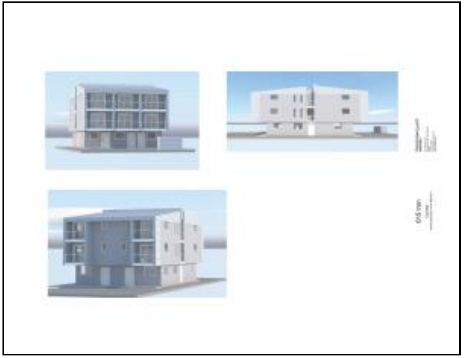


**Area:** 80 - Downtown **Sq Ft:** 6,148 **On Market** 10/20/  
 Area **Lot SqFt:** 6,969.6 **Date:** 2021  
**Zone Atlas:** K14 **SqFt Source:** Floorplan **DOM:** 291  
**County:** Bernalillo **Price/SqFt:** 292.78  
**Acres:** 0.16 **Total Stories in Bldg:** 3  
**Property Sub-Type:** 6 Units **Year Built** Under Construction  
**Exception:** Construction



**Legal Description:** LT 16A BLK X PLAT OF LOT 16-A, BLOCK X ATLANTIC AND PACIFIC ADDITION CONT .1630 AC

**# of Units:** 6 **Units for Sale:** 6  
**Builder:** Sierra Hacienda Builders **Lot Size Source:** On-Line  
**Owner Occupant Unit:** No **Total # of Buildings:** 1  
**Bank Owned:** No **Disability Access:** Unknown

**Amenities:** Balconies/Deck **Heating:** Central Forced **Rental Info:** Call Listing Broker  
**Basement:** Basement: No **Air,Electric** **Sales Info:** Trade/Xch Considered: No  
**Cooling:** Refrigerated **Metering:** Individual **Source:** Owner Provided  
**Construction:** Frame **Electric,Individual Gas** **Tenant Pays:** Electric,Gas  
**Exterior Material:** Stucco **Owner Pays:** Trash **Unit Summary:** Total Units: 6,Average Unit Size: 874.33,Average Actual Rent: 0,Annualized:  
**Flooring:** Carpet,Concrete,Tile **Removal,Water** 0>Total Actual Rent: 0  
**Finance Considered:** **Parking:** 1 Space Per Unit **Utilities:** Natural Gas Connected  
**Zoning:** R-MH\*  
 Cash,Conventional

**Operating Expenses:** Insurance,Property Taxes

**Appliances included:** Blt-In Gas Stve/Oven

**Income & Expenses:** Annual Gross Income: 144,000

**Total Units:** 6

**Unit Summary:** Total Units: 6; Average Unit Size: 874.33; Average Actual Rent: 0; Annualized: 0; Total Actual Rent: 0

**# of Unit Types (1):** # of Units: 2; # of Bedrooms: 2; # Baths: 2; Approx. SqFt: 965; Actual Rent: 0; Max Rent: 2,000; Market Rent: 2,000

**# of Unit Types (2):** # of Units: 2; # of Bedrooms: 2; # Baths: 2; Approx. SqFt: 835; Actual Rent: 0; Max Rent: 2,000; Market Rent: 2,000

**# of Unit Types (3):** # of Units: 2; # of Bedrooms: 2; # Baths: 2; Approx. SqFt: 823; Actual Rent: 0; Max Rent: 2,000; Market Rent: 2,000

**Directions:** South on 8th St. from Central, East on Iron to property.

**Prop Specific Rmrks:** CAP Rate 7.5% Sound Investment Opportunity. 3 Story Units with Luxury Amenities and Design. 2 bedroom 2 baths constructed by experienced, Sierra Hacienda Builders. See renderings, 6 units at \$2,000 market rent.

**UPC Code:** 101405705927520204

**LBP Disclosure:** No

**Current Taxes:** 587.6

**Tax Exemption:** No



**Presented by**

Tom Gallegos  
 Berkshire Hathaway NM Prop 505-798-6300  
 505-261-8687  
[tgallegos505@gmail.com](mailto:tgallegos505@gmail.com)  
<http://www.tomsabqhome.com>