



SALE

**428 Los Lentes Rd.
SE**

Los Lunas, NM 87031



PRESENTED BY:

**WALT ARNOLD, CCIM,
SIOR**

Managing Director

O: 505.256.1255

C: 505.269.9358

walt.arnold@svn.com



SVN
WALT ARNOLD COMMERCIAL
BROKERAGE, INC.

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$888,860
BUILDING SIZE:	12,706 SF
LOT SIZE:	1.482 Acres
PRICE / SF:	\$69.96
CAP RATE:	5.2%
NOI:	\$46,263
YEAR BUILT:	1992
RENOVATED:	1999
ZONING:	C-1
MARKET:	Los Lunas

PROPERTY OVERVIEW

The property consists of 12,706 square feet of good quality professional office space situated on approximately 1.482 acres located along the east side of Los Lentes Rd. in Los Lunas, NM.

PROPERTY HIGHLIGHTS

- Two Office Units
- Ample Fenced Parking
- Zoned Community Commercial
- Great Location near Main Street
- Only two miles to I-25
- Many nearby amenities
- Quiet neighborhood

WALT ARNOLD, CCIM, SIOR

Managing Director

O: 505.256.1255 | C: 505.269.9358

walt.arnold@svn.com

FLOORPLAN



428 LOS LENTES ROAD SE, LOS LUNAS, NM

NOTES

- 1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
- 2. ALL FIXTURES INDICATED ARE BUILT-IN.
- 3. ALL FLOORS ARE VINYL UNLESS OTHERWISE INDICATED.
- 4. ALL CEILING HEIGHTS ARE 8'-0" UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

YDR SUITE AREA	8,869.61 SQ. FT.
TEAM BUILDERS SUITE AREA	3,836.47 SQ. FT.
GROSS BUILDING AREA	12,706.08 SQ. FT.

PROJECT
428
LOS LENTES
ROAD SE
LOS LUNAS, NM

DESCRIPTION
AS-BUILT
DRAWING

CLIENT
YOUTH
DEVELOPMENT
INC.

SHEET
01
OF 01

DATE	05/10/25
BY	WALT ARNOLD
CHECKED BY	MS
REVISION	1
SCALE	1/8" = 1'-0"
PROJECT	428 LOS LENTES ROAD SE, LOS LUNAS, NM
CLIENT	YOUTH DEVELOPMENT INC.
CONTACT	505-256-1255

WALT ARNOLD, CCIM, SIOR
Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT
A	YDI	8,869 SF	\$7.98	\$60,000.00
B	TeamBuilders	3,836 SF	\$6.00	\$32,976.12
TOTALS		12,705 SF	\$13.98	\$92,976.12

WALT ARNOLD, CCIM, SIOR
Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

INCOME & EXPENSES

INCOME SUMMARY		PER SF
GROSS INCOME	\$91,086	\$7.17
EXPENSES SUMMARY		PER SF
INSURANCE	\$11,223	\$0.88
MAINTENANCE	\$13,134	\$1.03
UTILITIES	\$20,466	\$1.61
OPERATING EXPENSES	\$44,823	\$3.53
NET OPERATING INCOME	\$46,264	\$3.64

WALT ARNOLD, CCIM, SIOR
Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$888,860
PRICE PER SF	\$70
GRM	9.76
CAP RATE	5.20%
CASH-ON-CASH RETURN (YR 1)	5.20%
TOTAL RETURN (YR 1)	\$46,264

OPERATING DATA

GROSS SCHEDULED INCOME	\$91,086
TOTAL SCHEDULED INCOME	\$91,086
GROSS INCOME	\$91,086
OPERATING EXPENSES	\$44,823
NET OPERATING INCOME	\$46,264
PRE-TAX CASH FLOW	\$46,264

FINANCING DATA

DOWN PAYMENT	\$888,860
--------------	-----------

WALT ARNOLD, CCIM, SIOR
Managing Director
O: 505.256.1255 | C: 505.269.9358
walt.arnold@svn.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

EXTERIOR PHOTOS



WALT ARNOLD, CCIM, SIOR

Managing Director

O: 505.256.1255 | C: 505.269.9358

walt.arnold@svn.com

428 LOS LENTES RD. SE | 428 Los Lentes Rd. SE Los Lunas, NM 87031 **SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC.** 7

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



WALT ARNOLD, CCIM, SIOR

Managing Director

O: 505.256.1255 | C: 505.269.9358

walt.arnold@svn.com



WALT ARNOLD, CCIM, SIOR

Managing Director

O: 505.256.1255 | C: 505.269.9358

walt.arnold@svn.com

428 LOS LENTES RD. SE | 428 Los Lentes Rd. SE Los Lunas, NM 87031 **SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC.** 9

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.