

BERGER BRIGGS

REAL ESTATE & PROPERTY MANAGEMENT
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For
Sale

Anderson Single-Family Rental

4 Bedrooms and 3 Bathrooms

6512 Anderson Ave SE | Albuquerque, NM 87108



THE OFFERING

6512 Anderson Ave SE is a spacious and well-maintained single-family rental property located on a corner lot in a residential neighborhood of Southeast Albuquerque. This home offers 4 bedrooms and 3 bathrooms across approximately 2,084 square feet of living space, combining functionality, comfort, and rental appeal in one compelling investment opportunity. The property is currently leased at \$2,370/month, generating a projected annual income of \$28,440. With

annual operating expenses estimated at \$7,270, this investment delivers a net operating income (NOI) of approximately \$20,048, offering a solid return in a stable, tenant-friendly location.

Inside, residents enjoy a flexible floor plan with two living areas, a well-appointed kitchen with modern appliances, and a heated sunroom that adds to the home's usable space year-round. The large primary suite includes a private bath, and the layout is ideal for families or roommates.

4333 Pan American Fwy NE | Albuquerque, NM 87107-6833 | (505) 247-0447



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Investment

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SITE DESCRIPTION

UNIT MIX: 4 bed/3bath house

Land Size 7,644.78 SF (.1722 Acre)

Total Unit SF 2,011

Number of Floors 1

Zoning R-1C

UPC # 101805638319442011

Year Built 1953

INVESTMENT DESCRIPTION

	2026 Proforma
Asking Price	\$375,000
% Occupied:	95%
Average Rent:	\$2,252
Cap Rate:	5.3%
GRM:	13.19
Before Tax IRR	5.52%
Before Tax	
12 month NOI:	\$20,048

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**The
Site**

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2026 INVESTMENT PROFORMA SUMMARY

Rent Roll

6512 Anderson Ave SE				
Suite	Type	Rent/Mo.	Market Rent	Rent/Yr.
6512	4/3	2,370	2,370	28,440

*Tennat Pays all Utilities including Sewer Water and Trash

IRR Before Tax = 4.16%

N	\$
0	(375,000)
1	\$17,650
2	\$18,266
3	\$18,786
4	\$19,322
5	\$19,762 + 358,112

IRR Before Tax With No Financing, No Tax

PROPERTY DESCRIPTION

Single Family Home
4 bed/3 bath
2011 SF on 0.1722 Acres

PRICING & POTENTIAL (2025)

Sale Price	\$375,000
Gross Rental Income	\$28,440
Property Tax	(\$3,534)
Insurance	(\$1,736)
Management Fee	(\$2,000)
Total Expenses	(\$7,270)
NOI	\$20,048
Cape Rate	5.3%

IRR With Seller Financing, No Tax.

IRR Before Tax = 5.52%

N	\$
0	(75,000)
1	\$(392)
2	\$279
3	\$971
4	\$1,686
5	\$2,424 * \$92,878

20% Down-5.5% interest

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