



UNITS: 9

NO. OF BUILDINGS:
3
APARTMENT MIX:
IBD/IBA

ADDRESS:
1339-1333 SAN MATEO
SE

LOCATION: NEW
MEXICO,
ALBUQUERQUE



1339-1333

SAN MATEO SE

9 UNITS

ASKING PRICE:

\$789,545

PROPERTY PHOTOS



**TREY
WHALEY**
QUALIFYING BROKER/OWNER

TW@TRINITYAPARTMENTS.COM
2705 PAN AMERICAN FRWY NE, SUITE B
MOBILE - 505.269.1824
OFFICE - 505.883.9400



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FINANCIAL SUMMARY CURRENT

Property Information		Property Analysis		
Purchase Price \$	\$ 789,545.00	Loan Amount	\$ 592,158.75	
Up Front Rehab Costs \$		Down Payment	\$ 211,203.29	
Monthly Income		Up Front Rehab Costs		
Rental Income -	\$ 6,595.00	Total Initial Investment	\$ 211,203.29	
Vacancy Rate	\$ 65.95	1%		
Late Fees		Annual Gross Operating Income	\$ 78,348.60	
Gross Operating Monthly Income	\$ 6,529.05	Annual Gross Operating Expenses	\$ 29,204.89	
Monthly Expenses		Annual NOI	\$ 49,143.71	
CapEx Budget	5.0%	Annual Loan Payments	\$42,147.72	
Maintenance	10.0%	Monthly Cash Flow	\$ 583.00	
Annual Operating Expenses		Annual Cash Flow Before Tax	\$ 6,996.00	
Property Tax-	\$ 4,194.00	Principle Reduction In First Year	\$ 7,408.56	
Insurance	\$ 3,572.00	Appreciation in First Year	\$ 55,268.15	
Annual CapEx Budget	\$ 3,957.00	Cap Rate	6.22 %	
Maintenance	\$ 7,914.00	Cash On Cash Return	3.31 %	
Landlord Paid Utilites	\$ 3,300.00	Returns With Principal and Appreciation Added		
Property Management	\$ 6,267.89	8%	COC Return W/Principle added	6.82%
Total Annual Expenses	\$ 29,204.89	COC Return W/Appreciation added	29.48%	
Closing Cost Percentage	1 %	COC Return W/Principle + Appreciation	32.99%	
Loan Points Percentage	1 %			
Percentage Down	25 %			
Interest Rate	5.9 %			
Amortization Years	30			
Annual Appreciation %	7 %			

*Example proforma analysis only. Information may not be accurate.

Be sure to verify all information during due diligence.

*Estimated renovations & ARV are estimates only, they may not be accurate depending on level of renovation and other unknown factors.



SUMMARY

9-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

PROPERTY OVERVIEW

THE SUBJECT PROPERTY IS A 9-UNIT APARTMENT COMMUNITY LOCATED AT 1399-1333 SAN MATEO SE IN ALBUQUERQUE, NEW MEXICO. THE ASSET HAS BEEN METICULOUSLY MAINTAINED WITH SUBSTANTIAL CAPITAL EXPENDITURES COMPLETED, RESULTING IN A STABILIZED, TURN-KEY INVESTMENT WITH MINIMAL DEFERRED MAINTENANCE.

INVESTMENT THESIS

THIS OFFERING PRESENTS INVESTORS WITH THE OPPORTUNITY TO ACQUIRE A LOW-RISK, STABILIZED MULTIFAMILY ASSET IN ONE OF ALBUQUERQUE'S FASTEST-APPRECIATING APARTMENT SUBMARKETS. WITH LONG-TERM, PROBLEM-FREE TENANTS AND STRONG IN-PLACE OPERATIONS, THE PROPERTY DELIVERS IMMEDIATE CASH FLOW WHILE OFFERING ORGANIC RENT GROWTH UPSIDE DRIVEN BY MARKET FUNDAMENTALS.

LOCATION HIGHLIGHTS

- POSITIONED WEST OF SAN MATEO BOULEVARD, BORDERING ESTABLISHED SINGLE-FAMILY NEIGHBORHOODS AND PARKS
- IMMEDIATE PROXIMITY TO THE MAX Q REDEVELOPMENT CORRIDOR, SURROUNDED BY NEW CONSTRUCTION AND MAJOR COMMERCIAL INVESTMENT
- STRONG RENTAL DEMAND SUPPORTED BY EMPLOYMENT, RETAIL, AND INFRASTRUCTURE GROWTH
- RECOGNIZED AS ONE OF THE HIGHEST-GROWTH AREAS FOR APARTMENTS IN ALBUQUERQUE

ASSET STRENGTHS

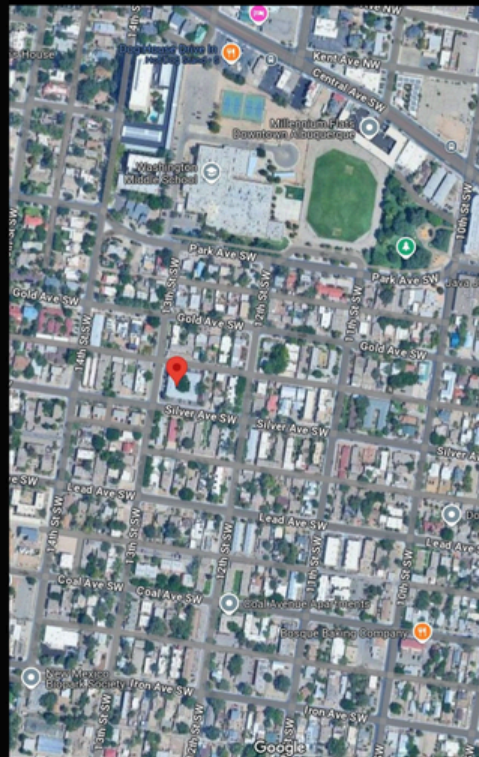
- 9-UNIT APARTMENT COMMUNITY
- EXTENSIVE CAPITAL IMPROVEMENTS COMPLETED
- LONG-TERM, STABLE TENANT BASE
- LOW OPERATIONAL COMPLEXITY AND MAINTENANCE BURDEN
- TURN-KEY ACQUISITION WITH PREDICTABLE PERFORMANCE

UPSIDE POTENTIAL

- BELOW-MARKET RENTS RELATIVE TO SURROUNDING REDEVELOPMENT
- ABILITY TO ACHIEVE GRADUAL RENT GROWTH UPON TURNOVER OR RENEWAL
- LONG-TERM APPRECIATION DRIVEN BY CONTINUED SUBMARKET INVESTMENT

INVESTMENT PROFILE

THIS ASSET IS WELL-SUITED FOR INVESTORS SEEKING STABLE INCOME, DOWNSIDE PROTECTION, AND LONG-TERM APPRECIATION IN A PROVEN ALBUQUERQUE MULTIFAMILY LOCATION.





COMPARABLES INFO

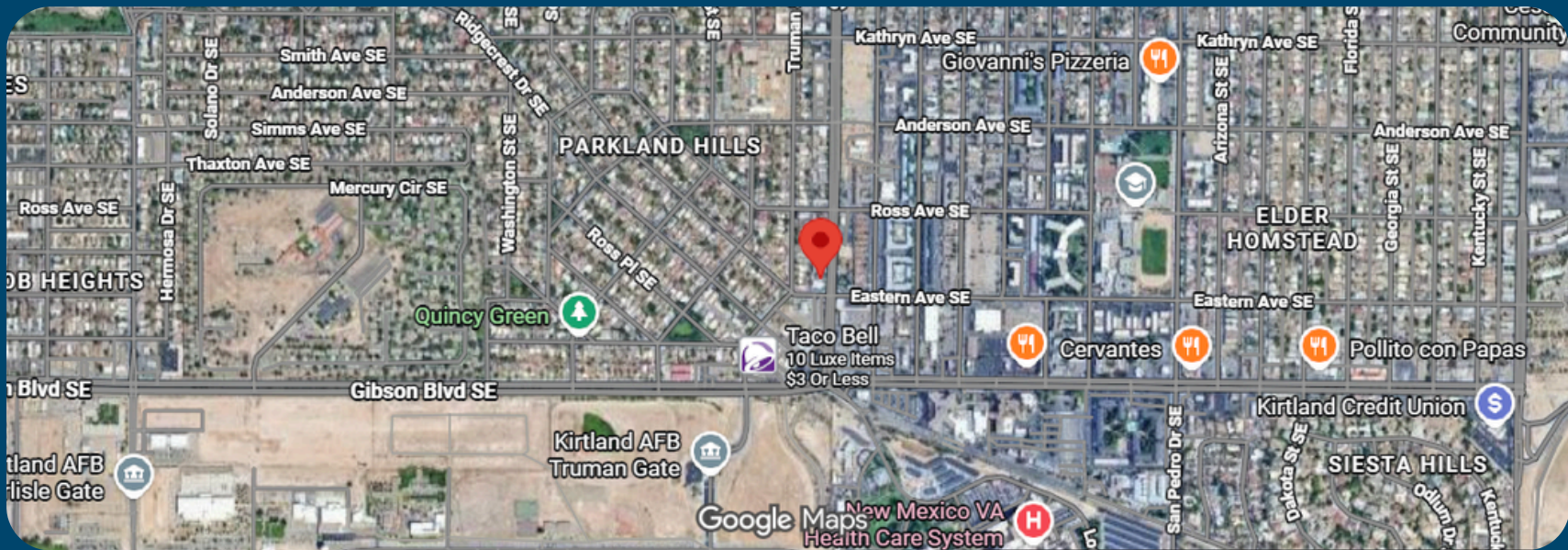
CLASSIC WORKFORCE APARTMENTS (MOST COMPARABLE)

WEIGHTED AVERAGE RENT PROJECTION

Year	Avg Rent / Unit
Current	\$728
Year 1	\$790
Year 2	\$850
Year 3	\$885
Year 4	\$910
Year 5	\$940

Property	Address	Unit Type	Rent
1111 Cardenas Dr SE	Albuquerque, NM 87108	1 BR	\$1,030
201 Vermont St NE	Albuquerque, NM 87108	1 BR	\$100
3516 Crest Ave SE	Albuquerque, NM 87106	2 BR	\$1,000
509 Vermont St NE	Albuquerque, NM 87108	2 BR	\$1,100
516 Lewis Ave SE	Albuquerque, NM 87102	2 BR	\$1,100
Brandywood Park	5851 Anderson Ave	Studio	\$820

AERIAL MAP



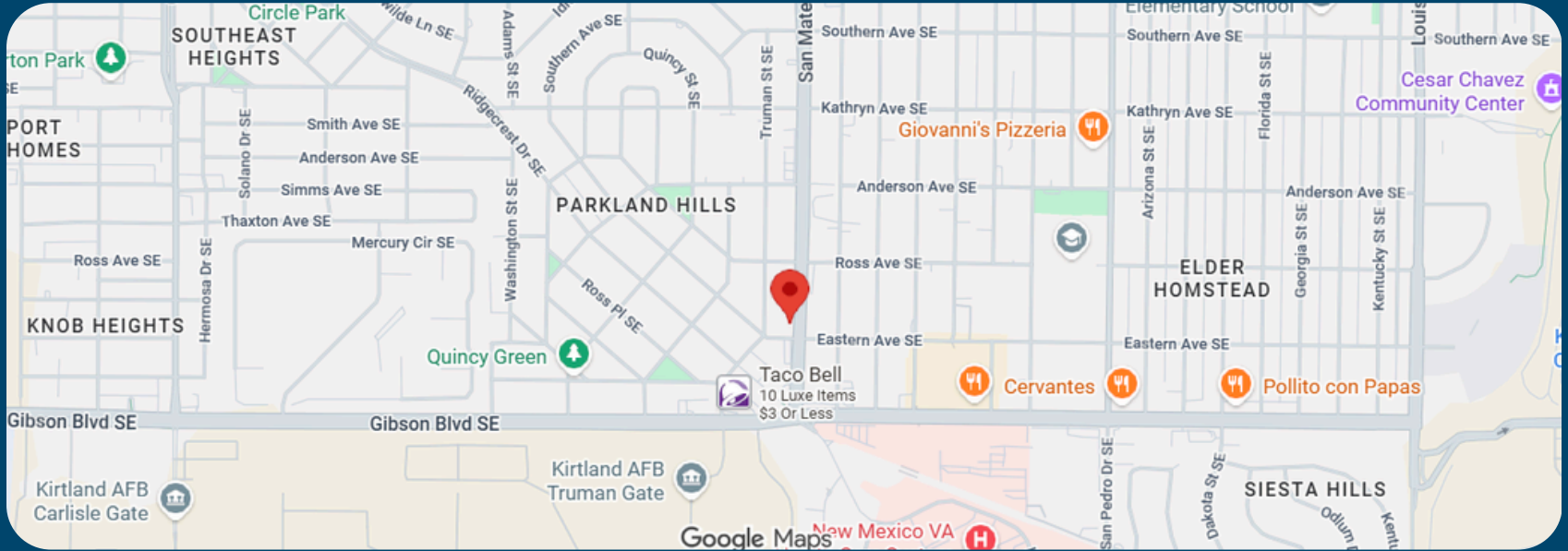
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STREET VIEW



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WHY INVEST IN

ALBUQUERQUE

- ✓ Steady Population Growth
- ✓ Economic Diversification
- ✓ Affordable Housing Market
- ✓ Strong Rental Demand
- ✓ Investment in Infrastructure
- ✓ Tourism and Culture
- ✓ Favorable Business Environment



ALBUQUERQUE IS HOME TO TOP 3 F.A.A.N.G. TECH COMPANIES:



BROKER BIO

AS AN AMBITIOUS AND MOTIVATED BROKER SPECIALIZING IN MULTI-FAMILY SALES, TREY STARTED HIS JOURNEY IN REAL ESTATE AT THE YOUNG AGE OF 18 AND HAS SINCE CONTINUED TO SCALE HIS BUSINESS AGGRESSIVELY.

TREY'S MAIN POINTS OF EXPERIENCE IN MULTI-FAMILY ARE FOCUSED ON VALUE-ADD DEALS, APARTMENT REPOSITIONING, 1031 EXCHANGES, AND LISTINGS. ASIDE FROM SALES, TREY HAS 5 YEAR EXPERIENCE IN MANAGING OVER 1700 DOORS WHICH HELPS GIVE HIM A MAJOR ADVANTAGE AND A MUCH DEEPER UNDERSTANDING OF THE APARTMENT ASSET CLASS. TREY'S ONLY FOCUS IS IN THE MULTI-FAMILY SECTOR, NOT SINGLE-FAMILY OR ANY OTHER ASSET CLASSES, WHICH MAKES A TREMENDOUS DIFFERENCE WHEN TRUSTING YOUR INVESTMENTS WITH HIM. TREY HAS SOLD OVER \$100M IN MULTI-FAMILY INVESTMENTS AND IS THE OWNER OF TAC REALTY. A COMPANY SPECIALIZING IN APARTMENT INVESTING.



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