

Don Quixote Apartments

32 Units in the UNM Sub-market

1801 - 1821 Lead Ave SE
Albuquerque NM 87106



Dave Vincioni

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REAL ESTATE & PROPERTY MANAGEMENT



ESTABLISHED 1917

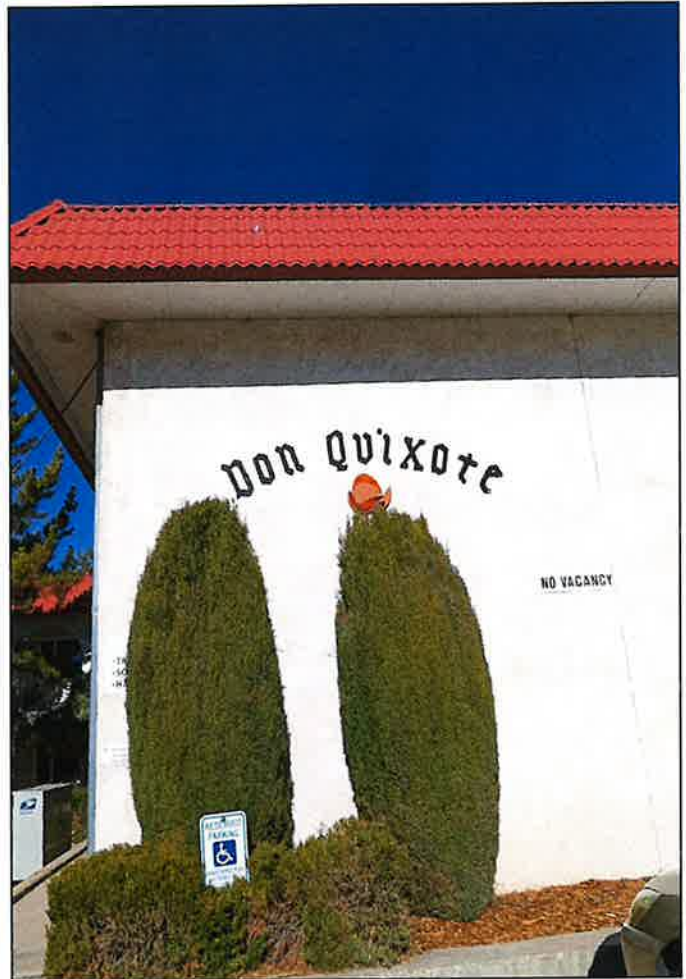
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Don Quixote Apartments

Property Details

- **Location, Location, Location**
- Northeast Corner University & Lead
- 3 Blocks from UNM & 3 Blocks to CNM
- 32 Fully Furnished Apartments
- Family owned and operated since 1963
- Approximately 17,980 SF Total in 5 Buildings on 0.7748 acres of Land
- Very comfortable walking distance to UNM, CNM, Restaurants, Entertainment, and many other Retailers



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The Offering

The complex is a quiet environment where Tenant's privacy and quality of life are priority #1.

The complex has a selection of (1) Efficiency, (8) Studios, (19) One bedrooms, and (4) Two bedrooms apartments, which have a maximum occupancy of one, two and four people respectively.

All apartments are furnished with oak furniture and the rates include utilities (gas, water, electricity and Wi-Fi). Full size appliances are gas-powered.

Apartments are pre-wired for telephone, DSL, Cable TV, and High Speed Internet.

The complex has several BBQ areas, a laundry facility on site, and is illuminated from dusk to dawn. 36 On-site parking spaces are reserved for Tenants.

All Apartments are non-smoking. The complex is also a pet-free area.

The Landlord is constantly renewing and upgrading the apartments with new furnishings, appliances, carpet, and paint. The Landlord always provides a clean, modern home for their new Tenants. Providing a high quality of living environment and excellent customer service for the Tenants is the top priority!



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Investment Data

- Listing Price \$3,800,000.00
- \$118,750/Unit
- Current Monthly Gross Rent \$28,825
- 2025 Actural NOI \$257,766.90
- Cap Rate 6.8%



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The Site

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Distances to Nearby Landmarks:

- 3 blocks from UNM and CNM
- 0.5 mile from Interstate 25
- .06 miles from Presbyterian Hospital
- 1.5 miles from downtown Albuquerque
- 2.5 miles from Albuquerque International Airport
- 4 miles to Uptown
- 5 miles from Sandia Labs and Kirtland AFB



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Aerial

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Photos

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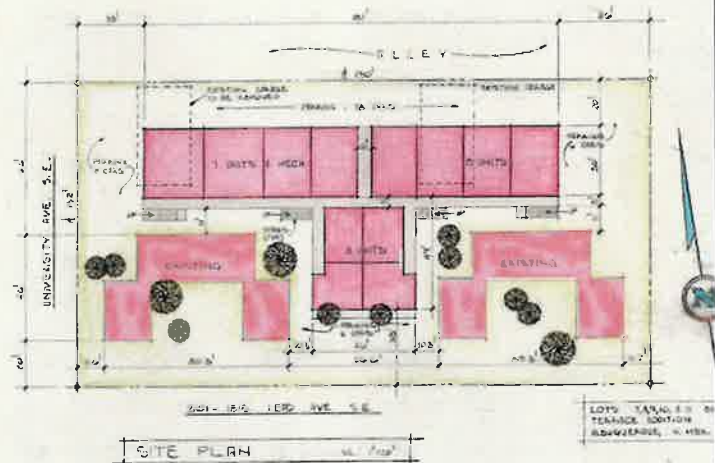
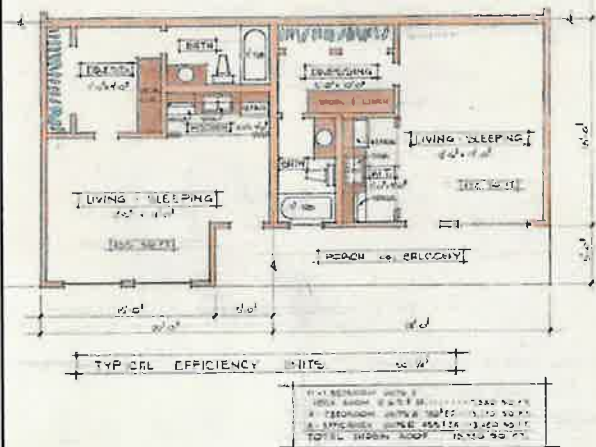
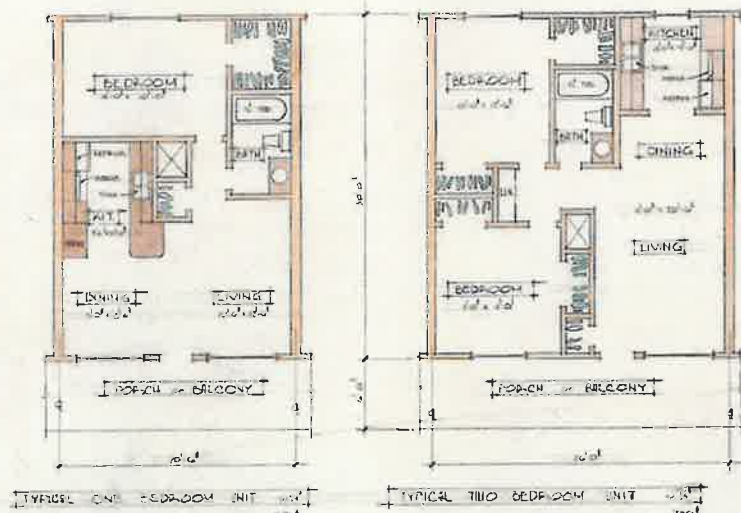


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ALBUQUERQUE, NEW MEXICO

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Confidentiality Agreement

Don Quixote Apartments @ 1801 – 1821 Lead Ave. SE, Alb. NM.

We understand that your organization (the "Company") is interested in pursuing the purchase of the above referenced property (the "Acquisition"). To assist you in your evaluation the Acquisition, we will provide Company with certain information concerning the Acquisition. As a condition to furnishing Company with such information, Company agrees to treat confidentially such information and any other information (collectively the "Evaluation Material") which the owner of the above referenced property ("Owner"), its affiliates, members, partners, lenders, employees, agents, attorneys, accountants, advisors or references (collectively, the "Owner Representatives") furnishes to Company. The term Evaluation Material will also include any analysis, compilations, studies or other documents prepared by Company or Company's Representatives (as hereinafter defined) containing, or based in whole or in part on, any information furnished by Owner.

Company agrees that the Evaluation Material will be kept confidential by it and its affiliates, members, partners, lenders, employees, agents, attorneys, accountants, advisors or references (collectively, the "Company Representatives") and shall not, except as hereinafter provided, without the prior written consent of Owner, be disclosed by Company or any Company Representatives other than for the purpose of evaluating the Acquisition. Moreover, Company further agrees to transmit Evaluation Material only to those Company Representatives who need such information for the purpose of evaluating the Acquisition and who shall (i) be advised by Company of this confidentiality agreement (the "Agreement") and (ii) agree with Company to be bound by the provisions hereof. Company shall be responsible for any breach of this Agreement by any Company Representatives.

In the event that the Acquisition is not effected after Company has been furnished with Evaluation Material, Company will promptly deliver to Owner the Evaluation Material and all copies thereof, except for the portion of compilations, studies or other documents prepared by Company or its Representatives, without retaining any copy thereof. That portion of the Evaluation Material which consists of analysis, compilations, studies or other documents prepared by Company or its Representatives will be held by it and kept confidential and subject to the terms of this Agreement, or destroyed at the request of Owner. Company shall provide written confirmation of such destruction, if any, to Owner.

The term Evaluation Material does not include information which (i) becomes generally available to the public other than as a result of disclosure by Company or Company Representatives, (ii) was available to Company on a non-confidential basis prior to its disclosure to Company by Owner or Owner Representatives, or (iii) becomes available to Company on a non-confidential basis from a source other than Owner or Owner Representatives; provided, however, that such source is not bound by a confidentiality agreement with Owner or Owner Representative.

Although Company understands that Owner has endeavored to include in the Evaluation Material information which it believes to be relevant for the purposes of Company's investigation, Company further understands that, except as may otherwise be agreed in writing, Owner does not make any representation or warranty as to the accuracy or completeness of the Evaluation Material. Company agrees that neither Owner nor Owner Representatives shall have any liability to Company or any Company Representatives under this Agreement for any cause whatsoever.

This Agreement shall be governed and construed in accordance with the laws of the State of New Mexico. This Agreement may only be changed, waived or terminated in a writing signed by both parties. This Agreement shall be binding upon the parties and their successors and/or assigns. The Company confirms that any agreement(s) between the Company and Owner concerning the Acquisition will exist only when such agreement is in writing and duly executed by the parties thereto.

Company and its broker or agent signing below, if any, acknowledge that it will be registered with the Owner as a potential purchaser, and agrees to make any and all offers to purchase the property through Owner's' BROKER OF RECORD, Berger Briggs Real Estate & Property Management Inc., who, by this Agreement, is authorized to present such offers to Owner and to be paid a real estate commission by the Owner. Total commission will be in accordance with the listing agreement per a separate agreement. Company and its broker or agent signing below, if any represents that it is not represented by another broker, and Company agrees not to introduce another broker as its representative for the property.

AGREED TO AND ACCEPTED BY: (Please Print Clearly)

COMPANY: _____

Address: _____

City, ST, Zip: _____



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Phone: _____

Fax: _____

E-Mail: _____
Please provide to receive important updates about this offering.

By: _____

Title: _____

Date: _____

Signature: _____

PLEASE EXECUTE AND RETURN TO

Dave Vincioni
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Mobil # (505) 250-1277