

FOR SALE

VALUE-ADD MULTIFAMILY OPPORTUNITY

GREAT INVESTMENT IN GROWING ALBUQUERQUE SUBMARKET



1001 MARRON CIR NE 87112

SW CORNER OF MARRON CIR & SELLERS DR NE



**OFFERED AT
12.4M**

PROPERTY HIGHLIGHTS

Marron Park Apartments in NE Albuquerque presents a compelling value-add multifamily opportunity with clear upside through rent growth and operational improvements. The property offers a solid foundation of one- and two-bedroom units with functional layouts, providing immediate potential for interior upgrades, rent repositioning, and improved expense efficiency. Current in-place rents remain below market, allowing investors to capture meaningful NOI growth through a thoughtful renovation and management strategy.



8200 Carmel Ave NE STE 103-A, Albuquerque, NM 87122
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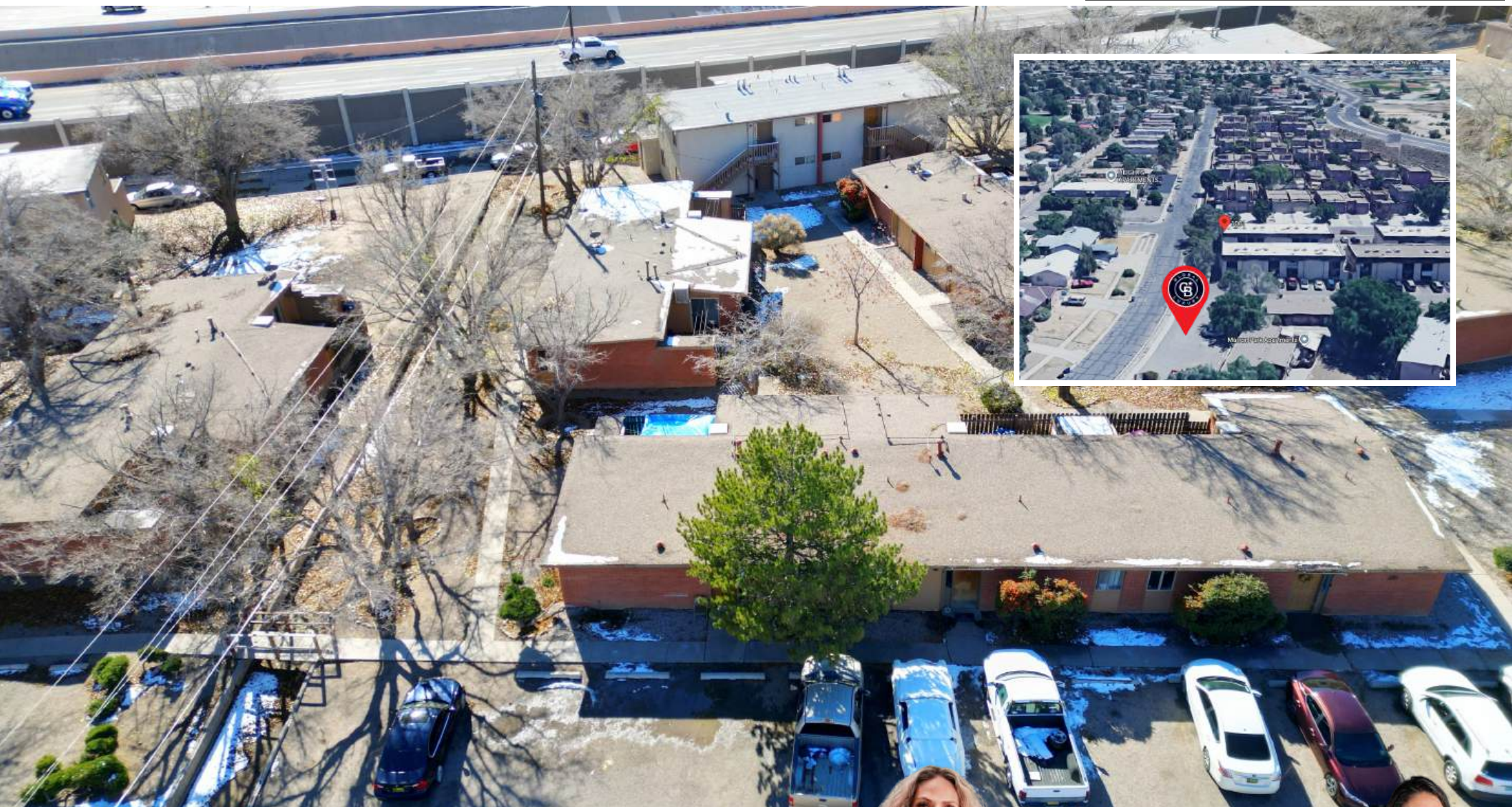
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DETAILS

Marron Park Apartments in NE Albuquerque presents a compelling value-add multifamily opportunity with clear upside through rent growth and operational improvements. The property offers a solid foundation of one- and two-bedroom units with functional layouts, providing immediate potential for interior upgrades, rent repositioning, and improved expense efficiency. Current in-place rents remain below market, allowing investors to capture meaningful NOI growth through a thoughtful renovation and management strategy.

Albuquerque continues to attract national attention as a growing employment hub, supported by major employers such as Netflix and Amazon, along with expanding logistics, film production, healthcare, and technology sectors. This economic momentum has fueled consistent rental demand, making well-located multifamily assets increasingly attractive to both tenants and investors. With strong market fundamentals, favorable demographics, and clear value-add pathways, Marron Park Apartments offers investors the opportunity to enhance cash flow and long-term value in one of New Mexico's most resilient and evolving multifamily submarkets.

TOTAL UNIT BEDROOM COUNT

- 124: Total Units
- 36: 1 bedrooms
- 82: 2 bedrooms
- 6: 3 bedrooms

A local family built the properties and has managed and owned it since it was built.

Vacancy rate due to a plumbing issue - quote in documents.

Tenants responsible for their own electric and gas except for the one bedrooms, utilities are included in the rent rate. Owner pays all water/trash.



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DETAILS

APOD

Financial Overview For:

As of 12/29/25 Prepared by

Coldwell Banker

Address	Units	Specs	List Price	Actual Rents	Market Rents	Property Tax	Vacancy	Sq Ft
1015 Marron		11 11 2/1	\$1,100,000.00	See rent roll	See rent roll			See rent roll
1019 Marron		13 13 2/1	\$1,300,000.00					
1007 Marron		15 15 2/1	\$1,500,000.00					
1011 Marron		15 15 2/1	\$1,500,000.00					
9409 Marron		4 4 2/1	\$400,000.00					
9405 Marron		4 4 2/1	\$400,000.00					
1001 Marron		32 32 1/1	\$3,200,000.00					
8601 Jaffa		4 4 1/1	\$400,000.00					
12820 Skyline		4 4 2/1	\$400,000.00					
8612 Jaffa		15 15 2/1	\$1,500,000.00					
8600 Jaffa		6 6 3/1	\$600,000.00					
Office		1 2/1						
One Beds		36 1/1						
Two Beds		82 2/1						
Three beds		6 3/1						
Totals	124		\$12,400,000.00	\$1,002,000.00	\$1,653,600.00	\$64,000.00	26%	78490

Annual Income

Expenses (Annual)	2025 actual
Cleaning and maint	\$66,500.00
Insurance	\$100,000.00
Legal and prof fees	
Repairs	\$18,000.00
Supplies	\$3,844.55
Utilities	\$120,000.00
Other Expenses	
Real Estate Taxes	\$64,000.00

Benchmarks		Net operating income	\$629,655.45
Offering price	\$12,400,000.00		
		Potential annual Market Income	\$1,653,600.00
Vacancy rate	26%	Cap rate	5.08%
Square feet	78490	Potential cap at market	10.33%
\$/sf	\$156.70		
\$/unit	\$100,000.00		

Total Potential Market Operating Income	\$1,281,255.45
Net operating Income	\$629,655.45

Total Operating Expenses \$372,344.55



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