

Premium Furnished Student Housing Investment – Albuquerque, NM

Location: Central Ave SE & Mesa St SE – Albuquerque, NM

Nearby: University of New Mexico (UNM)

Building: 4 Stories

Units: 8 Apartments

Total Bedrooms: 32 Beds

Parking: 8 Spaces

Concept: Modern furnished co-living student housing with utilities included and solar-assisted energy savings.

Income Projection		
Item	Calculation	Annual
Bedroom Rent	32 beds × \$1,200 × 12	\$460,800
Total Gross Income		\$460,800

Operating Expenses	Annual
Property Tax	\$30,000
Insurance	\$12,000
Maintenance	\$32,000
Property Management	\$36,000
Utilities (Solar Assisted)	\$18,000
Internet / WiFi	\$6,000
Cleaning / Turnover	\$12,000
Reserve Fund	\$14,000
Total Expenses	\$160,000

Net Operating Income (NOI):

\$460,800 – \$160,000 = **\$300,800**

Investment Value	
Cap Rate 6.5%	\$4.63M
Cap Rate 6.0%	\$5.01M
Cap Rate 5.5%	\$5.47M

Investment Highlights

- Walking distance to the University of New Mexico
- 32 fully furnished bedrooms
- Utilities and high-speed internet included
- Solar-assisted building lowering operating costs
- Strong projected NOI of approximately \$300K annually
- Target investment value around \$5,000,000