

FOR SALE | 52 UNIT INVESTMENT PROPERTY IN ALAMOGORDO, NM

2100-2161 STARDUST COURT | ALAMOGORDO, NM 88310



OFFERED AT \$4,625,000



4811A Hardware Drive NE Suite 5 | Albuquerque, NM 87109
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Easily recognized by the abundance of mature pine trees on the property, The Pines apartments are one of Alamogordo's nicest apartment communities. This is a rare opportunity to acquire this asset from the original developer's family and continue the enduring legacy of offering high quality apartments to the Alamogordo community. The property has recently been renovated and updated and is ready for the next owner to take advantage of the increasing rents to be found in the Alamogordo market.

BENEFITS:

- All buildings recently renovated
- New countertops
- New cabinets
- New paint
- New flooring
- W/D Hookups
- Studios have Murphy Beds
- Fireplaces
- Decks or Patios
- 2 bedroom units include single garages

CONSTRUCTION

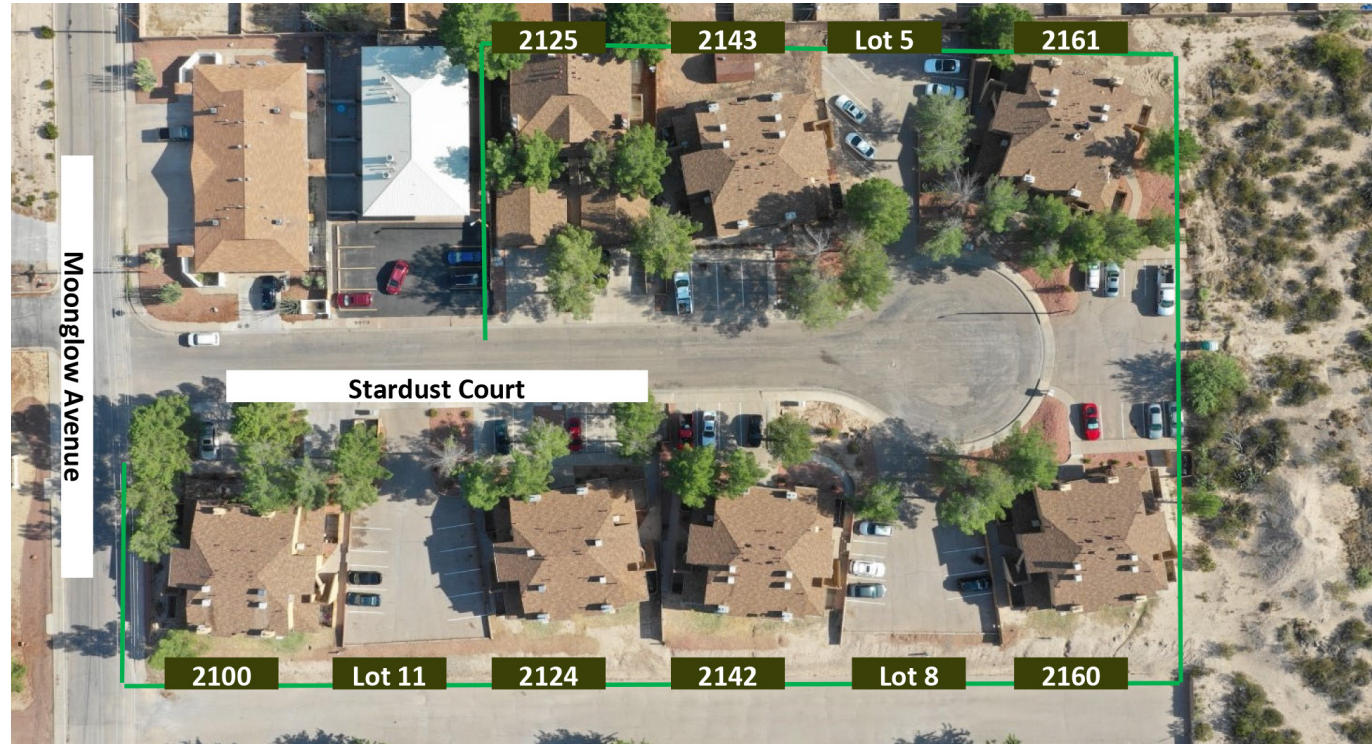
- 2"X6" exterior wood frame on concrete slabs
- 2"x4" interior wood frame
- Pitched roof

UTILITIES:

- Separately metered for gas & electric
- Residents in bldg. 2125 also pay their own water bill

ZONING

- R-4



PROPERTY DETAILS

Address	Lot#	# of units	Size Sq.Ft.
2100	1	8	4,780 sf
2124	2	8	4,780 sf
2125	3	4	3,648 sf
2142	4	8	4,780 sf
2143	4	8	4,780 sf
2160	5	8	4,780 sf
2161	6	8	4,780 sf
Totals:		52	32,328 Gross sf

	Actual	Proforma
Cap Rate:	7.5%	8.5%
Year Built:	1986 -1987	
Site:	7 Buildings	
	1.982 acres on 6 lots	
	(per assessor records)	

RENT ROLLS - ACTUAL & PRO FORMA

UNIT	TYPE	UNIT SF	LEASE RATES	\$/SF/MO	MAX RENT	PRO FORMA \$/SQ/MO
2100 Stardust Ct						
Unit 1	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 2	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 3	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 4	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 5	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
Unit 6	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
Unit 7	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
Unit 8	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
2124 Stardust Ct						
Unit 1	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 2	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 3	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 4	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 5	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
Unit 6	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
Unit 7	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
Unit 8	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
2125 Stardust Ct						
Unit 1	2 Bed - 1 bath Down	930	\$1,100.00	\$1.18	\$1,150.00	\$1.23
Unit 2	2 Bed - 1 bath Down	930	\$1,100.00	\$1.18	\$1,150.00	\$1.23
Unit 3	2 Bed - 1 bath Up	950	\$1,100.00	\$1.16	\$1,150.00	\$1.21
Unit 4	2 Bed - 1 bath Up	950	\$1,100.00	\$1.16	\$1,150.00	\$1.21
2142 Stardust Ct						
Unit 1	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 2	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 3	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 4	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 5	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
Unit 6	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
Unit 7	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
Unit 8	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
2143 Stardust Ct						
Unit 1	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 2	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 3	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 4	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 5	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
Unit 6	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
Unit 7	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
Unit 8	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67

RENT ROLLS - ACTUAL & PRO FORMA

UNIT	TYPE	UNIT SF	LEASE RATES	\$/SF/MO	MAX RENT	PRO FORMA \$/SQ/MO
2160 Stardust Ct						
Unit 1	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 2	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 3	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 4	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit 5	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
Unit 6	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
Unit 7	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
Unit 8	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
2161 Stardust Ct						
Unit A	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit B	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit C	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit D	1 Bed -1-bath	670	\$850.00	\$1.27	\$900.00	\$1.34
Unit E	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
Unit F	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
Unit G	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
Unit H	Studio	480	\$750.00	\$1.56	\$800.00	\$1.67
Totals	52 Units	31360	\$42,800.00		\$45,400.00	
		12 months	\$513,600.00	12 months	\$544,800.00	

Current CAP Rate 7.5%
Pro forma CAP rate 8.5%

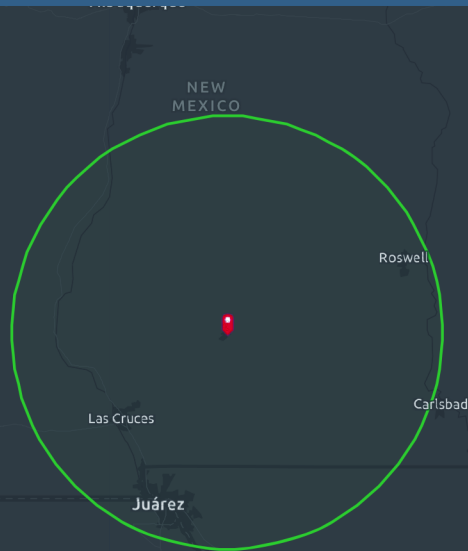
PROFIT & LOSS | JAN. - DEC. 2025

	Jan - Dec 25
Ordinary Income/Expense	
Income	
Rental Income	500,473.77
Total Income	500,473.77
Expense	
Office Expenses	88.36
Bank Fees	12.01
Cleaning	2,584.79
Insurance Expense	22,641.16
Management Fees	32,473.48
Property Tax	22,972.32
Repairs and Maintenance	82,007.97
Utilities	19,610.02
Total Expense	182,390.11
Net Ordinary Income	318,083.66

DEMOGRAPHIC PROFILE

2100 Stardust Ct, Alamogordo, New Mexico, 88310

Ring of 100 miles



EDUCATION

15.2%

No High School Diploma



27.1%

High School Graduate



28.9%

Some College/ Associate's Degree



28.7%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

56.2%



Blue Collar

22.7%



Services

21.1%

5.4%

Unemployment Rate

KEY FACTS

1,306,314

Population

36.1

Median Age

484,893

Households

\$51,900

Median Disposable Income

INCOME



\$61,715

Median Household Income



\$31,467

Per Capita Income



\$160,699

Median Net Worth

HOUSEHOLD INCOME

