

INVESTMENT OPPORTUNITY

1200 EDITH BLVD SE

Albuquerque, NM 87102

PRESENTED BY:

KIM LANTZ

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NM #REC-2026-0269

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NM #2469



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$518,800
NUMBER OF UNITS:	4
LOT SIZE:	0.08 Acres
BUILDING SIZE:	3,200 SF
NOI:	\$26,892.00
CAP RATE:	5.18%

PROPERTY DESCRIPTION

Introducing a prime opportunity for Multifamily / High-Rise investors in the Albuquerque area. This 2,975 SF building, built in 1942, offers 4 well-appointed units in a desirable location. With its MX-T zoning, this property presents versatile options for development and expansion. The building's timeless charm and solid construction make it an attractive investment, while its proximity to key amenities and attractions adds to its appeal. Don't miss the chance to capitalize on this promising asset in a thriving market.

PROPERTY HIGHLIGHTS

- 2,975 SF building
- 4 units
- Built in 1942
- MX-T zoning
- Prime Albuquerque location

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INCOME & EXPENSES

INCOME SUMMARY

VACANCY COST	(\$2,808)
GROSS INCOME	\$43,992

EXPENSES SUMMARY

REAL ESTATE TAXES	\$5,300
PROPERTY INSURANCE	\$2,500
UTILITIES	\$5,300
MAINTENANCE AND REPAIRS	\$4,000
OPERATING EXPENSES	\$17,100
NET OPERATING INCOME	\$26,892

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$518,800
PRICE PER SF	\$162
PRICE PER UNIT	\$129,700
GRM	11.09
CAP RATE	5.18%
CASH-ON-CASH RETURN (YR 1)	5.18%
TOTAL RETURN (YR 1)	\$26,892

OPERATING DATA

GROSS SCHEDULED INCOME	\$46,800
TOTAL SCHEDULED INCOME	\$46,800
VACANCY COST	\$2,808
GROSS INCOME	\$43,992
OPERATING EXPENSES	\$17,100
NET OPERATING INCOME	\$26,892
PRE-TAX CASH FLOW	\$26,892

FINANCING DATA

DOWN PAYMENT	\$518,800
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INTERIOR PHOTOS



KIM LANTZ

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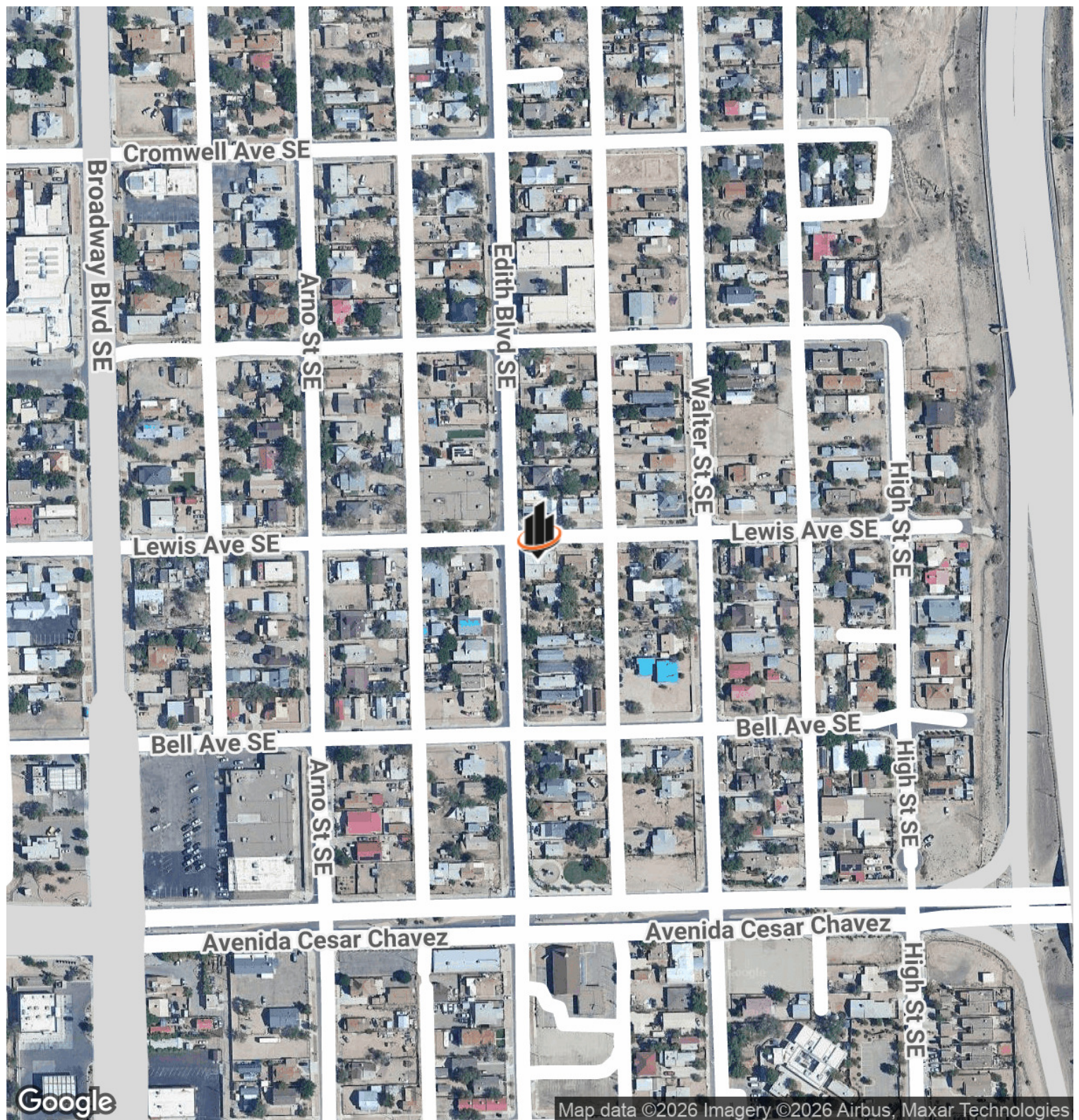
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LOCATION MAP



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