



# RESIDENCES @ COPPER AVE - A TOWNHOME COMMUNITY

12710 San Jacinto Ave NE, Albuquerque, NM 87123  
NEC Copper & Chelwood Park



**5.7% CAP RATE**  
**7.05% PRO FORMA CAP**

**\$2,095,000**

**11,040 SF**  
**10 UNITS**  
**2BR/2.5 BA**

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INVESTMENT HIGHLIGHTS

PRICE	\$2,095,000
CAP RATE	5.7% CAP
PRICE PER UNIT	\$209,500

PROPERTY HIGHLIGHTS

PROPERTY ADDRESS	12710 San Jacinto NE Albuquerque, NM 87123
LOCATION	NE Heights
PROPERTY TYPE	Multi-Family
TOTAL PROPERTY SQUARE FOOTAGE	11,040 SF on .21 acres
YEAR BUILT	2024 - Q1
OCCUPANCY	100%
LEASE TYPE	Modified/Gross

INVESTMENT SUMMARY

	ACTUAL	PRO FORMA 2024
AVG RENT	\$1,431/mo.	\$1,745/mo.
GRM	12.64	10.30
CAP RATE (Before Reserves)	5.7%	7.05%
NOI	\$118,858.20	\$147,660.12



PRICE  
**\$2,095,000**



LEASED  
**100%**

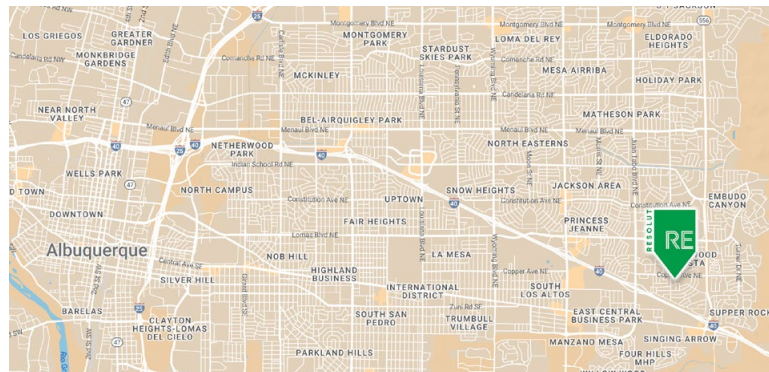
**PROPERTY OVERVIEW**

Welcome to The Residences @ Copper, a collection of ten newly constructed residences nestled near the majestic Sandia Mountains. This thoughtfully designed community offers a harmonious blend of modern luxury & simplicity, in a submarket that is quickly redeveloping. A local developer has recently completed the job and leased the community up to 100% occupancy. All units offer spacious and well-appointed interiors, thoughtfully designed to maximize natural light and optimize living space. Each unit is 3-stories, containing living units on floor one, with primary units on each floor above. Each townhome has it's own dedicated outdoor patio. Modern finishes, including concrete flooring, quartz countertops, and stainless-steel appliances, elevate the overall living experience. The townhomes are equipped with energy-efficient features, including smart thermostats, LED lighting, and high-efficiency appliances, and new high-efficiency HVAC systems. This newly constructed development is a great opportunity to purchase a brand new asset that requires little upkeep and maintenance expense, while increasing rents to market averages.



**LOCATION OVERVIEW**

Located underneath the shadow of the Sandia Mountains in Albuquerque's NE Heights and just 2 Minutes away from I-40 & Tramway, the Residences at Copper Ave. has the convenience of the city with the serenity of living near the mountains. The property is located in APS's Manzano High School district and as a quickly redeveloping area with home values rising, homes being flipped, and many new construction projects happening in the area.



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**PROPERTY HIGHLIGHTS**

- Construction completed in January 2024
- Property is 100% leased
- Units leased well below market rents
- Current NOI - 118,858.20 - 5.7% CAP
- GRM
- 10 Unit Lofts - 1,104 SF Units
- 2 Bed & 2.5 Bathroom
- 3-Stories
- Exterior Patios & Private Yards
- Developing Trade Area & Strong Rental Market
- CAP Pro-Forma
- 10 Parking spaces



UNIT NUMBER	SF	CURRENT RENT	UTILITY REIMBURSEMENT	PET FEE	TOTAL GROSS INCOME	MARKET RENT (Before UTL)
1	1,104 SF	\$1,399	\$40	\$0	\$1,439	\$1,695
2	1,104 SF	\$1,474	\$40	\$0	\$1,514	\$1,695
3	1,104 SF	\$1,299	\$40	\$0	\$1,339	\$1,695
4	1,104 SF	\$1,299	\$40	\$0	\$1,339	\$1,695
5	1,104 SF	\$1,399	\$40	\$0	\$1,439	\$1,695
6	1,104 SF	\$1,299	\$40	\$0	\$1,339	\$1,695
7	1,104 SF	\$1,399	\$40	\$50	\$1,439	\$1,695
8	1,104 SF	\$1,449	\$40	\$0	\$1,489	\$1,695
9	1,104 SF	\$1,399	\$40	\$50	\$1,489	\$1,695
10	1,104 SF	\$1,399	\$40	\$0	\$1,439	\$1,695
<b>TOTAL</b>	11,040 SF	<b>\$13,815</b>	\$400	\$100	<b>\$14,315</b>	<b>\$16,950</b>

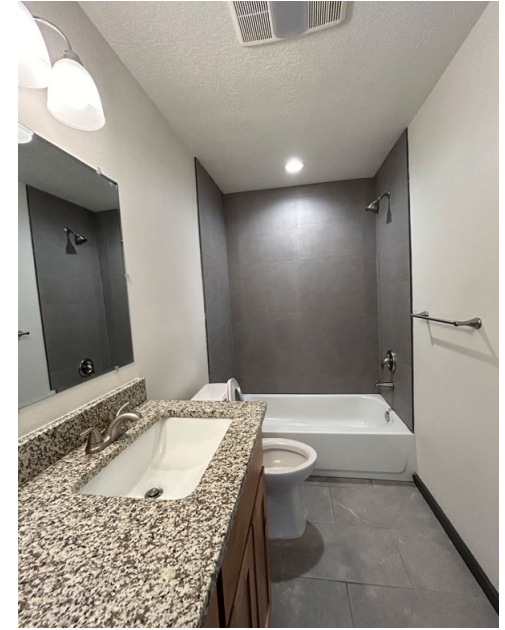
## ANNUAL PROPERTY OPERATING DATA - CURRENT

ALL FIGURES ARE ANNUAL	% of GOI	COMMENTS/FOOTNOTES
GROSS RENTAL INCOME	\$165,780	Based on Rent Roll
Less: Vacancy & Cr. Losses	3 % of PRI \$4,973.40	Based on market average
EFFECTIVE RENTAL INCOME	\$160,806.60	
Plus: Other Income (collectable)	\$6,000	Utility income, pet income
GROSS OPERATING INCOME	\$166,806.60	
OPERATING EXPENSES:		
Real Estate Taxes	\$23,000	Estimate
Property Insurance	\$4,000	Based on current insurance premium.
Off Site Management	6.00% \$9,648.40	Based on market averages
Utilites	\$4,800.00	
Repairs and Maintenance	\$5,000	Assumption
Accounting and Legal	\$1,500	Assumption
<b>TOTAL OPERATING EXPENSES</b>	<b>\$47,948.40</b>	
<b>NET OPERATING INCOME</b>	<b>\$118,858.20</b>	
<b>CASH FLOW BEFORE TAXES &amp; Reserve</b>	<b>\$118,858.20</b>	
<b>CAP RATE</b>	<b>5.7%</b>	

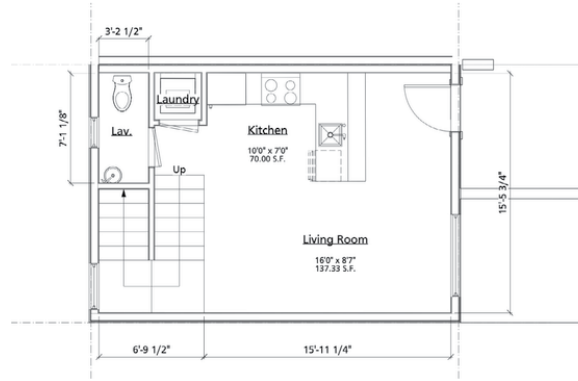
## PRO FORMA

ALL FIGURES ARE ANNUAL	% of GOI	COMMENTS/FOOTNOTES
GROSS RENTAL INCOME	\$203,400	Based on Increasing to Market Rate
Less: Vacancy & Cr. Losses	3 % of PRI \$6,102.00	Based on historical averages
EFFECTIVE RENTAL INCOME	\$197,298.00	
Plus: Other Income (collectable)	\$5,200	Utility income, pet income, application fees
GROSS OPERATING INCOME	\$202,298.00	
OPERATING EXPENSES:		
Real Estate Taxes	\$25,000	Based on increase over 12 months
Property Insurance	\$5,000	Based on current Insurance and estimated increase
Off Site Management	6.00% \$11,838	Based on market averages
Utilites	\$5,000	Based on historical averages
Repairs and Maintenance	\$6,000	Based on assumptions & increase
Accounting and Legal	\$2,000	Based on increase over 12 months
<b>TOTAL OPERATING EXPENSES</b>	<b>\$54,838</b>	
<b>NET OPERATING INCOME</b>	<b>\$147,660.12</b>	
<b>CASH FLOW BEFORE TAXES &amp; Reserve</b>	<b>\$147,660.12</b>	
<b>CAP RATE</b>	<b>7.05%</b>	

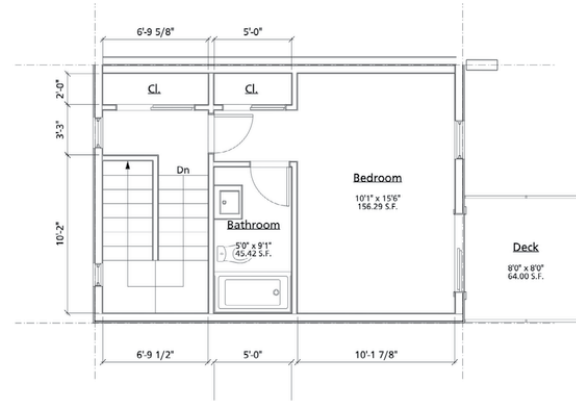




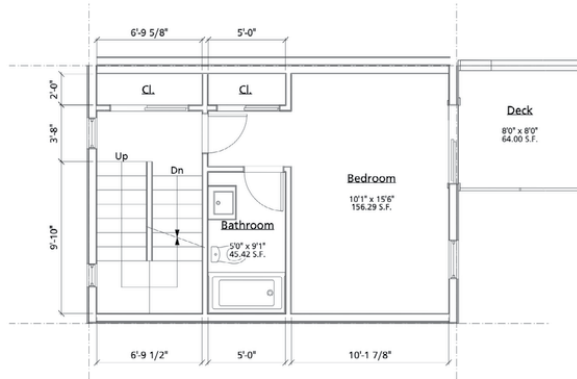




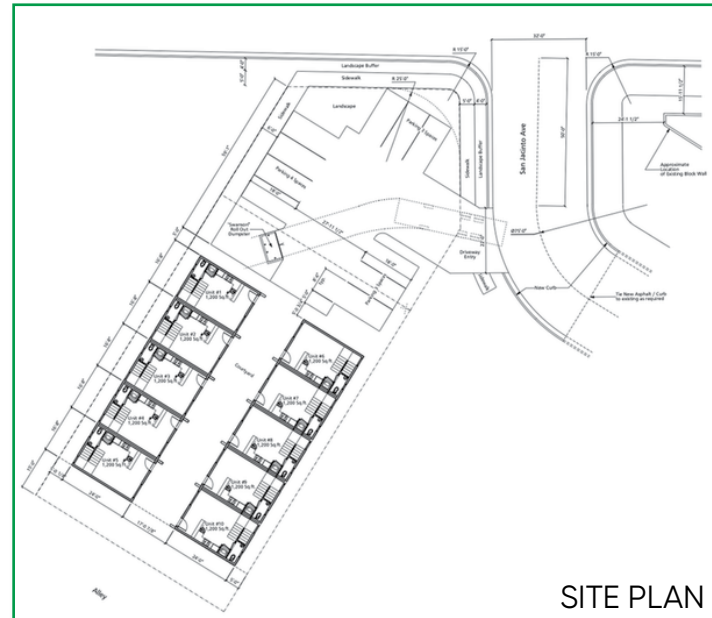
1 Ground Level Floor Plan  
Scale: 1/4" = 1'-0"



3 Third Level Floor Plan  
Scale: 1/4" = 1'-0"

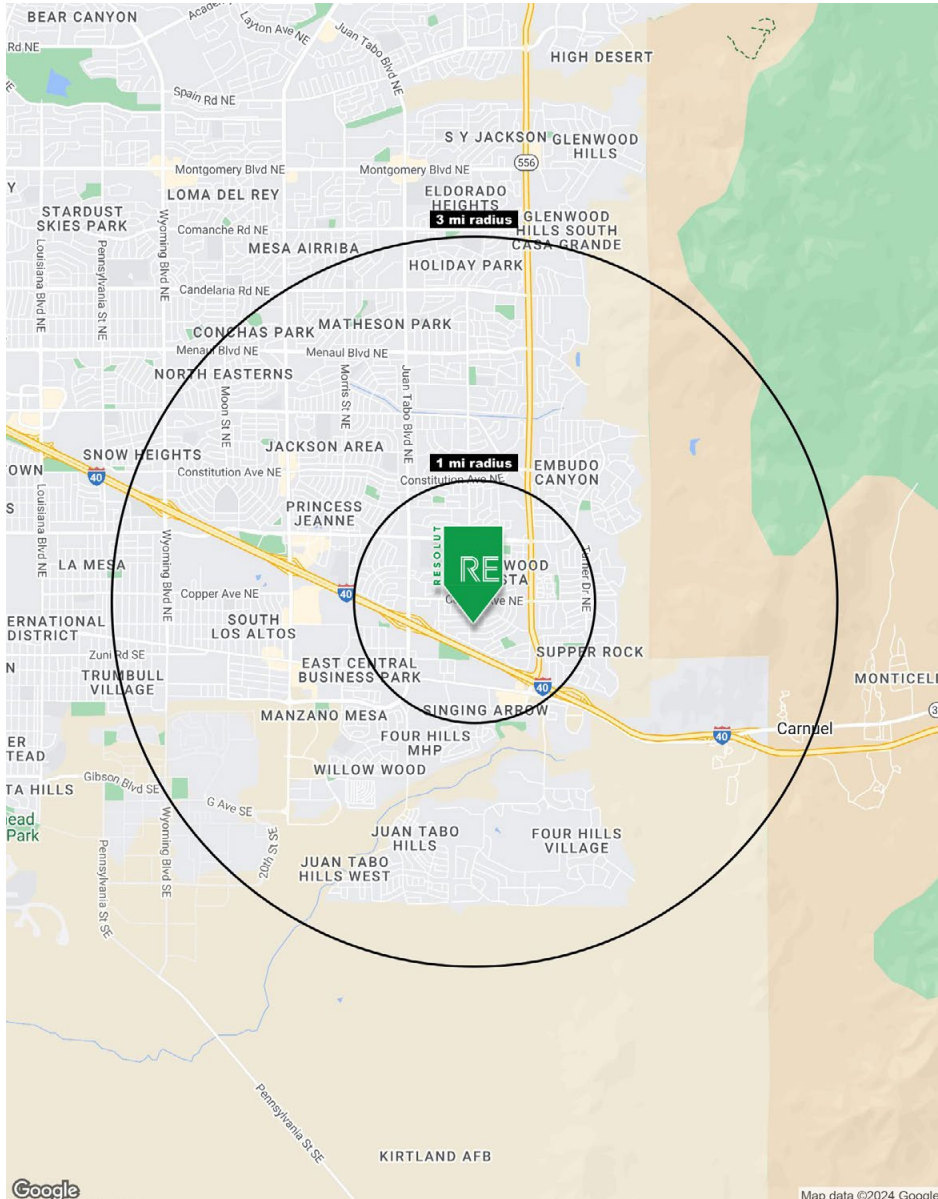


2 Second Level Floor Plan  
Scale: 1/4" = 1'-0"



SITE PLAN





12710 San Jacinto Ave NE Albuquerque, NM 87123	1 mi radius	3 mi radius
<b>Population</b>		
2023 Estimated Population	20,506	96,167
2028 Projected Population	19,890	96,040
2020 Census Population	20,844	96,352
2010 Census Population	20,645	95,525
Projected Annual Growth 2023 to 2028	-0.6%	-
Historical Annual Growth 2010 to 2023	-	-
2023 Median Age	38.2	40.3
<b>Households</b>		
2023 Estimated Households	9,473	41,712
2028 Projected Households	9,174	41,328
2020 Census Households	9,291	41,412
2010 Census Households	8,976	40,065
Projected Annual Growth 2023 to 2028	-0.6%	-0.2%
Historical Annual Growth 2010 to 2023	0.4%	0.3%
<b>Race and Ethnicity</b>		
2023 Estimated White	52.9%	56.5%
2023 Estimated Black or African American	6.2%	4.5%
2023 Estimated Asian or Pacific Islander	3.9%	4.6%
2023 Estimated American Indian or Native Alaskan	6.5%	4.8%
2023 Estimated Other Races	30.4%	29.6%
2023 Estimated Hispanic	43.2%	42.0%
<b>Income</b>		
2023 Estimated Average Household Income	\$79,034	\$97,203
2023 Estimated Median Household Income	\$56,000	\$71,240
2023 Estimated Per Capita Income	\$36,555	\$42,262
<b>Education (Age 25+)</b>		
2023 Estimated Elementary (Grade Level 0 to 8)	3.1%	3.0%
2023 Estimated Some High School (Grade Level 9 to 11)	5.8%	4.9%
2023 Estimated High School Graduate	28.5%	23.2%
2023 Estimated Some College	23.6%	22.3%
2023 Estimated Associates Degree Only	11.2%	10.9%
2023 Estimated Bachelors Degree Only	15.7%	19.1%
2023 Estimated Graduate Degree	12.2%	16.7%
<b>Business</b>		
2023 Estimated Total Businesses	718	3,825
2023 Estimated Total Employees	4,004	24,712
2023 Estimated Employee Population per Business	5.6	6.5
2023 Estimated Residential Population per Business	28.5	25.1

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**DANIEL KEARNEY**  
**PRINCIPAL - QUALIFIED**  
**BROKER**

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Daniel began his real estate career while attending the University of New Mexico in early 2014. During that time, he began working for a local commercial development and brokerage house that was a market leader in volume of commercial transactions. Over the years, he has helped owners, investors, and business owners identify opportunities to achieve their goals, through commercial real estate investments, lease-up and site selection. In January of 2018, he was part of the team that launched RESOLUT RE, New Mexico division. As Principal & Qualified Broker of RESOLUT RE, he serves his both serves his client and is instrumental in leading the New Mexico office. Daniel's specialty is landlord representation of retail, industrial, and multi-family assets. He is also a well-qualified tenant rep broker and serves investors & developers alike with fulfilling their commercial real estate investment goals.

During his career, Daniel has helped many property owners dispose of their commercial assets and is constantly identifying off-market opportunities for local and national investors. Daniel has also been instrumental in the marketing and development of many local retail developments in the Albuquerque MSA. He takes pride in making sure his clients' goals and objectives are clearly outlined and met. He turns over every rock and finds deals that are not discernable to the untrained eye. His passion for commercial real estate and, more importantly, how it impacts businesses and people, gives him the passion and the drive to go the extra mile for his clients day-in and day-out.

Daniel is also an active Commercial Real Estate Investor, and owns a Commercial & Multi-Family Management Company, "Odyn Management." He is a member of the Commercial Association of REALTORS® New Mexico (CARNM), and of the International Council of Shopping Centers (ICSC). Daniel is also a trustee of the Real Estate Community Political Action Committee (RECPAC), and advocates locally for private property owners, investors, and brokers alike.

FOR MORE INFORMATION PLEASE VISIT:

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**AUSTIN TIDWELL, CCIM  
PRINCIPAL**

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Prior to joining RESOLUT RE, Austin Tidwell was one of the top producing brokers at Allen Sigmon Real Estate Group, a New Mexico development, brokerage and property management team that was ranked in the top 5 commercial real estate brokerage firms since 2013. He has extensive knowledge of the development/ redevelopment process and with identifying value-add opportunities as it pertains to the purchase of investment properties.

Austin is one of the founding members for the RESOLUT RE New Mexico office and has excelled with his specialization in retail leasing and investment sales throughout the state of New Mexico. Over the years, Austin has worked with national and local companies like Napa Auto Parts, American Freight Furniture & Mattress, 7Brew Coffee, Carvana, Albuquerque ER & Hospital, Air Force Research Laboratories, Batteries Plus and many more. In addition to tenant representation, his main strength has been in landlord and seller representation. With more than 50 active listings, Austin continually uses creative mediums to promote available properties on behalf of his clients; including premium listings on multiple online listing sites, articles in newspapers and trade journals and with the use of social media and video. This adoption of new media has given RESOLUT RE New Mexico a strong advantage over several other brokerage when it comes to finding the right buyer or tenant for their available commercial properties.

Austin received his Bachelor of Business Administration from the University of New Mexico, with a concentration in Marketing. He is also the incoming Board of Directors President for the New Mexico CCIM Chapter and received his CCIM Designation in 2021.

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**ROB POWELL**  
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Robert Powell is a veteran health plan consultant, an entrepreneur, a mentor, a commercial real estate investor and broker. Recognized in the industry for his investment strategies. Rob is currently a coach for the prestigious Massimo Group. Rob coaches several Commercial brokers across the country.

Rob's real estate investments and experiences are written about in the following books:

- The Encyclopedia of Commercial Real Estate Advice by Terry Painter
- Commercial Real Estate for Dummies by Peter Harris
- Maui Millionaires by Diane Kennedy
- Making Big Money In Foreclosures by Peter Conti
- Buying Real Estate Without Cash or Credit by David Finkel

Rob served as the President for the 2013 CCIM New Mexico Chapter and was awarded The Power Broker designation in 2014, 2015, 2016, and 2019. He has assisted CRE investors in acquiring/disposing real estate investments for the following: Chick-fil-a, Church's Chicken, Applebee's, Walgreens Pharmacy, Walmart Neighborhood, Chili's Restaurants, Western Refining, Boston Market, GIANT Fueling stations, IHOP Restaurant, Loves Trucking, Dick's Sporting Goods, Dollar General, and McDonald's.

Rob has also processed leases for Autozone, Crunch Fitness, Verus Research, Family Dollar, Thomson Reuters, Concho Resources, Solar City, Zimmer Biomet, Sears Corporation, Lowe's Super Save Food Market, Family Dollar, Whataburger, Goodwill, US Army, Wells Fargo, NAPA Auto Parts, Purchase Green, and many many others. He owns and manages commercial real estate and has real estate investments in various locations throughout the Southwest Region of the United States. Rob's investments include retail shopping centers, a manufactured housing community, an industrial park, residential apartment buildings, commercial land, a Hilton and Marriott Hotel, and storage facilities. He graduated from the Rawls College of Business at Texas Tech University in Lubbock, Texas with an MBA.

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