

MULTIFAMILY FOR SALE

FOUR PLEX INVESTMENT FOR SALE NEAR THE RAILYARD

711 SOUTH ST. FRANCIS DRIVE, SANTA FE, NM 87505



REA | REAL ESTATE ADVISORS
901 Rio Grande Blvd NW #D224
Albuquerque, NM 87104



PRESENTED BY:

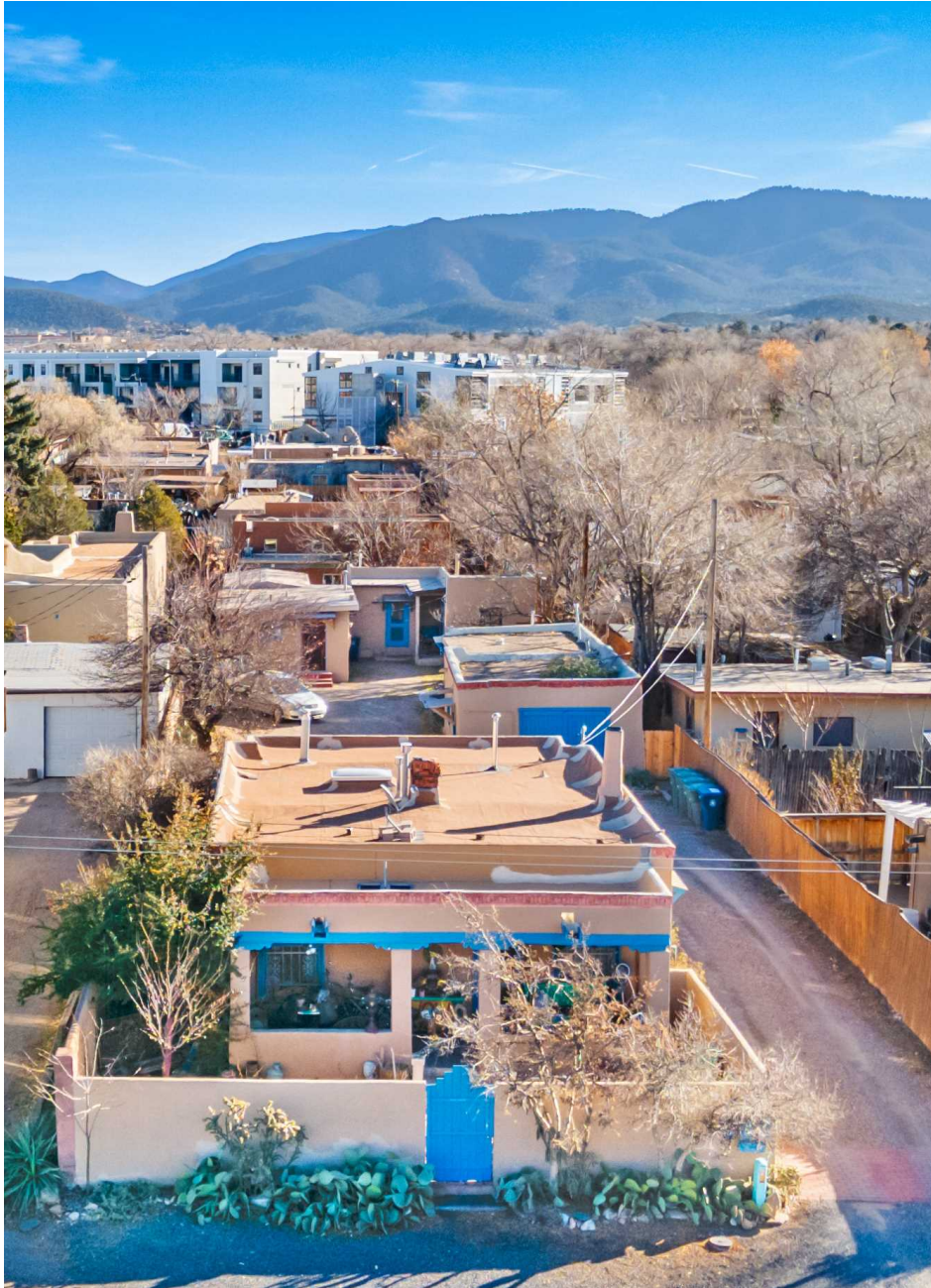
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Property Highlights

Four Plex Investment For Sale Near the Railyard



PROPERTY HIGHLIGHTS

Building SF:	3,217 SF ±
Lot Size:	0.2295 Acres ±
Price:	\$875,000
Zoning:	R-8
Unit 1	1,157 SF ± 2 bedrooms 1 bath
Unit 2	432 SF ± Studio
Unit 4	540 SF ± 1 bedroom 1 bath
Unit 5	656 SF ± Studio



PROPERTY DESCRIPTION

- All leases are month-to-month.
- Value add opportunity with below market rents.
- Opportunity to add on-site laundry and additional storage to garage space.
- Zoning is R-8 and allows for residential, home occupation and more.
- Walkable location near Downtown, Whole Foods, The Railyard, Starbucks, Walgreens & more.
- Utilities include 2 electric meters and each unit has its own gas meter. There is a single water meter.

Pro Forma Summary

Four Plex Investment For Sale Near the Railyard



Investment Summary

Price	\$875,000
Year Built	1934
Units	4
Price/Unit	\$218,750
RSF	2,794
Price/RSF	\$313.17
Lot Size	0.22 acres
Floors	1
Cap Rate	3.92%
Market Cap Rate	4.91%
GRM	16.96
Market GRM	13.38

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
2 Bed 1 1/2 Bath	1	\$1,250	\$1,250	\$2,100	\$2,100
Studio	1	\$700	\$700	\$800	\$800
1 Bed 1 1/2 Bath	1	\$775	\$775	\$900	\$900
Studio	1	\$750	\$750	\$825	\$825
Totals	4		\$3,475		\$4,625

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$41,700	\$55,500
- Less: Vacancy	\$0	(\$1,665)
+ Misc. Income	\$9,900	\$9,900
Effective Gross Income	\$51,600	\$63,735
- Less: Expenses	(\$17,315)	(\$20,761)
Net Operating Income	\$34,285	\$42,974

Annualized Expenses

Description	Actual	Market
Repairs and Maintenance	\$3,000	\$3,000
Utilities	\$8,727	\$8,727
Insurance	\$2,748	\$2,748
Taxes	\$2,840	\$6,286
Total Expenses	\$17,315	\$20,761
Expenses Per RSF	\$6.20	\$7.43
Expenses Per Unit	\$4,329	\$5,190

Property Photos

Four Plex Investment For Sale Near the Railyard



Property Photos

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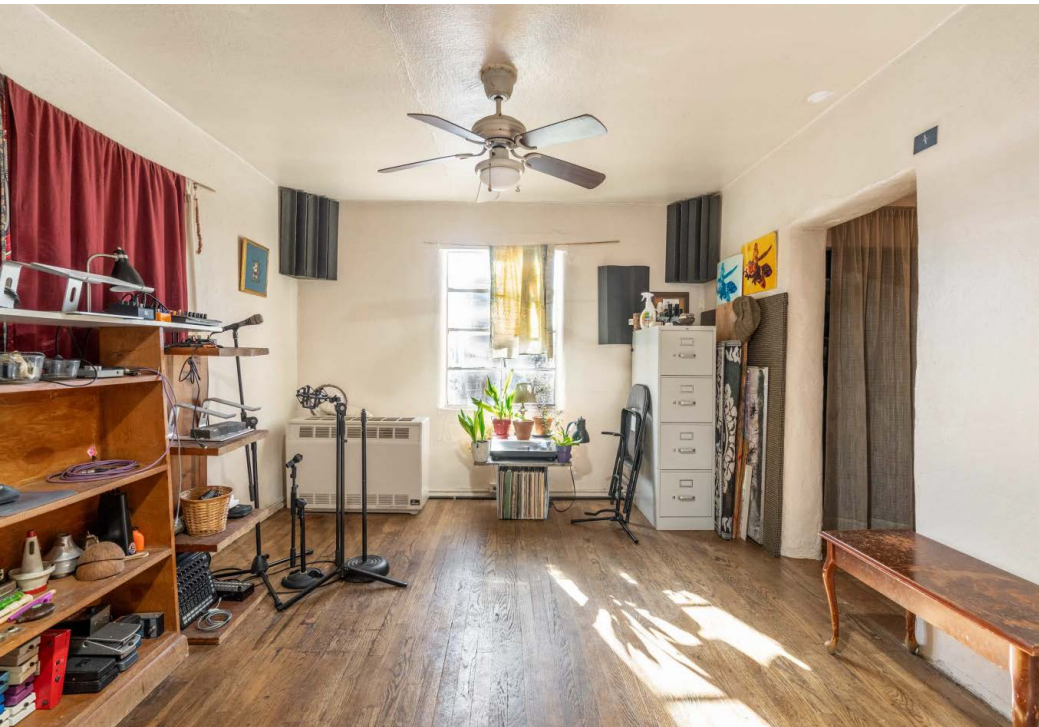
Property Photos

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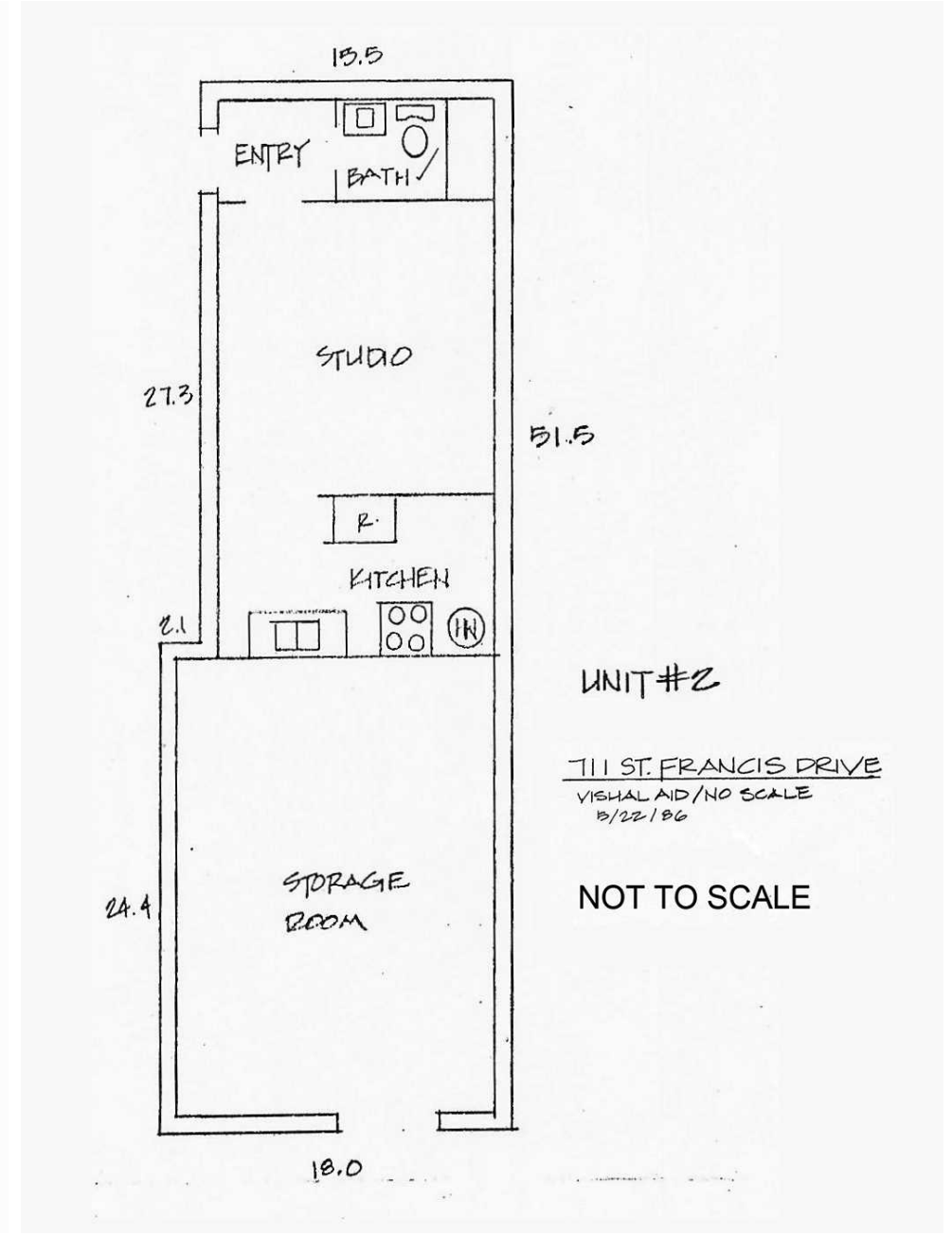
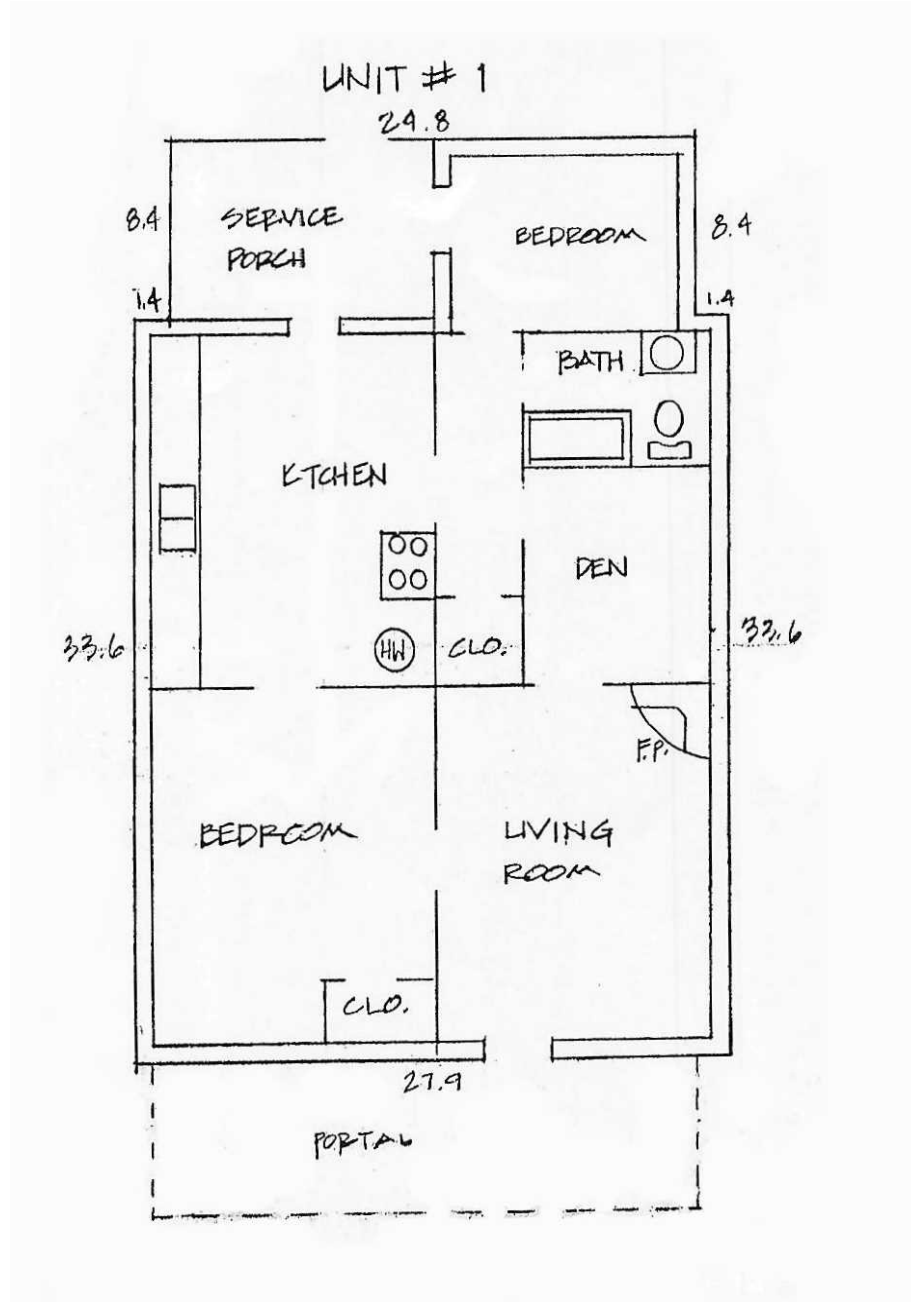
Site Plan

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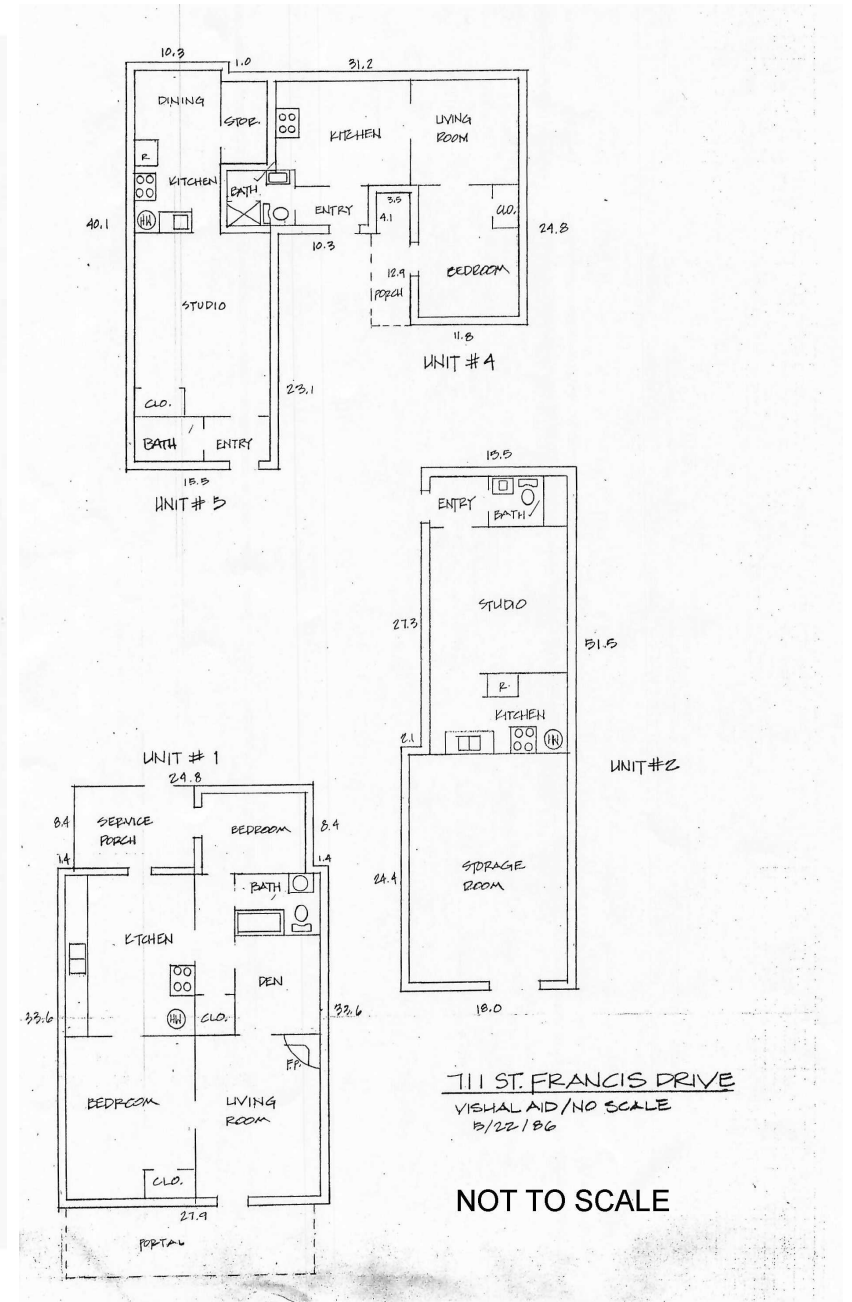
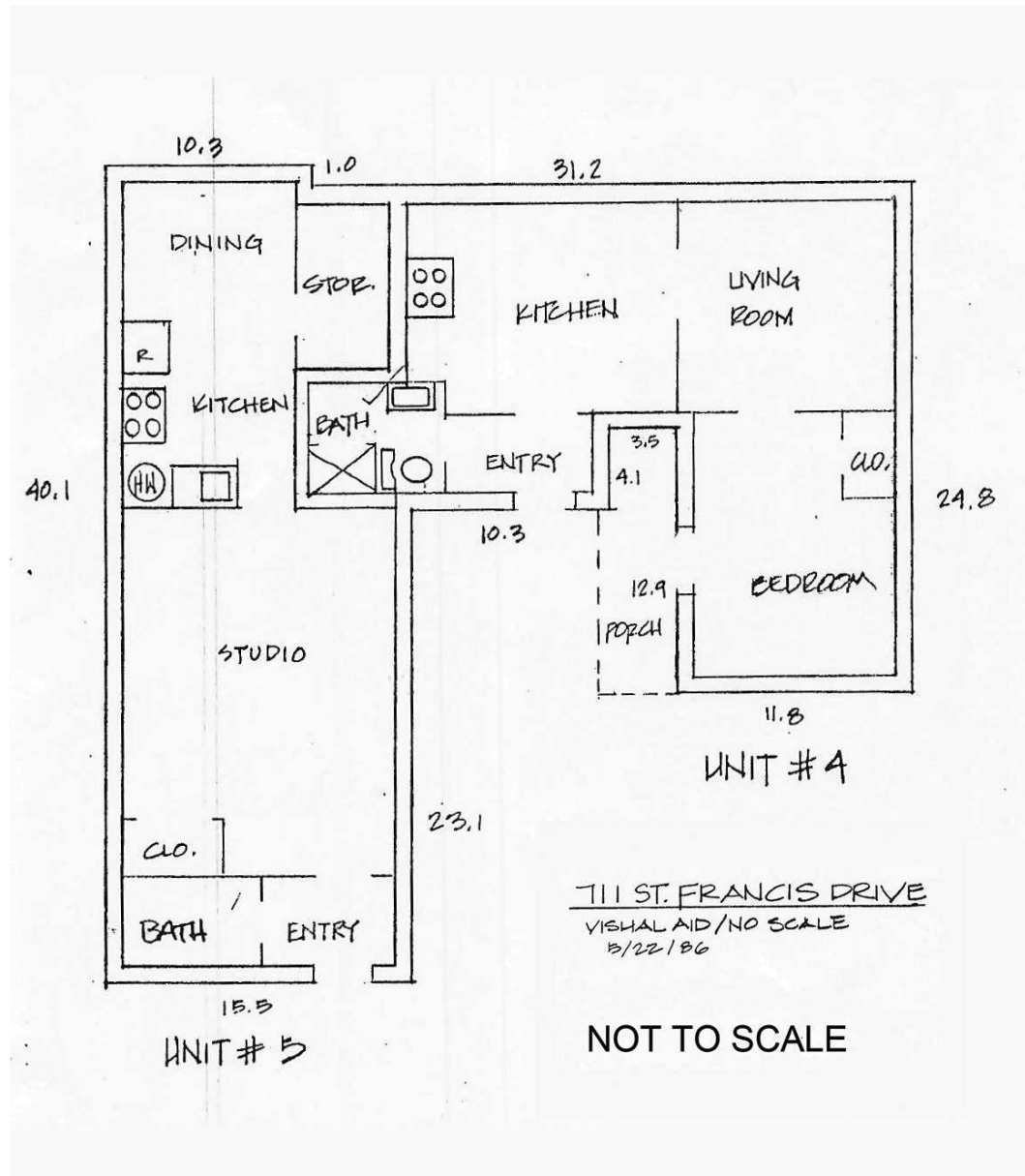
Units 1 and 2 Floorplans

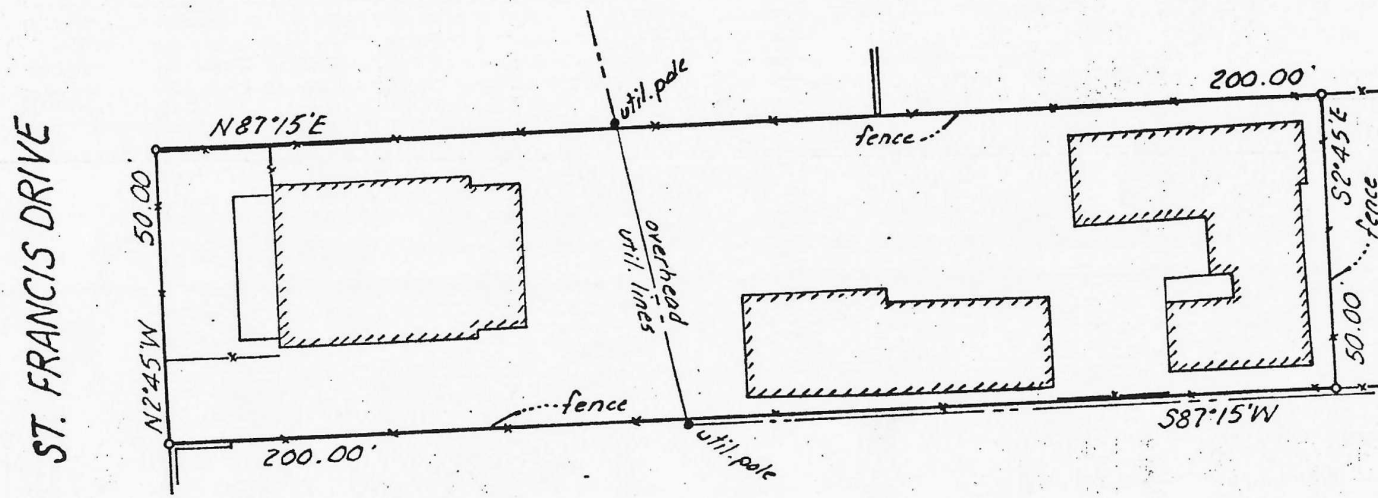
Four Plex Investment For Sale Near the Railyard



Units 4 and 5 Floorplans

Four Plex Investment For Sale Near the Railyard





LOT 8, Block 9 and westerly 75 ft. of Lot 3, Block 9
Stern's Second Addition

SCALE
1" = 30'

I HEREBY CERTIFY that this plat is an accurate delineation of the improvements on that tract shown hereon as located 28 Dec. 1982; that improvement location is based on previous property surveys monumented by others; that no monuments were set; and that this plat is not to be relied upon for the establishment of future improvement lines.

HAYDEN SURVEYS

Guy D. Hayden

GUY D. HAYDEN
NMLS N° 4070

IMPROVEMENT PLAT
711 ST. FRANCIS DR.
WARD NO. THREE
SANTA FE N.M.

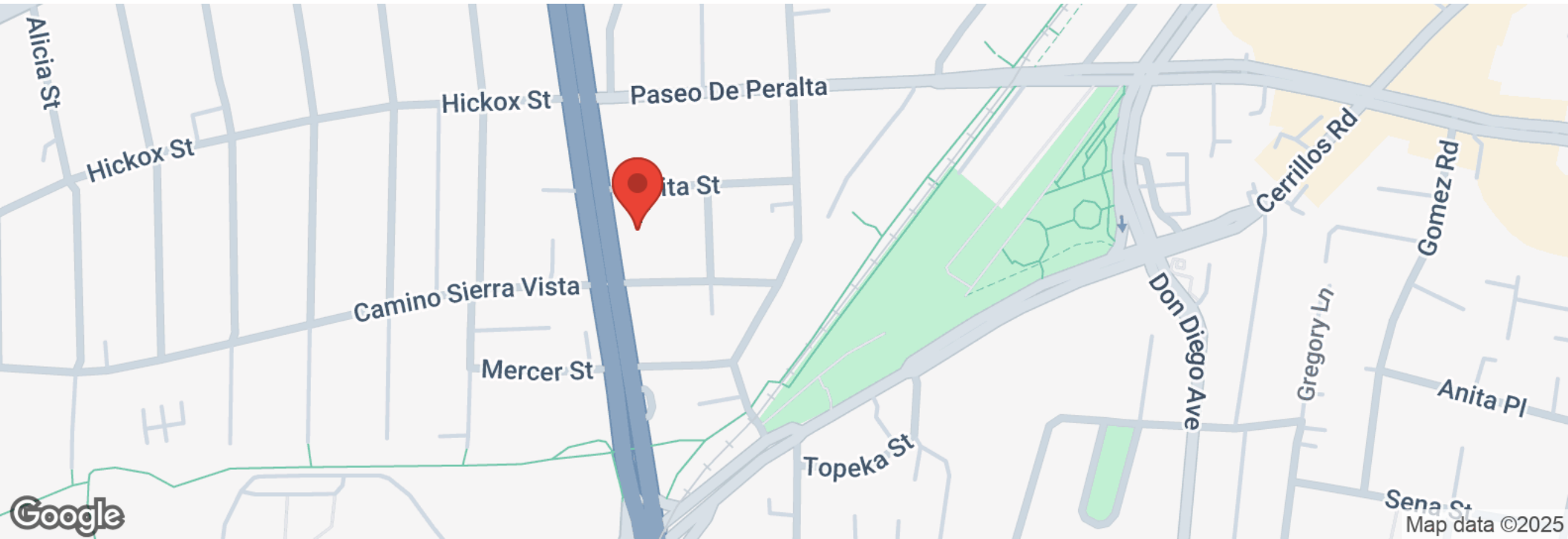
prepared for Territorial Abstract And Title Co., Inc.

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11/1/82

Location Maps

Four Plex Investment For Sale Near the Railyard



Vicinity Map

Four Plex Investment For Sale Near the Railyard



SANTA FE

Market Area Assessment

THE OLDEST CAPITAL CITY IN THE UNITED STATES

At the foothills of the Sangre de Cristo Mountains sits the State Capitol of New Mexico, Santa Fe. Founded in 1610, in beautiful and historic northern New Mexico, Santa Fe has become a cultural hub for its art galleries, museums, rich history and picturesque landscape. Living up to its moniker “The City Different” for distinct culture and arts, it attracts international tourism (two million visitors a year) to its 250 plus galleries, over a dozen museums, the largest juried Native art show in the world, one-of-a-kind cuisine and over 320 sunny days a year, all while surrounded by pristine nature. Santa Fe is home to the State Capital and major government facilities, the city’s top economic generator. It is also a commuter city for the Los Alamos National Laboratory (LANL). The federal government recently increased LANLs budget to \$5 Billion and plans to add an additional 2,000 employees to its current workforce of 17,000. Santa Fe’s medical community is well respected in the Southwest and is ever-growing, adding an \$80mm, 72,000 sf regional oncology center. The MSA is home to Saint John’s College, Santa Fe Community College, the Institute of American Indian Arts and Northern New Mexico College which house a student population of around 9,200.

#1 small city of “Best Places to Live and Work as a MovieMaker.”
- MovieMaker Magazine’s 2023 list

#2 Best Small Cities in the U.S. - 2023 Reader’s Choice Awards

#1 City for Women-Owned Business - Nerd Wallet

The 24 Best Places to Go in 2024 - Conde Nast Traveler

DEMOGRAPHICS OF THE SANTA FE AREA

155,664

Estimated Population



\$72,544

Median Household Income



3.16%

Population Growth/Year



48.5

Median Age



68,497

Employees



4,790

Businesses in Santa Fe





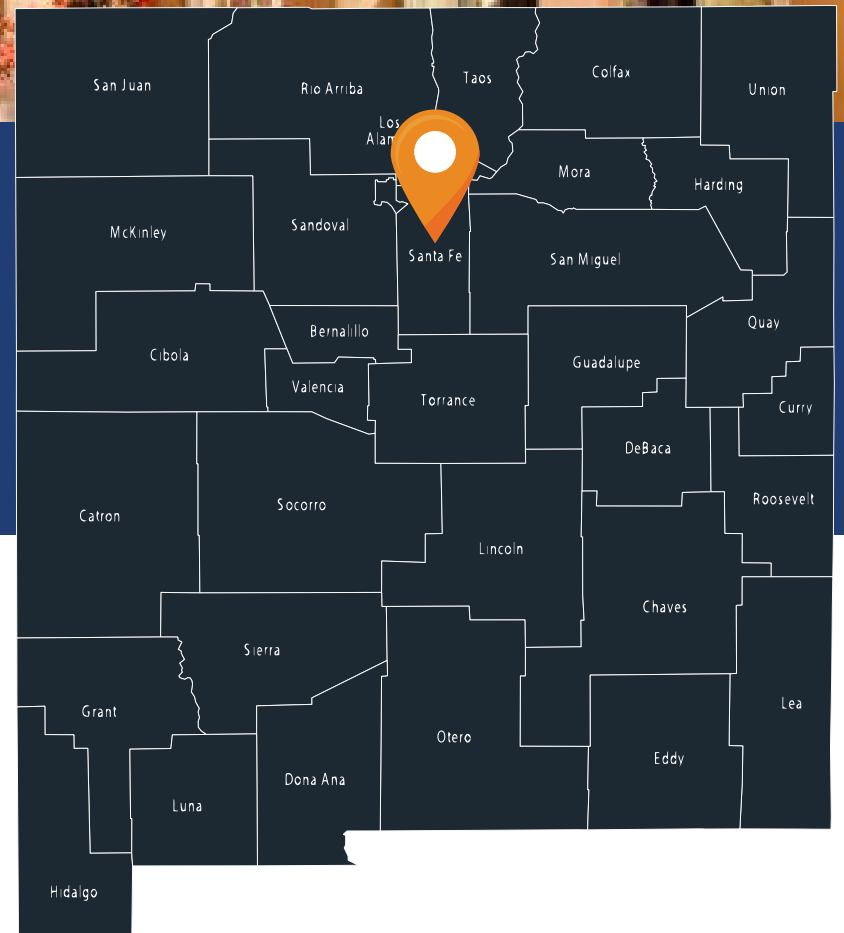
TOP 10 EMPLOYERS

- | | |
|--|-------------------------------|
| 1. State of New Mexico Government | 7. Thermo Bioanalysis |
| 2. Cristus St. Vincent Hospital | 8. Sante Fe Opera (Seasonal) |
| 3. Presbyterian Medical | 8. Walmart |
| 4. National Laboratories (Sandia & Los Alamos) | 9. Sante Fe New Mexican |
| 5. City of Santa Fe | 10. Meow Wolf Arts Collective |
| 6. Santa Fe County | |

A TOURIST DESTINATION

Santa Fe is the 3rd Largest Art Market in the United States after New York and Los Angeles.

A half-mile stretch of Santa Fe's Canyon Road has more than 100 galleries, boutiques, and restaurants "making it the world's densest concentration of art galleries". FourSeasons.com





Tai Bixby, SIOR, CCIM

Tai has joined Real Estate Advisors Santa Fe Division with over 16 years of experience. He has been in real estate since 2004, working in residential and commercial brokerage, as well as development. Earning his CCIM designation in 2012, Tai has been involved with commercial real estate exclusively since 2018. Tai's experience includes real estate brokerage, office/industrial/retail sales/leasing, land sales both residential and commercial, 1031 tax deferred exchanges, financial/market/leasing analysis in the Santa Fe/Albuquerque real estate markets. In addition, Tai has extensive experience in investment management/analysis on behalf of both partnership and clients with passive and active investments.

Tai enjoys working in commercial real estate because he likes problem solving and helping people achieve their business and financial goals. His work in commercial real estate also allows him the ability to have fun and meet interesting people. When Tai is not at work, you can find him snowboarding, mountain biking, sailing and traveling internationally. He balances his work/life schedule by focusing first on what matters most in his life; his faith and his family.

Tai Bixby

Director

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Santa Fe, NM 87501

NMREL - 40315

PROFESSIONAL AFFILIATIONS/ACCREDITATIONS

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- Commercial Association of Realtors (CARNM)
- Santa Fe Association of Realtors (SFAR)
- New Mexico Association of Realtors (NMAR)



Jacob Rocker

Senior Associate

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1227 Paseo de Peralta

Santa Fe, NM 87501

NMREL - 52736

Jacob Rocker, CCIM

Jacob Rocker's expertise is in the acquisition, disposition and leasing of investment properties throughout New Mexico. Mr. Rocker's career in Commercial Real Estate spans a decade and was recruited to Real Estate Advisors directly due to his extensive knowledge of the industry. Through his energy, innovation, and client centric approach to the business, Mr. Rocker is committed to maximizing client value by providing custom fit services tailored to the specific needs of each property owner.

Mr. Rocker has achieved the Certified Commercial Investment Member designation (CCIM) and is an active member of the National Association Industrial Office Properties group (NAIOP). He holds a Masters in Science of Finance and Real Estate from the University of Arizona and a BA degree in Journalism from Arizona State University. He holds a real estate license in New Mexico, Colorado and Arizona.

PROFESSIONAL AFFILIATIONS/ACCREDITATIONS

- **Certified Commercial Investment Member (CCIM)**
- **Commercial Association of Realtors (CARNM)**
- **National Association of Industrial and Office Properties**
- **Apartment Association of NM Affordable Housing Committee**