

1029 SAGE

1029 Sage | Grants, NM

OFFERING MEMORANDUM



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CONTENTS

- 01 Financial Analysis**
Income & Expense Analysis
- 02 Executive Summary**
Investment Summary
- 03 Rent Roll**
Rent Roll
- 04 Location**
Location Summary
Local Business Map
Aerial View Map
- 05 Property Description**
Property Features
Property Images
- 06 Demographics**
General Demographics

Exclusively Marketed by:



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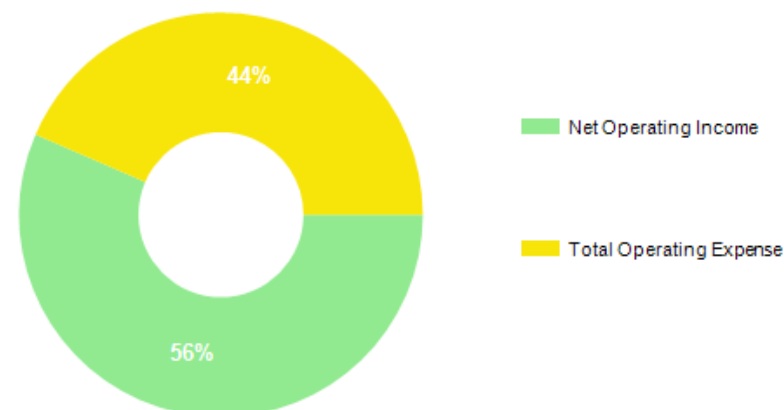
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Financial Analysis

Income & Expense Analysis

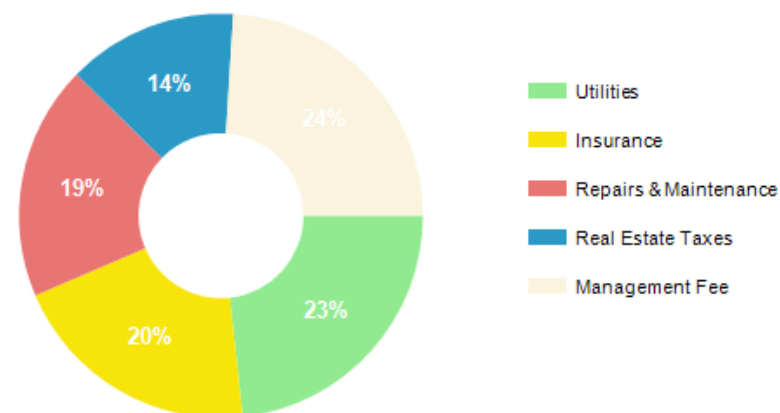
REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$30,600	\$38,400
Effective Gross Income	\$30,600	\$38,400
Less Expenses	\$13,314 43.50%	\$10,114 26.33%
Net Operating Income	\$17,286	\$28,286



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$1,816	\$454	\$1,816	\$454
Insurance	\$2,698	\$675	\$2,698	\$675
Management Fee	\$3,200	\$800		
Repairs & Maintenance	\$2,500	\$625	\$2,500	\$625
Utilities	\$3,100	\$775	\$3,100	\$775
Total Operating Expense	\$13,314	\$3,329	\$10,114	\$2,529
Expense / SF	\$4.16		\$3.16	
% of EGI	43.50%		26.33%	

DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



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02	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	1029 Sage Grants NM 87020
COUNTY	Cibola
BUILDING SF	3,200 SF
LAND SF	8,189 SF
LAND ACRES	.19
NUMBER OF UNITS	4
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$270,000
PRICE PSF	\$84.38
PRICE PER UNIT	\$67,500
OCCUPANCY	100.00%
NOI (CURRENT)	\$17,286
NOI (Pro Forma)	\$28,286
CAP RATE (CURRENT)	6.40%
CAP RATE (Pro Forma)	9.29%
GRM (CURRENT)	8.82
GRM (Pro Forma)	7.03

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	6,999	10,376	13,866
2025 Median HH Income	\$54,535	\$57,367	\$61,875
2025 Average HH Income	\$72,631	\$73,402	\$75,214

- Embrace the allure of each meticulously crafted 2-bedroom, 1-bath unit, designed to captivate tenants in search of contemporary and cozy accommodations. Revel in the sophistication of the flooring, elevating the property's elegance while simplifying upkeep for landlords. Boasting a single-level layout, each spacious 800-square-foot unit offers a blend of comfort and style, with select remodeled residences showcasing either sleek tile or trendy plank flooring.



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03

Rent Roll

Rent Roll

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent
A	2 bd + 1 ba	800	\$0.81	\$650.00	\$800.00
B	2 bd + 1 ba	800	\$0.94	\$750.00	\$800.00
C	2 bd + 1 ba	800	\$0.72	\$575.00	\$800.00
D	2 bd + 1 ba	800	\$0.84	\$675.00	\$800.00
Totals / Averages		3,200	\$0.83	\$2,650.00	\$3,200.00



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04

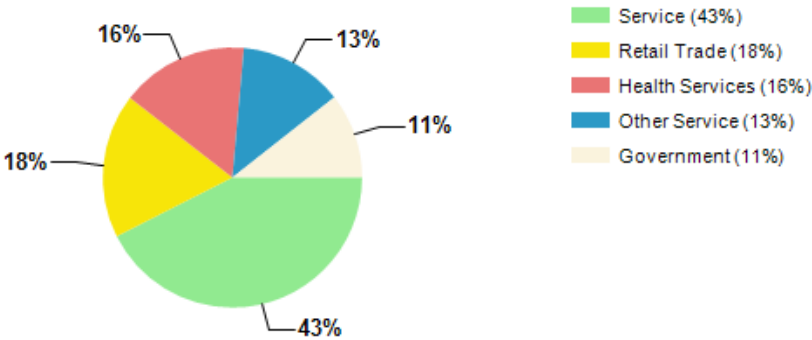
Location

Location Summary
Local Business Map
Aerial View Map

- Prime location with convenient access to I-40, offering a strategic gateway to both Albuquerque and Arizona in just over an hour's drive. Unlock the potential for lucrative returns on investment with this well-positioned multi-family property at 1029 Sage.

The property is located in Grants, NM, a city known for its rich history and cultural attractions. Grants is home to the New Mexico Mining Museum, which showcases the area's mining heritage. The property is situated near the Cibola National Forest, offering residents and visitors opportunities for outdoor recreation such as hiking, camping, and wildlife viewing. Grants is known for its proximity to various scenic attractions, including the El Malpais National Monument and the El Morro National Monument, both of which are popular destinations for hiking and exploring ancient ruins. The city of Grants has a diverse economy with industries such as mining, tourism, and healthcare playing significant roles in the local community.

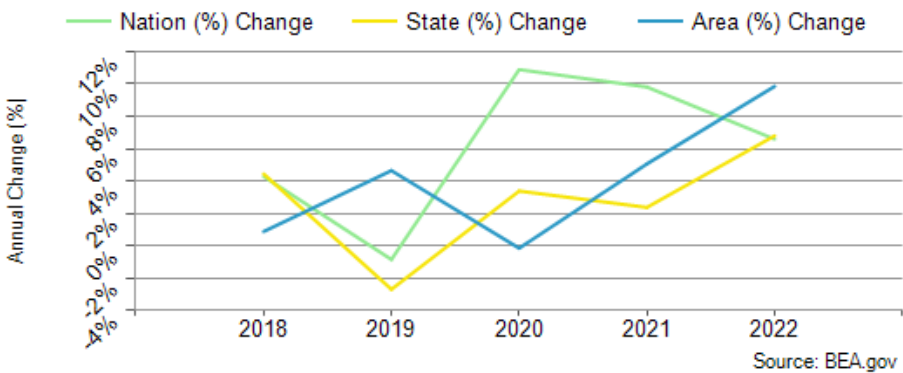
Major Industries by Employee Count



Largest Employers

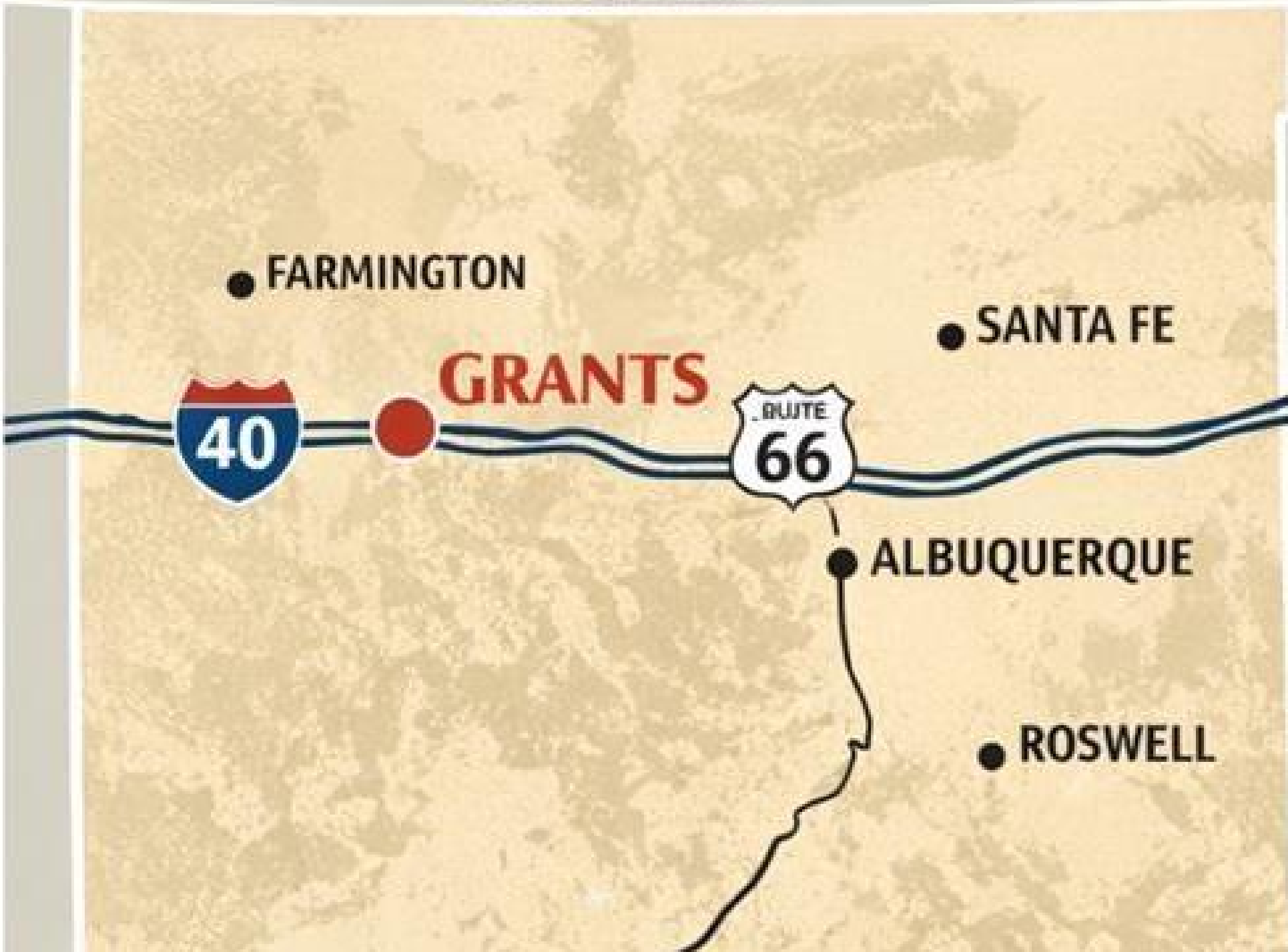
Gallup McKinley County Schools	1,819
Gallup Indian Medical Center	1,033
Fire Rock Casino	669
City of Gallup	415
Rehoboth McKinley Christian Hospital	373
Bureau of Indian Affairs	323
Zuni Public Schools	317
Peabody Energy/Lee Ranch Mine	255

Cibola County GDP Trend





COLORADO



1029 SAGE

05

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	3,200
LAND SF	8,189
LAND ACRES	.19
# OF PARCELS	1
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

FEES & DEPOSITS

SECURITY DEPOSIT	Equal to first month rent
PET FEE	25 per month

MECHANICAL

HVAC	Evaporative
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UTILITIES

WATER	Landlord
TRASH	Landlord
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

FOUNDATION	Cement
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Tar & Gravel
STYLE	Flat
LANDSCAPING	Xeriscaping



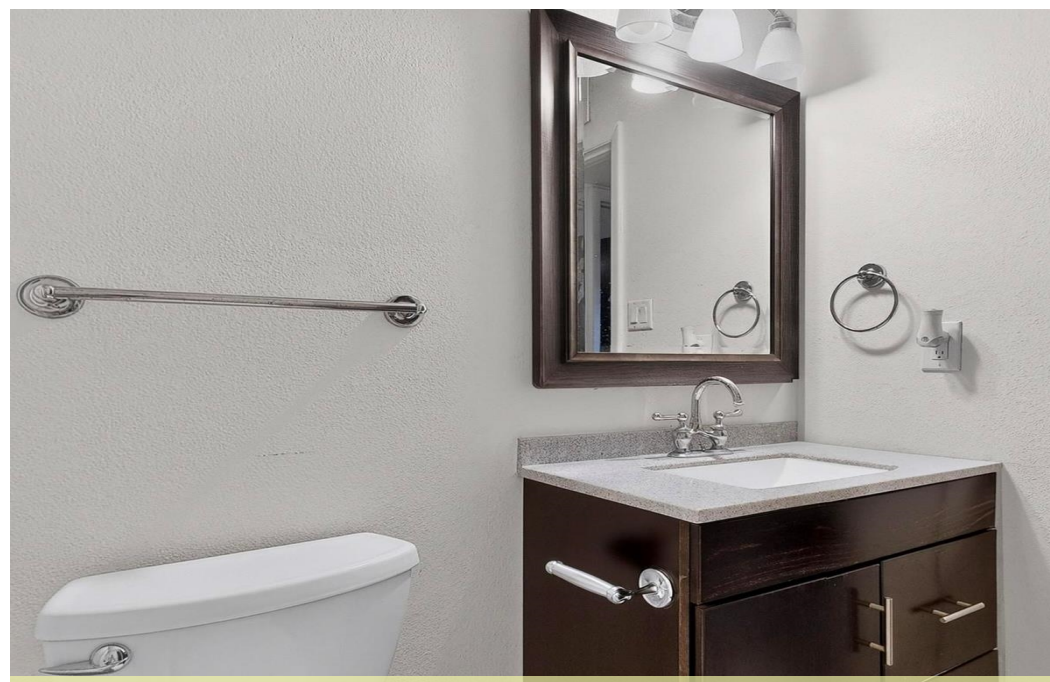
Living Room



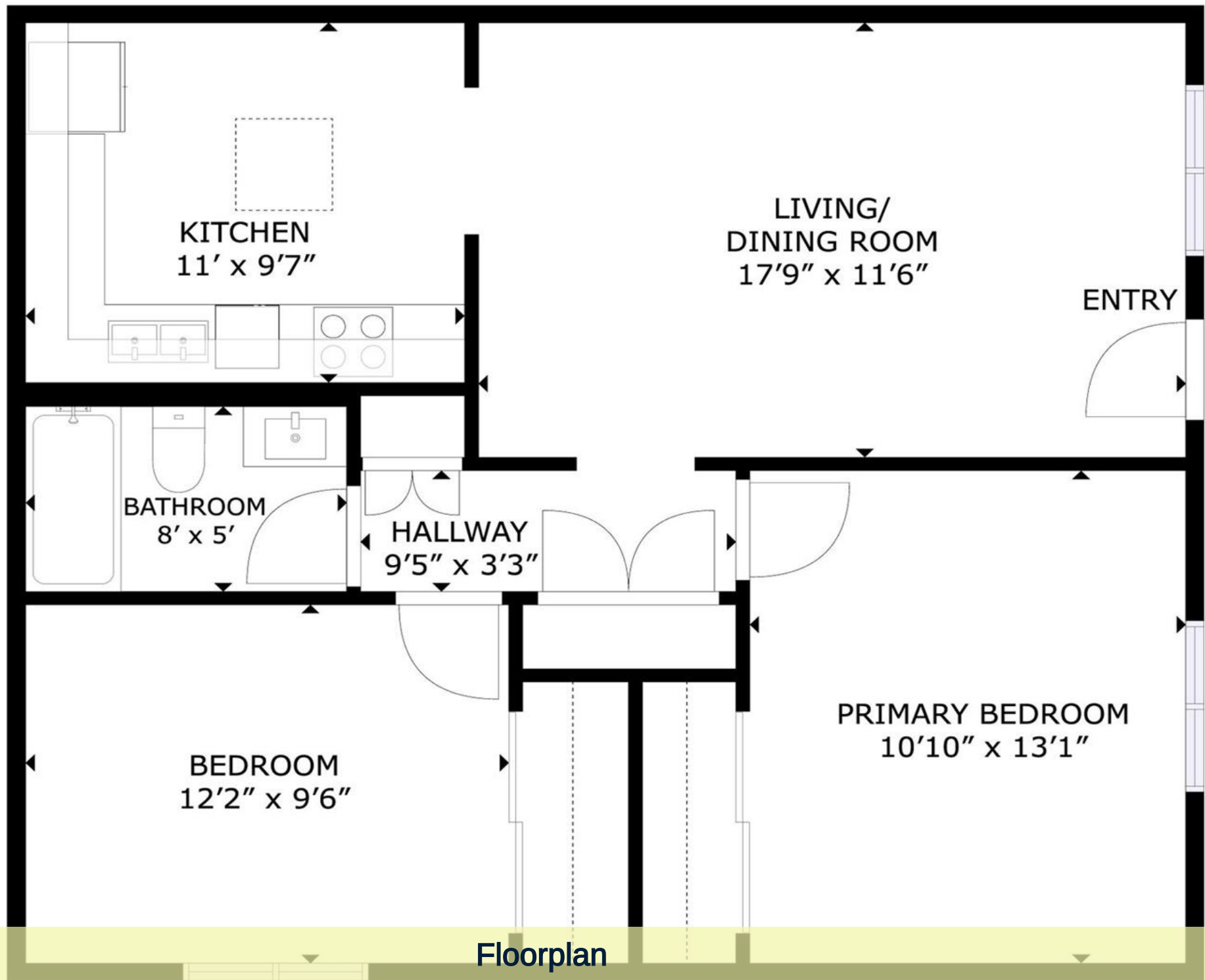
Kitchen



Bedroom



Bath



Floorplan

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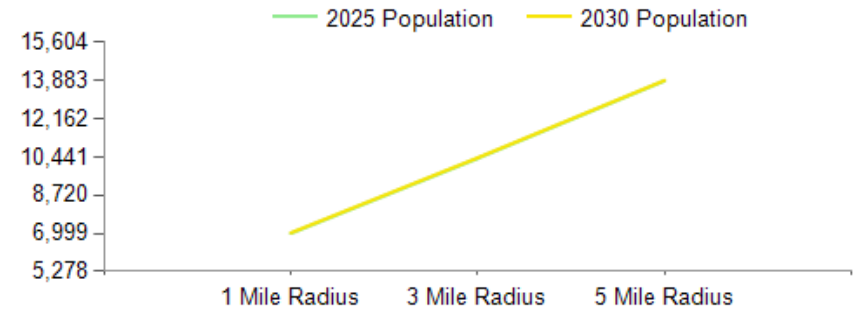
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Demographics

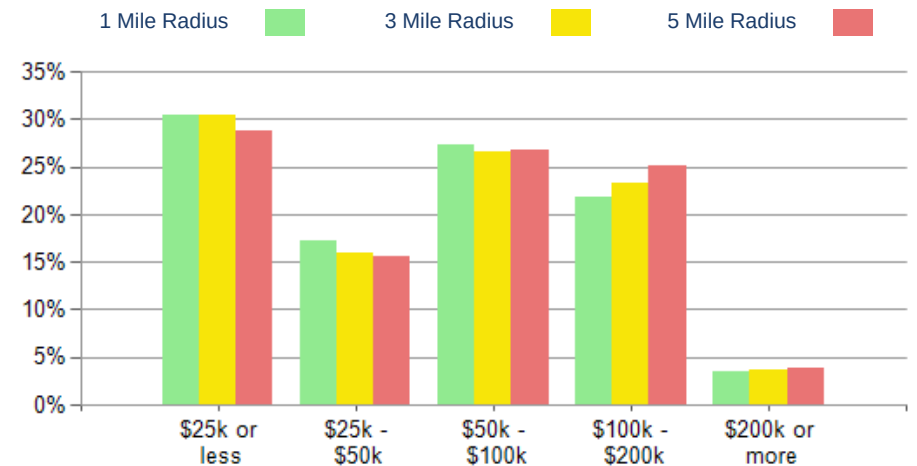
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,278	10,059	13,078
2010 Population	7,025	10,452	14,631
2025 Population	6,999	10,376	13,866
2030 Population	7,023	10,402	13,883
2025 African American	85	190	270
2025 American Indian	1,653	2,127	2,664
2025 Asian	168	211	224
2025 Hispanic	3,528	5,453	7,192
2025 Other Race	1,246	1,779	2,357
2025 White	2,693	3,936	5,624
2025 Multiracial	1,150	2,126	2,718
2025-2030: Population: Growth Rate	0.35%	0.25%	0.10%

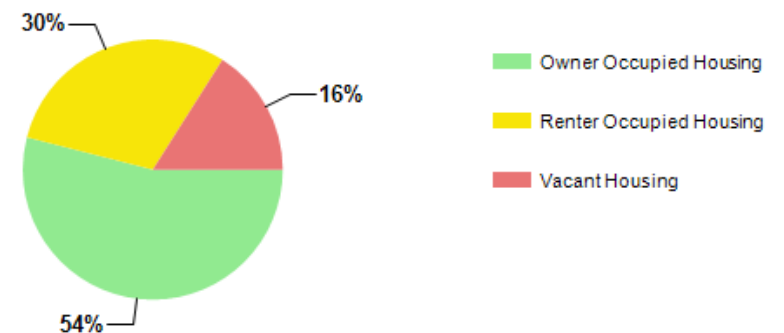
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	551	705	843
\$15,000-\$24,999	257	344	470
\$25,000-\$34,999	141	183	233
\$35,000-\$49,999	315	368	475
\$50,000-\$74,999	304	397	565
\$75,000-\$99,999	419	520	658
\$100,000-\$149,999	391	574	903
\$150,000-\$199,999	186	231	248
\$200,000 or greater	90	126	171
Median HH Income	\$54,535	\$57,367	\$61,875
Average HH Income	\$72,631	\$73,402	\$75,214



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

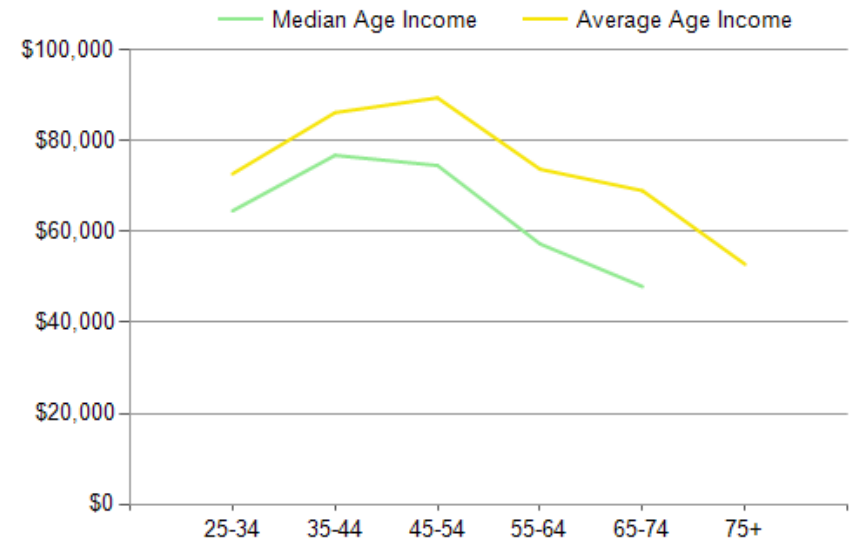
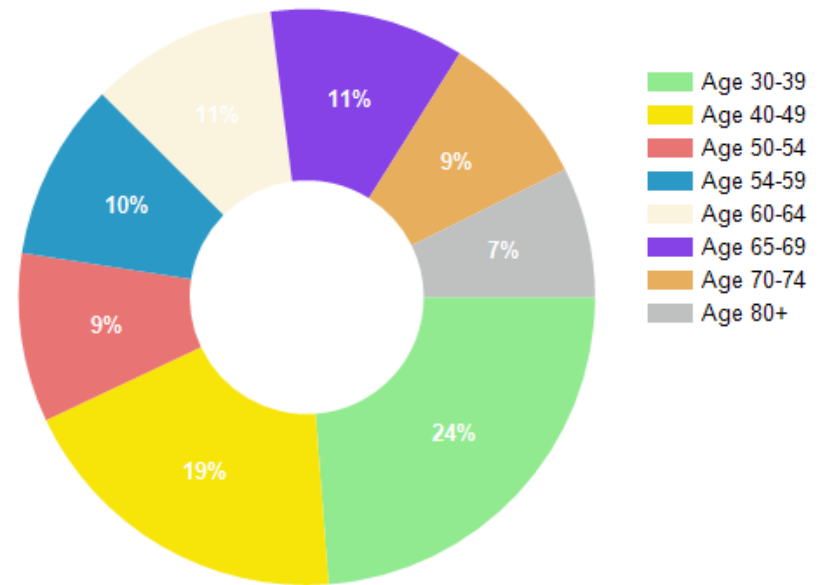


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	456	811	1,069
2025 Population Age 35-39	442	760	1,021
2025 Population Age 40-44	372	620	857
2025 Population Age 45-49	352	556	789
2025 Population Age 50-54	358	569	743
2025 Population Age 55-59	377	568	740
2025 Population Age 60-64	398	592	846
2025 Population Age 65-69	412	594	829
2025 Population Age 70-74	331	480	663
2025 Population Age 75-79	276	378	510
2025 Population Age 80-84	169	225	306
2025 Population Age 85+	139	191	248
2025 Population Age 18+	5,124	7,964	10,843
2025 Median Age	36	37	38
2030 Median Age	37	38	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,599	\$68,459	\$73,774
Average Household Income 25-34	\$72,762	\$73,648	\$77,522
Median Household Income 35-44	\$76,837	\$77,758	\$79,235
Average Household Income 35-44	\$86,234	\$87,151	\$89,535
Median Household Income 45-54	\$74,589	\$77,329	\$79,138
Average Household Income 45-54	\$89,493	\$89,629	\$90,520
Median Household Income 55-64	\$57,328	\$60,707	\$64,222
Average Household Income 55-64	\$73,778	\$75,303	\$77,608
Median Household Income 65-74	\$47,918	\$48,939	\$51,080
Average Household Income 65-74	\$69,037	\$69,578	\$70,076
Average Household Income 75+	\$52,836	\$53,015	\$54,641

Population By Age



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The information contained herein is not a substitute for a thorough due diligence investigation. Hanna Commercial, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Hanna Commercial, LLC has not verified, and will not verify, any of the information contained herein, nor has Hanna Commercial, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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