

BERGER BRIGGS

REAL ESTATE & PROPERTY MANAGEMENT
bergerbriggs.com

For
Sale

Investment Portfolio

4 Properties Totaling 15 units



Seller Financing Available @ 5.5%



THE OFFERING

Presenting a rare opportunity to acquire a stabilized, income-generating 15-unit residential portfolio located in central Albuquerque. This offering includes two multifamily assets (a 4-unit and 9-unit complex) and two single-family rental homes, all located within close proximity in established Southeast Heights neighborhoods. With a total projected portfolio NOI of \$155,372, this portfolio offers immediate cash flow with long-term upside through

value-add improvements, rent growth, and tax efficiency.

This portfolio is ideal for investors seeking scale in one of New Mexico's most stable and affordable housing markets. With zoning flexibility (MX-L and residential multifamily), excellent in-place income, and seller financing available at 5.5% interest, well below market rates, via Real Estate Contract (REC)

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

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PORTFOLIO DESCRIPTION

UNIT MIX:

- **6512 ANDERSON (Single Family)**
 - 4 Bedroom/3 Bathroom
 - 2011 SF on .1722 Acres
 - Year Built 1953
- **421 VIRGINIA (Single Family)**
 - 3 Bedroom/2 Bathroom
 - 1,508 SF on 0.16 Acres
 - Year Built 1971
- **1030-1040 TRUMAN (9 Unit Apartments)**
 - 4- 1 Bedroom/1 Bathroom and 5 - 2 Bedroom/1 Bathroom
 - 6- 1 Car Garages (1030)
 - 6,960 SF on 0.59 Acres
 - Year Built 1030 1952 and 1040 1968
- **134 RHODE ISLAND (Fourplex)**
 - 4 - 2 Bedroom/2 Bathroom
 - 3060 SF on 0.155 Acres
 - Year Built 1980

Property Information provided by the Bernalillo County Assessor's Office

INVESTMENT DESCRIPTION

	2025 Proforma
% Occupied:	95%
Cap Rate:	6.6%
Before Tax IRR	22.10%
GRM:	10.31
Cash on Cash	5.26%
12 month NOI:	\$174,896
Asking Price	\$2,655,000
Price/ Bed	\$91,551

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INVESTMENT SUMMARY

Rent Roll

Portofilo			
Property	Type	Rent/Mo.	Rent/Yr.
Truman	4-1/1	4,300	51,600
Truman	5-2/1	7,300	87,600
Rhode Island	4-4/1	4,800	57,600
Virginia	3/2	2,700	32,400
Anderson	4/2	2,370	28,440
	15 Units	21,470	257,6400

PROPERTY DESCRIPTION

5 Seperate Addresses
 15 Units - 29 Bedrooms
 6 Single car garages
 5 Buildings
 1.07 Toal Acres

PRICING & POTENTIAL (2025)

Sale Price	\$2,655,000
Gross Rental Income	\$249,758
Property Tax	(\$19,363)
Insurance	(\$9,466)
Management Fee	(\$13,389)
Utilities	(\$21,167)
Repair & Maintenance	(\$20,000)
Total Expenses	(\$74,385)
NOI	\$185,372
Cape Rate	6.9%

IRR Before Tax With No Finacing, No Tax

IRR Before Tax = 9.73%

N	\$
0	(2,655,000)
1	\$174,896
2	\$180,792
3	\$186,878
4	\$193,161
5	\$199,647 + 3,095,100

IRR With Seller Financing, No Tax.

IRR Before Tax = 22.10%

N	\$
0	(531,000)
1	\$30.178
2	\$36.073
3	\$42.160
4	\$48.443
5	\$54.929 + \$1.131.1237

20% Down-5.5% interest

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The Site

Investment Portfolio

4 Properties Totaling 15 units

1030 & 1040 Truman St SE | Albuquerque, NM



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4 Properties Totaling 15 units

1030 & 1040 Truman St SE | Albuquerque, NM

INVESTMENT SUMMARY

Rent Roll

1330-1340 Truman ABQ NM 87108				
Suite	Type	Rent/Mo.	Market Rent	Rent/Yr.
1330-A	1/1.00	1,100.00	1,100.00	10,800.00
1330-B	1/1.00	950.00	950.00	11,400.00
1330-C	2/1.00	1,500.00	1,500.00	19,200.00
1330-D	2/1.00	1,500.00	1,500.00	19,200.00
1330-E	1/1.00	1,500.00	1,300.00	11,400.00
1330-F	2/1.00	1,300.00	1,500.00	15,600.00
140-A	2/1.00	1,500.00	1,500.00	18,000.00
1340-B	1/1.00	1,300.00	1,300.00	15,600.00
1340-C	2/1.00	1,500.00	1,300.00	18,000.00
9 Units		11,600.00	11,600.00	139,200.00

For more information on this property please go to:
<https://cre.talalley.com/listings/Truman/>



PROPERTY DESCRIPTION

9 Units
4- 1 bedroom/1 bathroom
5- 2 bedroom/1 bathroom
6 Single car garages
2 Buildings
.59 Acres

PRICING & POTENTIAL (2025)

Sale Price	\$1,500,000
Gross Rental Income	\$139,200
Property Tax	(\$10,387)
Insurance	(\$4,000)
Management Fee	(\$6,683)
Utilities	(\$11,431)
Repair & Maintenance	(\$7,365)
Total Expenses	(\$39,866)
NOI	\$99,333
Cape Rate	6.3%

IRR Before Tax With No Financing, No Tax

IRR Before Tax = 9.73%

N	\$
0	(1,500,000)
1	\$94,184
2	\$97,760
3	\$101,450
4	\$105,2556
5	\$109,183 + 1,773,780

IRR With Seller Financing, No Tax.

IRR Before Tax = 21.85%

N	\$
0	(300,000)
1	\$12,422
2	\$15,998
3	\$19,688
4	\$23,494
5	\$27,422 + \$664,252

20% Down-5.5% interest

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134 Rhode Island St SE | Albuquerque, NM 87108



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134 Rhode Island St SE | Albuquerque, NM 87108

INVESTMENT SUMMARY

Rent Roll

134 Rhode Island SE 87108				
Suite	Type	Rent/Mo.	Market Rent	Rent/Yr.
A	2/1.00	1,200.00	1,200.00	14,400.00
B	2/1.00	1,200.00	1,200.00	14,400.00
C	2/1.00	1,200.00	1,200.00	14,400.00
D	2/1.00	1,200.00	1,200.00	14,400.00
4 Units		4,800.00	4,800.00	57,600.00

PROPERTY DESCRIPTION

4-Plex
4-2 bed/1 Bath
3,060 SF on 0.155 Acres

PRICING & POTENTIAL (2025)

Sale Price	\$450,000
Gross Rental Income	\$57,600
Property Tax	(\$2,739)
Insurance	(\$2,200)
Management Fee	(\$3,600)
Utilities	(\$9,600)
Repair & Maintenance	(\$3,339)
Total Expenses	(\$21,478)
NOI	\$36,122
Cape Rate	6.2%

IRR Before Tax With No Financing, No Tax

IRR Before Tax = 12.13%

N	\$
0	(450,000)
1	\$32,220
2	\$33,407
3	\$34,633
4	\$35,901
5	\$37,212 + 578,700

IRR With Seller Financing, No Tax.

IRR Before Tax = 29.80%

N	\$
0	(90,000)
1	\$7,692
2	\$8,878
3	\$10,105
4	\$11,373
5	\$12,684 + \$245,842

20% Down-5.5% interest

For more information on this property please go to:

https://cre.taialley.com/listings/Rhode_Island/



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421 Virginia St. NE | Albuquerque, NM 87108



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4 Properties Totaling 15 units

421 Virginia St. NE | Albuquerque, NM 87108

2026 INVESTMENT PROFORMA SUMMARY

Rent Roll

421 Virginia St. NE				
Suite	Type	Rent/Mo.	Market Rent	Rent/Yr.
421	3/2	2,700*	2,700	32,400

*Tennat Pays all Utilities including Sewer Water and Trash

IRR Before Tax = 14.92%

N	\$
0	(330,000)
1	\$21,779
2	\$22,508
3	\$23,156
4	\$23,826
5	\$24,416 + 420,807

**IRR Before Tax With
No Finacing, No Tax**

PROPERTY DESCRIPTION

Single Famly Home
3 bed/2 bath
2011 SF on 0.1722 Acres

PRICING & POTENTIAL (2025)

Sale Price	\$330,000
Gross Rental Income	\$33,600
Property Tax	(\$2,702)
Insurance	(\$1,530)
Management Fee	(\$2,016)
Total Expenses	(\$6,248)
NOI	\$26,151
Cape Rate	7.9%

**IRR With Seller
Financing, No Tax.**

IRR Before Tax = 37.89%

N	\$
0	(66,000)
1	\$7,984
2	\$8,823
3	\$9,688
4	\$10,580
5	\$11,500 * \$232,484

20% Down-5.5% interest

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Investment Portfolio

4 Properties Totaling 15 units

6512 Anderson Ave SE | Albuquerque, NM 87108

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 Finacing, No Tax

PROPERTY DESCRIPTION

Single Famly 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