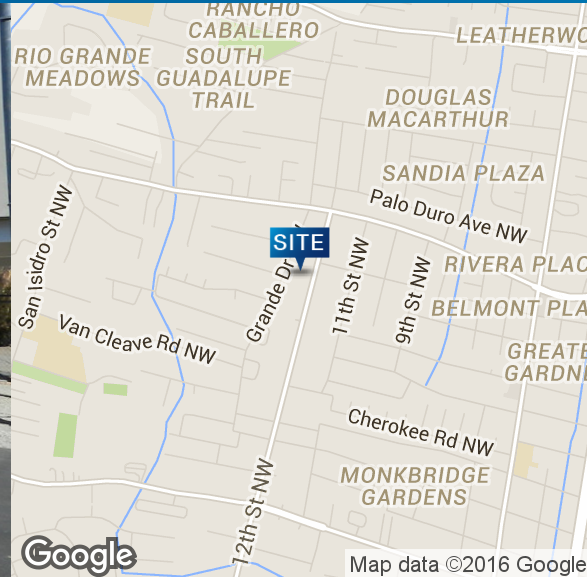


FOR SALE › MULTI-FAMILY SPACE

New Construction in the North Valley



4421 12TH ST. NW, ALBUQUERQUE, NM 87107



Multi Family For Sale

- › Sale Price: \$1,160,000
- › Units: 8 Units
- › Building Size: +/- 7,712 SF
- › Lot Size: 0.37 Acres
- › Zoning: R-2

Building Amenities

- › New Construction completed 2016
- › 8-plex (4 Buildings each with 2 units)
- › All units have 964sf, 2 Bed / 1.5 Baths, washer/dryer, and carports
- › North valley living – walking distance to Bosque and trails
- › NOI = \$72,200 (6.2% CAP)

Contact Us

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Independently Owned And Operated

The information contained herein was obtained from sources believed reliable, however, Colliers International makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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Annual Property Operating Data

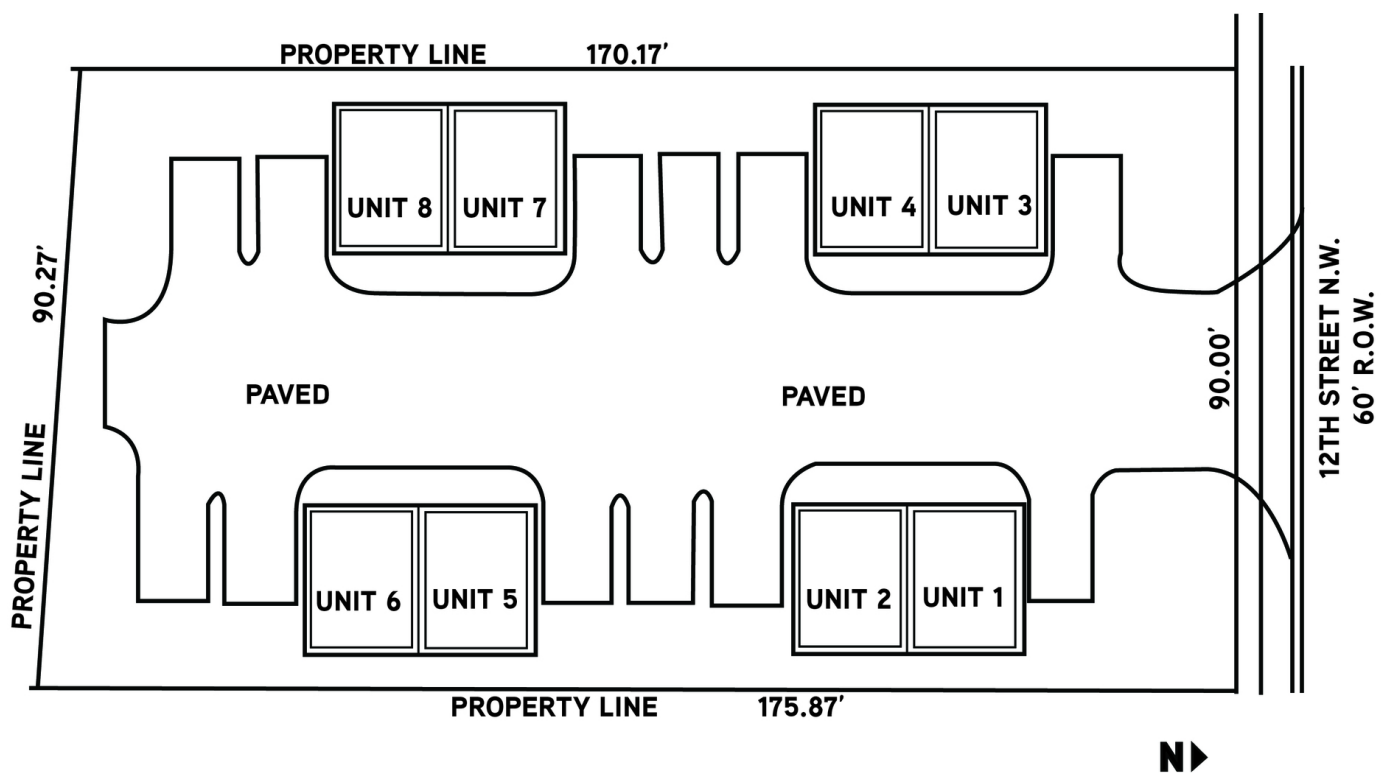
Name:	8 - Plex - New Construction
Location:	4421 12th Street NW
Purchase Price:	\$ 1,160,000.00
Size of Property:	7,712 Square Feet

POTENTIAL FINANCING SCENARIO				
Balance	Payment	# pymt '/Yr.	Interest	Term
\$870,000	\$4,713	12	4.3%	25/7

ALL FIGURES ARE ANNUAL	% of GOI	COMMENTS/FOOTNOTES	
POTENTIAL RENTAL INCOME		\$ 96,000	8-2bdrm, 1.5 bth, carport @\$1,000mo/unit Each unit is 964 sf
Less: Vacancy & Cr. Losses	(5% of 96,000)	\$ 4,800	5% vacancy & credit loss
EFFECTIVE RENTAL INCOME		\$ 91,200	
GROSS OPERATING INCOME		\$ 91,200	
OPERATING EXPENSES:			
Real Estate Taxes		4,800	Estimate - New Construction
Property Insurance		2,200	Actual Expense
Off Site Management	5%	4,800	Property Management
Repairs and Maintenance		1,000	Absolute new construction - Estimate
Gas and Electric		1,400	Estimate - Utility for vacant units
Water, Sewer, Refuse		4,800	\$50/unit per month - Estimate
TOTAL OPERATING EXPENSES		\$ 19,000	20.2% (\$2,375/Unit)
NET OPERATING INCOME		\$ 72,200	6.2% CAP RATE
Less: Annual Debt Service		\$ 56,556	1.27 Debt coverage ratio
CASH FLOW BEFORE TAXES		\$ 15,644	5.4% Cash on Cash
<div> <div>The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.</div> <div>Prepared by: Keith Bandoni, CCIM</div> </div>			

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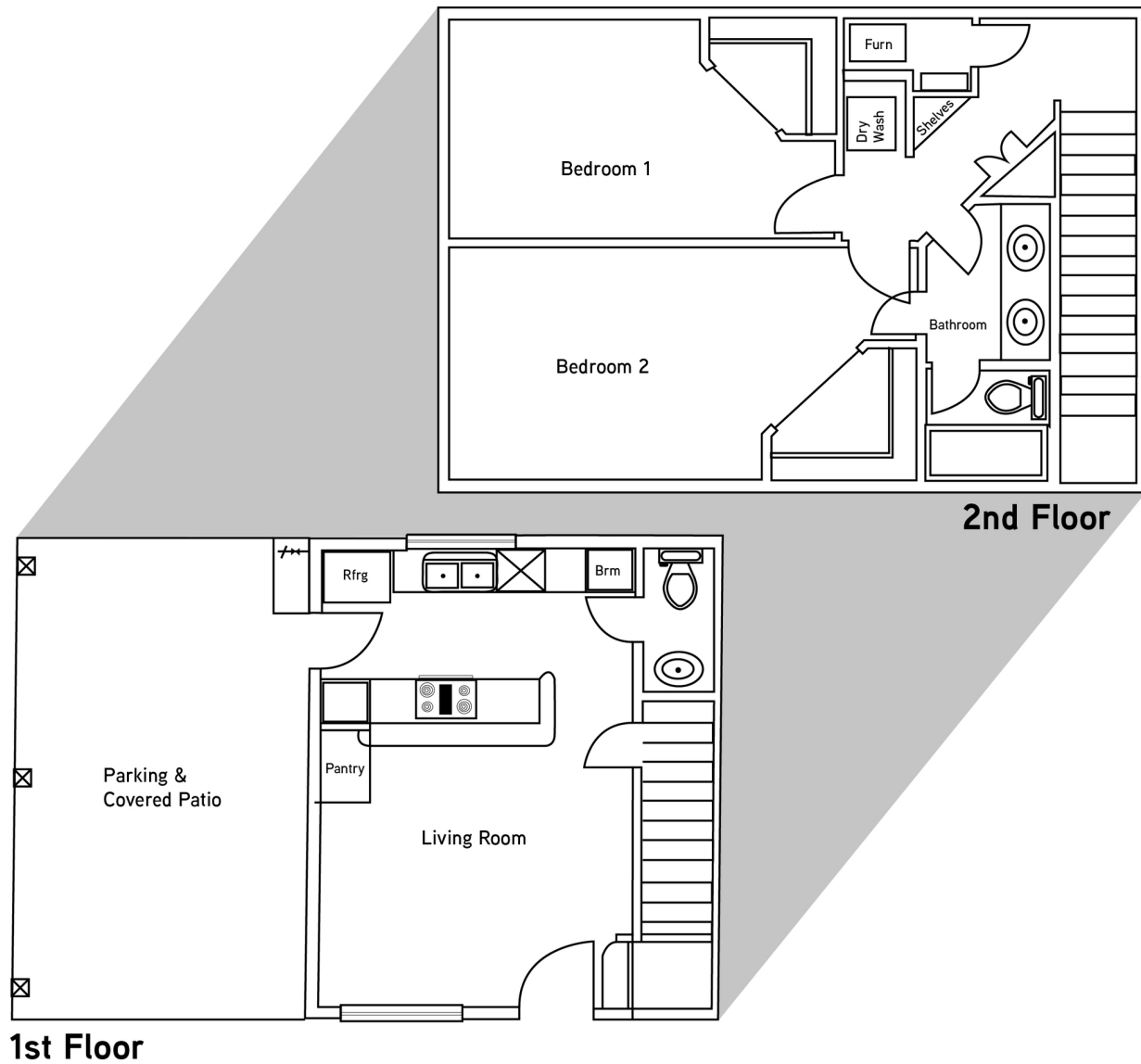


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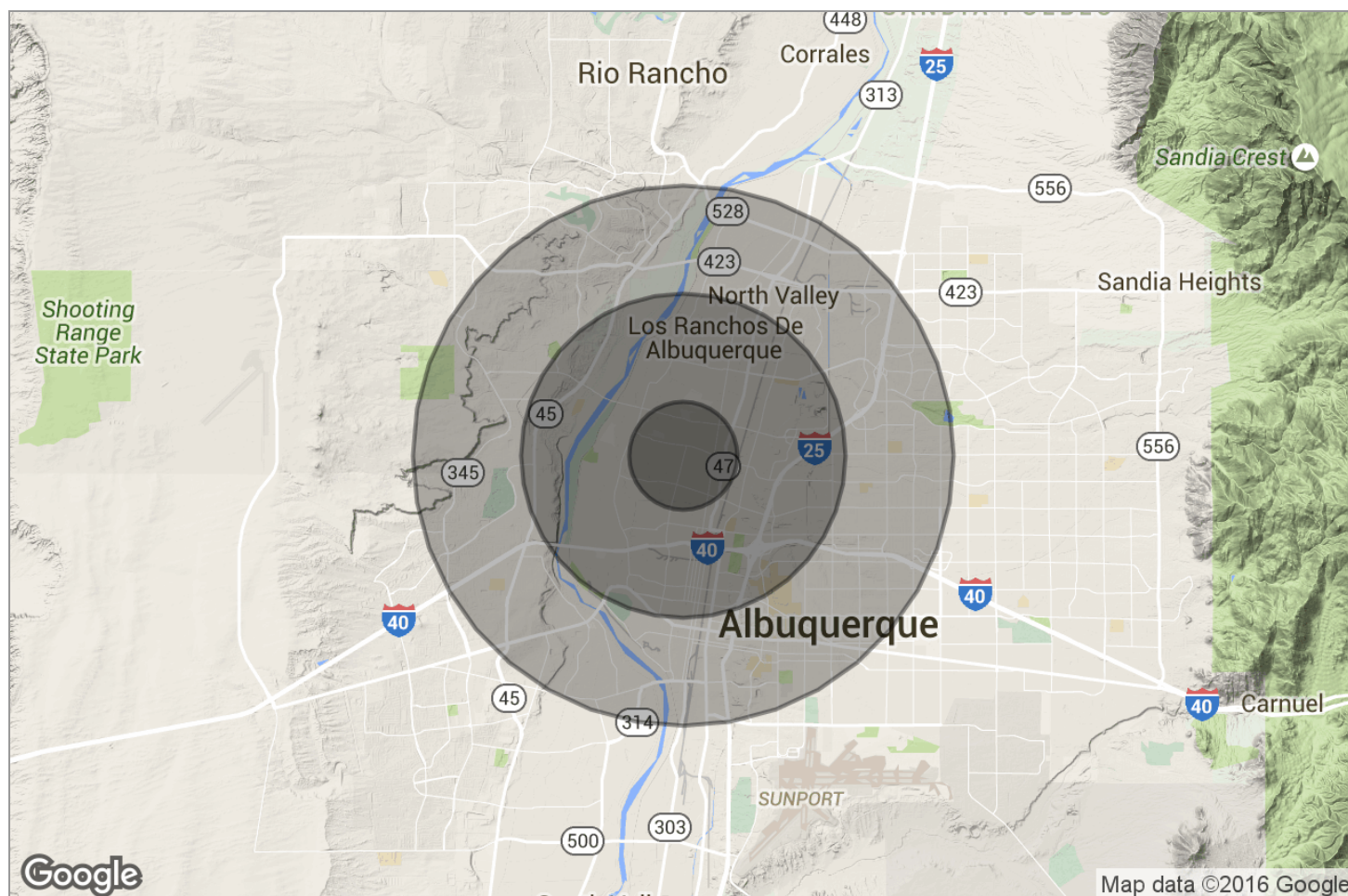


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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,919	66,024	231,268
MEDIAN AGE	39.4	37.9	35.7
MEDIAN AGE (MALE)	37.7	36.1	34.2
MEDIAN AGE (FEMALE)	41.4	39.7	37.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,391	28,039	95,732
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$57,022	\$64,683	\$60,590
AVERAGE HOUSE VALUE	\$197,238	\$276,772	\$235,716

* Demographic data derived from 2010 US Census

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