

503 Old Route 66 Frontage Rd,  
Moriarty, NM, 87035, US

For sale at  
\$320,000

Exclusively Offered by:



*Richard Hanna, CCIM*  
*Amy Monarch*

Hanna Commercial LLC  
3321 Candelaria NE  
Ste #118  
Albuquerque, NM 87107  
rhanna@richardhanna.com  
(505) 332-0522





# Executive Summary

## The Building



*Richard Hanna, CCIM*

Hanna Commercial LLC  
3321 Candelaria NE  
Ste #118  
Albuquerque, NM 87107  
rhanna@richardhanna.com  
(505) 332-0522

### Prime Investment Opportunity on Historic Route 66!

This updated 5-unit multifamily property in Moriarty, NM, offers a rare chance to own a fully rented income-producing asset with long-term tenants on month-to-month leases. The interiors have been modernized, the exterior refreshed, and essential updates to electrical and sewer systems provide peace of mind. With strong rental demand and room for growth, this turnkey property is ready to generate steady cash flow from day one.

Three additional lots are available—bundle them for expanded potential by leasing them for mobile homes or sell separately for added flexibility. Positioned along a major corridor with easy access to Albuquerque, this is a high-visibility, low-maintenance investment with upside potential. Act now—opportunities like this don't last!





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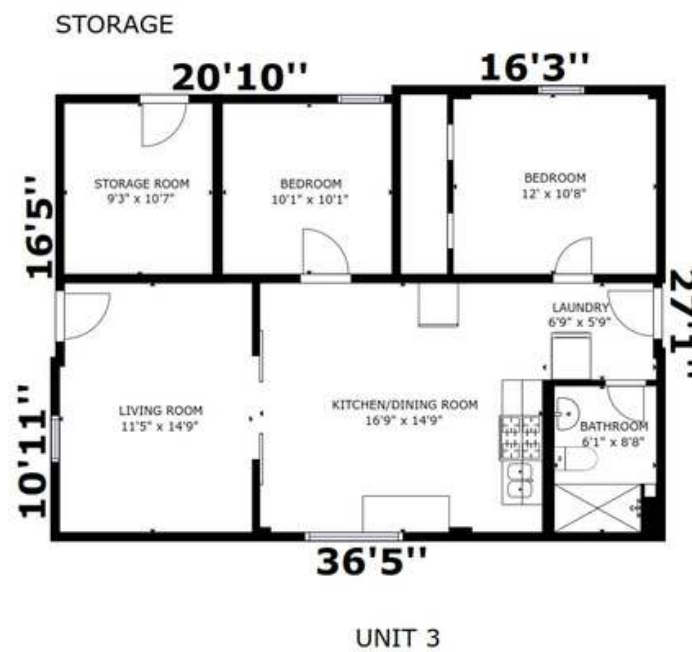
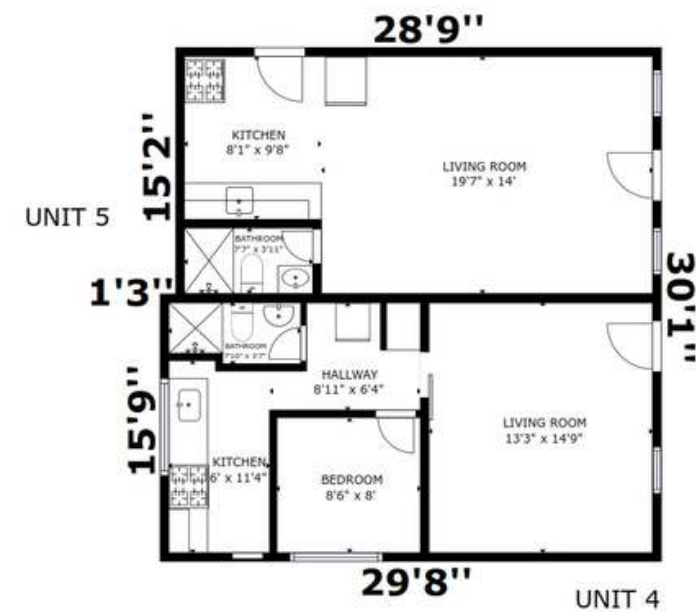
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# Floor Plan

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503 U.S. Rte 66, Moriarty, NM, 87035

UNIT 1: 795 sq ft, TOTAL: 795 sq ft,  
UNIT 2: 416 sq ft, TOTAL: 416 sq ft,  
UNIT 3: 861 sq ft, TOTAL: 861 sq ft,  
UNIT 4: 471 sq ft, TOTAL: 471 sq ft,  
UNIT 5: 433 sq ft, TOTAL: 433 sq ft,

[Click here for a  
Virtual Tour](#)



# APOD

## MULTIFAMILY INVESTMENT ANALYSIS

Prepared By:

Investment Team  
Richrd Hanna, CCIM & Amy Monarch  
505-332-0522



### THE PROPERTY

Property:  
Address: 503 Route 66  
Moriarty, NM 87035

Units: 5  
Lot Size:  
Year Built:

### PRICING & TERMS

Price: \$320,000  
Down: \$80,000 25.0%  
\$3,600  
1st Loan: \$240,000 75.0%  
2nd loan:

### VALUE INDICATORS

	Current	Market
GRM:	8.20	7.62
CAP Rate:	9.04%	9.92%
Price/Unit:	\$64,000	\$64,000
Price/SqFt:	\$107.53	\$107.53
Cash Return:	11.68%	15.74%
Annual Return	14.50%	18.69%
SqFt. Income:	\$13.11	\$14.11

### UNIT MIX & SCHEDULED INCOME

# Of Units	Unit Type	Apprx. Sq. Ft.	Actual Rent	Monthly Income	Market Rent	Market Income
1	1+1	795	\$850	\$850	\$850	\$850
1	1+1	416	\$525	\$525	\$550	\$550
1	2+1	861	\$852	\$852	\$850	\$850
1	1+1	471	\$500	\$500	\$700	\$700
1	studio	433	\$525	\$525	\$550	\$550

Total:	5	2,976 SqFt	\$3,252	\$3,500
Laundry:	Per Unit:			
Other Income per unit:				
Monthly Gross Scheduled Income:			\$3,252	\$3,500
Annual Gross Scheduled Income:			\$39,024	\$42,000

### CASH FLOW ANALYSIS

	Current	Market
Gross Scheduled Income:	\$39,024	\$42,000
Vacancy: 5.0%	(\$1,951)	5.0% (\$2,100)
Effective Gross Income:	\$37,073	\$39,900
Expenses: 20.9%	(\$8,151)	19.4% (\$8,151)
Net Operating Income:	\$28,922	\$31,749

Loan Payment:	(\$19,161)	(\$19,161)
2nd payment:		

Cash Flow:	11.68%	\$9,761	\$12,588
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Plus principal reduction	\$2,361	\$2,361
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Cash Return:	15.15%	\$12,122	18.69% \$14,949
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### ASSUMPTIONS

- Current Vacancy, Collection Loss: 5.0%
- Market Vacancy, Collection Loss: 5.0%
- Expense Rate: 20.9%
- 1st Loan Interest Rate: 7.00%
- 2nd. Loan Terms:
- 2nd Call Date:
- Vacant Units/Month: 0.3
- Expense Per Unit/Year: \$1,630
- Year Amortization: 30
- Expense Per SqFt: \$2.74
- Monthly Payment 1st Loan: \$1,597
- Monthly Payment 2nd Loan:

### ANNUAL OPERATING EXPENSES

Real Estate Taxes	\$1,659
Insurance	\$2,742
Utilities	\$250
Res Management	
Professional Mgmt	
Maintenance and Repairs	\$2,500
Landscaping	
Misc.	\$1,000
TOTAL EST. EXPENSES	\$8,151
Expenses/Unit	\$1,630

### COMMENTS

Description of amenities  
All utilities are paid by the Tenants including water trash and sewer!



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