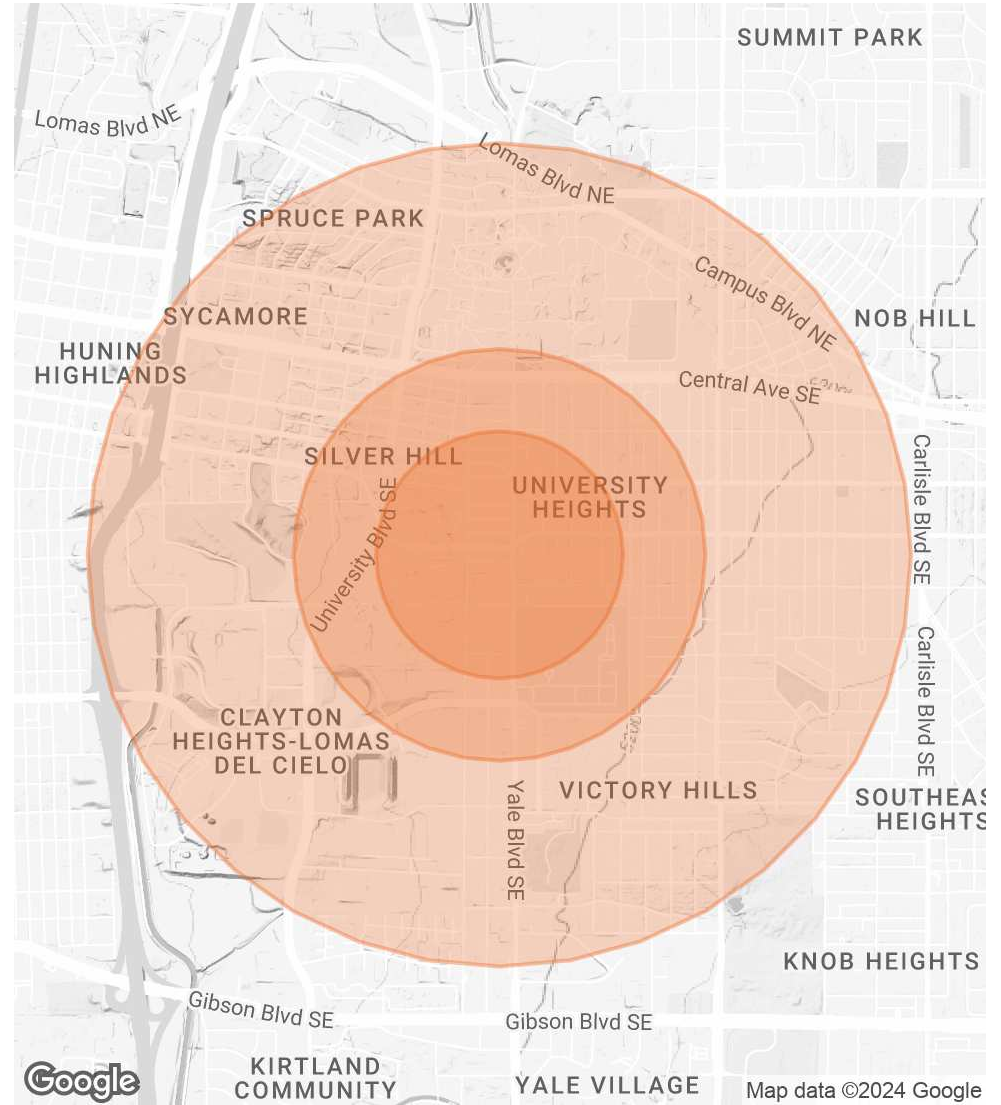
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,365	4,183	15,069
AVERAGE AGE	35	35	36
AVERAGE AGE (MALE)	35	35	35
AVERAGE AGE (FEMALE)	36	35	36

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	785	2,409	7,102
# OF PERSONS PER HH	1.7	1.7	2.1
AVERAGE HH INCOME	\$47,370	\$54,539	\$75,176
AVERAGE HOUSE VALUE	\$331,129	\$354,365	\$360,774

Demographics data derived from AlphaMap



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