



Centrally Located 5-Plex

807 Chaparro St. Las Cruces, NM 88001

Further Value Add Opportunity

Centrally Located

Thriving Rental Market

Professionally Managed



Exclusively Presented By:

Kyle Deacon

Qualifying Broker/Owner

Deacon Property Services, LLC (License #15579)



4308 Carlisle NE Ste. #102, Albuquerque NM, 87107

P: (505) 803-3775 / (505) 878-0100

E: kyled@deaconnm.com

Marvid Charlson

Qualifying Broker/Owner

Property Management & Investments of New Mexico, LLC (License #20397)



205 W Boutz Rd. Bldg. 6, Ste. B, Las Cruces, NM 88005

P: (575) 642-6844 / (575) 652-4043

E: marvid@pmiofnewmexico.com



The Offering



Offering Price
\$549,990.00
\$/unit: \$109,998

Investment Opportunity

Well-located five-unit multi-family complex consisting of one single-family residence and four apartment units, centrally positioned in Las Cruces, New Mexico. The property benefits from proximity to major local demand drivers and presents a solid opportunity for investors seeking a renovated asset with additional upside potential.

The property has undergone extensive recent improvements, including fresh interior and exterior paint, new mini-split HVAC systems in all four apartment units, and new flooring, countertops, fixtures, and windows. A recent complete landscape overhaul further enhances curb appeal and supports long-term tenant retention.



In addition to the completed renovations, the property offers clear value-add opportunities. The existing garage can be converted into an on-site laundry facility, creating an additional income stream and enhancing rentability, while the single-family house offers potential for an HVAC system upgrade to further improve long-term operating performance.

The property is centrally located just a short distance from New Mexico State University (NMSU), the Las Cruces Farmers Market, and a variety of shopping, dining, and everyday conveniences. This great location supports consistent rental demand from students, professionals, and other local residents alike.

With recent capital improvements, operational efficiency, and easy value-add components, 807 Chaparro represents a solid and unique investment opportunity in the Las Cruces corridor. Investors can capitalize on continued optimization to maximize returns while enjoying the benefits of a strong core asset.



Property Details

Addresses:

807 Chaparro St. Las Cruces, NM 88001

Year Built:

House - 1948

4-Plex - 1954

*Updates in 2024

Total Units:

5 units across 2 buildings

One 1- Car Garage

1 Storage Shed

Gross Building Area:

42,784 +/- sf (Per Assessor)

Lot Size:

.373 acres

Avg. Unit Size:

520 sf

Current Rent Per SF:

1.71

Unit Mix

One 2 bedroom 1 bath house

Four 1 Bed / 1 Bath Units

Account #:

R0210255

Legal Description:

Subd: GRAND VIEW SUBDIVISION (BK 3 PG 45) Lot: 19 Block: 47 Subd: GRAND VIEW SUBDIVISION (BK 3 PG 45) Lot: 20 Block: 47 Subd: GRAND VIEW SUBDIVISION (BK 3 PG 45) Lot: 21 Block: 47 Subd: GRAND VIEW SUBDIVISION (BK 3 PG 45) Lot: 22 Block: 47 Subd: GRAND VIEW SUBDIVISION (BK 3 PG 45) Lot: 23 Block: 47 S: 17 T: 23S R: 2E

Construction:

Block / Classic Frame / Slump Block Veneer

Systems:

Evaporative Coolers, Gas Furnace, & Mini-Splits

Utilities:

RUBS in place

Gas & electric separately metered

Landlord covers water, sewer, & trash

Parking:

2 Off Street Spaces / Unit

Financial Analysis: APOD

LAS CRUCES 5-PLEX INVESTMENT ANALYSIS

Prepared By:

Kyle Deacon & Marvin Charlson
Deacon Property Services, LLC / PMI of New Mexico, LLC
kyle@deaconnm.com / (505) 803-3775

4308 Carlisle Blvd NE, Suite 102, ABQ, NM 87107 / 205 W Bentz Rd. Bldg. 6 Ste B, Las Cruces, NM 88005



THE PROPERTY

Property: Centrally Located 5-Plex

Address: 807 Chaparro St.
Las Cruces NM 88001

Units: 5
Lot Size: 0.373 Acres
Year Built: 1948 / 1954

PRICING & TERMS

Price: \$549,990.00

Cost to
Updated \$ -
Down: \$137,498

1st Loan: \$412,493

VALUE INDICATORS

GRM:	Now	Potential
	10.12	8.72
CAP Rate:	6.83%	8.15%
Price/Unit:	\$109,998	\$109,998
Price/SqFt:	\$211.53	\$211.53
Cash Return:	5.15%	10.43%
Annual Return:	8.56%	13.84%
SqFt. Income:	\$20.91	\$24.25

UNIT MIX & SCHEDULED INCOME

# Of Units	Unit Type	Appx. Sq. Ft.	Actual Rent	Monthly Income	Market Rent	Market Income
1	2/1	1000	\$1,260	\$1,260	\$1,300	\$1,300
1	1/1	400	\$795	\$795	\$895	\$895
1	1/1	400	\$795	\$795	\$895	\$895
1	1/1	400	\$795	\$795	\$895	\$895
1	1/1	400	\$795	\$795	\$895	\$895
Total:	5	2,600	SqFt	\$4,440	\$4,880	\$4,880
Other Income - RUBS				\$90	\$275	
Other Income - Laundry				N/A	\$100	
Monthly Gross Income:				\$4,530 (T12 actual)	\$5,255	
Annual Gross Income:				\$54,360 (T12 actual)	\$63,060	

CASH FLOW ANALYSIS

Gross Scheduled Income:	Now	Potential
Vacancy:	5.0%	(\$2,718)
Effective Gross Income:	\$51,642	\$59,907
Expenses:	25.9%	(\$14,087)
Net Operating Income:	\$37,553	\$44,812
 Loan Payment:	 (\$30,477)	 (\$30,477)
 2nd payment:		
 Cash Flow:	 \$7,077	 \$ 14,335
 DSCR:	 1.23	 1.47
 Plus principal reduction	 \$4,697	 \$4,697
 Return on Equity:	 8.56%	 13.84%
	\$11,774	\$19,032

ASSUMPTIONS

1. Current Vacancy, Collection Loss: 5.0%
- 1a. Market Vacancy, Collection Loss: 5.0%
2. Expense Rate: 25.9%
3. 1st Loan Interest Rate: 6.25%
4. 2nd. Loan Terms:
5. 2nd Call Date:
6. Vacant Units/Month: 0.3
7. Expense Per Unit/Year: \$2,817
8. Year Amortization: 30
9. Expense Per SqFt: \$5.42
10. Monthly Payment 1st Loan: \$2,540
11. Monthly Payment 2nd Loan:

PSF

PSF	UNIT
\$ 1.44	\$ 748.47
\$ 0.74	\$ 385.85
\$ 1.36	\$ 708.88
\$ 0.12	\$ 64.99
\$ 1.56	\$ 809.86
\$ -	\$ -
\$ 0.19	\$ 99.40
\$ 0.20	\$ 101.4
\$ -	\$ -
\$ -	\$ -
\$ 5.42	\$ 2,817.45
\$ 5.42	\$ 2,817.45

ANNUAL OPERATING EXPENSES

PROJECTED
\$ 4,164.45
75% of List Price - 1st Year of Ownership
\$ 1,929.25
\$ 1,987.13
Current Policy Plus Scaling
\$ 3,544.40
\$ 3,650.73
T12 - Thru October 2025 + 3%
\$ 324.94
\$ 334.69
T12 - Thru October 2025 + 3%
\$ 4,049.28
\$ 4,450.56
Professional Mgmt Fee
\$ 2,817
\$ 507.03
T12 - Thru October 2025 + 3%
\$ 497.00
\$ 15,094.59
Total Expenses
\$14,087.23
Expenses/Unit
\$ 2,817
\$ 1,677.18

COMMENTS:

Sellers recommend taking full advantage of this property's potential by creating a community laundry in the storage room, providing a mini split heating and cooling system for the Main House, and capitalizing on final common area upgrades and signage.

Property Photos



Disclaimer & Confidentiality

Important Legal Notices / Reality Check

Confidentiality Statement

This Offering Memorandum contains confidential and proprietary information regarding the Property. By accepting this memorandum, you agree to maintain strict confidentiality and not disclose any information contained herein to third parties without express written consent.

1 Forward-Looking Statements

This memorandum contains forward-looking statements regarding potential returns, market conditions, and property performance. Actual results may differ materially from projections due to various risk factors including market conditions, tenant defaults, and economic changes.

2 Independent Due Diligence

Prospective investors are strongly encouraged to conduct their own independent analysis and due diligence. This includes physical property inspection, market analysis, financial verification, and legal review before making any investment decision.

3 No Guarantee of Returns

All projected returns and financial analyses are estimates based on current market conditions and assumptions. Past performance does not guarantee future results. Real estate investments involve substantial risk and may result in partial or total loss of invested capital.

4 Multi-Family Investment Truths

You are considering buying an multi-family complex with buildings 70 to 75 years old. It is not new and will not present or inspect as new construction. It was also not priced as new construction. We feel this unique property offers significant ambiance, charm, and potential. Equally, the next Owner will need to be prepared to work with risks inherent in managing older apartment complexes.

Thank You & Next Steps



Offer Subject To Walk-Thru

Please do not walk the property on your own or disturb tenants. We'd love to show you the Property in line with an accepted offer with a walk-thru contingency - so we can assure our residents are respected and given plenty of advanced notice.



Request Detailed Financial and Document Review

Confidential document center is available upon request. Please email listing brokers and include property address in subject line.



Buyer's Broker Compensation

Please contact Listing Brokers to learn the Seller's compensation to a Buyer's Broker.



Submit Letter of Intent

Ready to move forward? Submit a non-binding letter of intent to begin the acquisition process and secure your opportunity to acquire this exceptional property.

Kyle Deacon

Qualifying Broker/Owner

Deacon Property Services, LLC (License #15579)

4308 Carlisle NE Ste. #102, Albuquerque NM, 87107

(505) 803-3775 / (505) 878-0100

Email: kyled@deaconnm.com

Marvid Charlson

Qualifying Broker/Owner

Property Management & Investments of New Mexico, LLC (License #20397)

205 W Boutz Rd. Bldg. 6, Ste. B, Las Cruces, NM 88005

(575) 642-6844 / (575) 652-4043

Email: marvid@pmiofnewmexico.com

- Don't miss this rare opportunity to acquire a stabilized, quality multifamily property with upside potential in Las Cruces. PMI of NM currently manages over 800 units in the Las Cruces, NM market and Marvid Charlson has over 13 years of experience as a multi-family property manager and apartment broker. Deacon Property Services currently manages over 2,200 apartments in the Albuquerque, NM market and Kyle Deacon has over 17 years experience as a multi-family property manager and apartment broker. Lean on us with questions, ideas, and comments. We're glad to be a resource to you.