



Ridgecrest 7-Plex

1003-1005 Carlisle Blvd. SE, Albuquerque, NM 87106

Value Add pathways w/ further modernization and inspiring potential for additional units

Proximity to The New Touro College of Dental Medicine and Max Q Development

Capitalize on a Burgeoning Furnished Rental Unit Market

Opportunity Ripe for Accelerated Tax Benefits and After Tax Return Strategies



Exclusively Presented By:

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The Offering

Offering Price

\$1,048,500

\$/unit: \$149,786

Quality Build & Well-Preserved Classic Ridgecrest Charm

Value Add Pathways to Proforma ~ 9 Cap Rate



Investment Opportunity

Unique opportunity to own a quality, updated 7 Unit Apartment Compound. This unique listing at 1003 - 1005 Carlisle SE offers a 4-plex and a tri-plex on two separate parcels packaged together. The fully revitalized community is embedded in an area of redevelopment in the Knob Heights Neighborhood on the south side of Ridgecrest - walking distance to Castle Coffee, the Source Community Center, a Community Garden, multiple neighborhood parks, and just minutes to UNM, CNM, Kirtland Air Force Base, the Albuquerque International Sunport, and I-25.

All seven apartments have been modernized with care and an eye for resident comfort. Classic, well-preserved vintage finishes have been thoughtfully combined with all the right amenities - like in unit washer / dryers, very private yard spaces, updated fixtures and finishes, and additional storage. Some units have bonus detached oversized garage or carport spaces. 1005 Carlisle SE has a brand new roof.

The property is ideal for a value-add investor looking to capitalize on neighborhood opportunities presented by UNM, regional hospitals, the Touro College of Dental Medicine, Kirtland Air Force Base, as well as new developments at Max Q, The Aviation Center of Excellence, Netflix, and the multitude of new jobs coming to the Albuquerque Metro's booming south side. Investors with an appetite for bigger projects will especially love the surplus of off-street parking and the potential of the oversized 2 car garage with huge (currently unused) bonus workshop rooms. This detached, separately metered building is teed up to make 1 or 2 additional apartments to complete this special compound. Or consider furnishing some or all of the apartments for ripe executive rental opportunities in this dynamic area.

*While the sellers would prefer to sell the compound together, they will also consider selling each property separately. Inquire with Listing Brokers for more information.





Property Details

Addresses:

1003-1005 Carlisle Blvd. SE, Albuquerque, NM 87106

Year Built:

1003 Carlisle SE: 1947 &

1005 Carlisle SE: 1962

*Both Renovated 2024-2025

Total Units:

7 units across 2 buildings

Two 1- Car Garages

Two Large Storage Rooms

Gross Building Area:

4,805 +/- sf (Per Assessor)

Lot Size:

.287 acres

Avg. Unit Size:

686 sf

Current Occupancy:

100%

Unit Mix

*One 2 bedroom 1 bath Owner's Unit

*6 Unique 1 Bed / 1 Bath Units

UPC #'s:

1003 Carlisle SE- 101605651822841514 & 1005 Carlisle
SE - 101605651822841513

Legal Description:

Lots 11 & 12, Block 2, Knob Heights (Per Assessor)

Construction:

Classic Frame / Stucco

Systems:

Evaporative Coolers & Gas Furnaces

Utilities:

RUBS in place

*1003 - G & E Separately Metered

*1005 - Master Gas, Separately metered electric

Parking:

2 Off Street Spaces / Unit; 2 garages



Key Amenities & Features



Proximity to Touro College of Dental Medicine & Max Q Mixed Use Development



In-Unit Washers & Dryers



Fresh Interior & Exterior Paint Facelift



Value Add Opportunity: Garage Conversion & HVAC

Ride the ADU wave sweeping over the Nob Hill / South UNM sub-market. Explore the potential to convert existing garage spaces into additional income-generating apartments and upgrade HVAC systems for improved efficiency and higher rental income.



Updated Fixtures & Finishes, Private Yard Spaces, New Roof

Enjoy modern fixtures and finishes throughout, private outdoor spaces for residents with new contemporary fencing, and a brand-new roof on the 1005 building.



Plenty of Off-Street Parking

Residents enjoy off-street parking opportunities right next to their entryways - including 2 covered spaces .

Rent Roll & Unit Mix

Market Positioning



100%

Current Occupancy



\$1,154

Average Rent per unit



\$1,996

Market Rent Potential per unit

Current & Proforma Rent Schedule

Unit #	Type	Approx. SF & Type	Actual Monthly Rent w/ RUBS - where applicable	Actual Annual Rent	Monthly Market Rent w/ RUBS (Unfurnished)	Annual Market Rent (Unfurnished)	Furnished Monthly Market Rent	Furnished Annual Market Rent
1003	2 bd / 1 ba	756	\$1,400	\$16,800	\$1,700	\$20,400	\$2,170	\$26,040
3540	1 bd / 1 ba	600	\$1,265	\$15,180	\$1,300	\$15,600	\$1,800	\$21,600
3544	1 bd / 1 ba	600	\$1,220	\$14,640	\$1,300	\$15,600	\$1,800	\$21,600
1005 A	1 bd / 1 ba	662	\$1,069	\$12,828	\$1,100	\$13,200	\$1,700	\$20,400
1005 B	1 bd / 1 ba	662	\$1,075	\$12,900	\$1,100	\$13,200	\$1,700	\$20,400
1005 C	1 bd / 1 ba	662	\$1,035	\$12,420	\$1,100	\$13,200	\$1,700	\$20,400
1005 D	1 bd / 1 ba	662	\$1,015	\$12,180	\$1,100	\$13,200	\$1,700	\$20,400
Totals (7 Units)		4,604	\$8,079	\$96,948	\$8,700	\$104,400	\$12,570	\$150,840
Garage #1 & #2 Conv.	1 bd / 1 ba	450 & 450	\$0	\$0	\$2,100 (\$1,050 each)	\$25,200	\$3,400 (\$1,700 each)	\$40,800
Totals (9 Units)		5,504	\$0	\$0	\$10,450	\$125,400	\$15,970	\$191,640



Comparable Rent Properties

Furnished Market Rent Comparison Analysis

Property Name	Square Feet	2BR/1BA Rent	1BR/1BA Rent	Furnished Finder
The Cactus	752	\$1,945		https://www.furnishedfinder.com/property/599228_1
Knob Hill of Good Times	1000	\$2,800		https://www.furnishedfinder.com/property/859313_1
The Balloon	753	\$1,945		https://www.furnishedfinder.com/property/599228_2
Home Away	800	\$2,000		https://www.furnishedfinder.com/property/663678_1
Nob Hill/UNM Unique Remodeled Apartment	500		\$1,800	https://www.furnishedfinder.com/property/263839_1
Convenient Home w/ Full Yard Close to UNM	700		\$1,600	https://www.furnishedfinder.com/property/566223_1
Completely Renovated, Fully Furnished Casita	650		\$1,850	https://www.furnishedfinder.com/property/917428_1



Location & Market Highlights

This complex is strategically positioned in Albuquerque's up and coming South UNM / Knob Heights sub-market, offering residents convenient access to major employment centers and the University of New Mexico.

Downtown Albuquerque (3.5 miles)

Uptown Business District (2 miles)

Albuquerque International Sunport (2 miles)

University of New Mexico
(1 mile)

Public Transit / Parks
0.2 miles to ABQ RIDE stop / 0.7 Miles to Hyder Park

Major Highways
I-25/40 access within 1 mile

Shopping
Heart of Nob Hill (10 Blocks)
Coronado Center (2 miles)

Dining
50+ restaurants within 2 miles
Castle Coffee (1 Block)

Regional Healthcare
UNM Hospital (1 mile) / Presbyterian (1 Mile)
Together Source Community Center (1 Block)

3.2%

Population Growth
Annual growth rate in 3-mile radius (2019-2024)

\$68,500

Median Household Income
Within 3-mile radius, 15% above metro average

2.8%

Unemployment Rate
Below state and national averages

Albuquerque Multifamily Market Overview



The Albuquerque multifamily market demonstrates robust health, driven by steady population growth, a diverse economy, and increasing demand for rental housing. The city's affordability compared to other southwestern hubs continues to attract new residents, fueling strong occupancy rates and consistent rent growth.

Key Economic Drivers

- Government & Defense

Presence of Kirtland Air Force Base and Sandia National Laboratories provides stable employment.

- Healthcare & Education

The University of New Mexico and numerous medical facilities anchor a growing healthcare and academic sector.

- Technology & Innovation

Emerging tech startups and a focus on R&D contribute to job creation and economic diversification.

- Tourism & Film Industry

New Mexico's growing film industry and vibrant tourism sector draw visitors and new residents.

- Upward Trajectory in the Multi-family Market

Albuquerque's Multi-family Occupancy Rate Grew to 95.7% in Quarter 2 of 2025 while rent growth continues inching upwards (with rents still well below national averages) even as other western markets continue to see rents fall.



Max Q Development: A Catalyst for Growth

The Max Q Development is a groundbreaking mixed-use project set to redefine Albuquerque's urban landscape. Strategically located near Kirtland Air Force Base and the Gibson Boulevard corridor, this ambitious development will feature a vibrant blend of residential, commercial, retail, and hospitality components, creating a dynamic hub for living, working, and entertainment.

Impact & Proximity

With its proximity to our subject property, Max Q is poised to significantly impact the immediate sub-market. The influx of new residents and businesses will generate substantial demand for quality housing, further stabilizing and appreciating property values in the surrounding areas. Much like the University of New Mexico or Nob Hill to the South, this development helps ensure a sustained pipeline of potential tenants seeking convenience and modern amenities.

Economic Catalyst & Timeline

Max Q represents a major economic catalyst for Albuquerque, promising job creation across various sectors and attracting new talent to the city and the neighborhood. The multi-phase project, currently in its initial development stages with significant infrastructure work underway, is projected to unfold over the next 5-7 years, guaranteeing long-term growth and sustained investment interest in the sub-market.

Enhanced Investment Opportunity

Increased Tenant Demand

The new employment centers and residential units within Max Q will drive strong demand for rental housing in nearby areas, including the subject property at 1003-1005 Carlisle SE.

Rental Rate Growth

The elevated standard of living and amenity-rich environment of Max Q will exert upward pressure on rental rates across the submarket.

Long-Term Appreciation

As Max Q matures, the sustained economic activity and desirability of the area will contribute to significant long-term property value appreciation.

Modern Infrastructure

The development brings with it new infrastructure and public spaces, enhancing the overall appeal and livability of the area and anchoring surrounding neighborhoods.

RIDGECREST 7 - INVESTMENT ANALYSIS

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THE PROPERTY

Property: RIDEGCREST 7
Address: 1003-105 Carlisle Blvd. SE, Albuquerque NM 87106
Units: 7
Lot Size: 0.287
Year Built: 1947 / 1962

PRICING & TERMS

Price: \$1,048,500
Cost to Furnish: \$36,000
Down: \$262,125
1st Loan: \$786,375
Total Cost: \$1,084,500

VALUE INDICATORS

	Now	Potential
GRM:	10.72	6.71
CAP Rate:	5.86%	9.71%
Price/Unit:	\$149,786	\$149,786
Price/SqFt:	\$227.74	\$227.74
Cash Return:	1.85%	17.25%
Annual Return:	5.43%	20.84%
SqFt. Income:	\$21.25	\$33.94
Retrun on Cost:		9.39%

UNIT MIX & SCHEDULED INCOME

# Of Units	Unit Type	Apprx. Sq. Ft.	Actual Rent	Monthly Income	Market Rent	Market Income
1	2/1	756	\$1,400	\$1,400	\$2,170	\$2,170
1	1/1	600	\$1,225	\$1,225	\$1,800	\$1,800
1	1/1	600	\$1,180	\$1,180	\$1,800	\$1,800
1	1/1	662	\$1,029	\$1,029	\$1,700	\$1,700
1	1/1	662	\$1,035	\$1,035	\$1,700	\$1,700
1	1/1	662	\$995	\$995	\$1,700	\$1,700
1	1/1	662	\$975	\$975	\$1,700	\$1,700

CASH FLOW ANALYSIS

		Now	Potential
Gross Scheduled Income:		\$97,848	\$156,240
Vacancy:	5.0%	(\$4,892)	5.0% (\$7,812)
Effective Gross Income:		\$92,956	\$148,428
Expenses:	32.2%	(\$31,541)	29.8% (\$46,625)
Net Operating Income:		\$61,415	\$101,803
Loan Payment:		(\$56,577)	(\$56,577)
2nd payment:			
Cash Flow:		\$4,838	\$45,226
DSCR:		1.09	1.80
Plus principal reduction		\$9,394	\$9,394
Return on Equity:	5.43%	\$14,232	20.84% \$54,621

Total:	7	4,604	SqFt	\$7,839	\$12,570	\$12,570
RUBS				\$240	\$2,880	\$300
PET RENT			\$10.71	\$75	\$900	\$150
Monthly Gross Income:				\$8,154	(T12 actual)	\$13,020
Annual Gross Income:				\$97,848	(T12 actual)	\$156,240

ASSUMPTIONS

1. Current Vacancy, Collection Loss:	5.0%
1a. Market Vacancy, Collection Loss:	5.0%
2. Expense Rate:	32.2%
3. 1st Loan Interest Rate:	6.00%
4. 2nd. Loan Terms:	
5. 2nd Call Date:	
6. Vacant Units/Month:	0.4
7. Expense Per Unit/Year:	\$4,506
8. Year Amortization:	30
9. Expense Per SqFt:	\$6.85
10. Monthly Payment 1st Loan:	\$4,715
11. Monthly Payment 2nd Loan:	

PSF	UNIT
\$1.00	\$ 657.00
\$0.60	\$ 391.43
\$1.39	\$ 913.14
\$1.19	\$ 780.00
\$1.71	\$ 1,122.00
\$0.23	\$ 148.00
\$0.33	\$ 214.29
\$0.12	\$ 80.00
\$0.30	\$ 200.00
\$6.85	\$ 4,505.86

PSF	UNIT
\$ 1.40	\$ 917.9
\$ 1.09	\$ 714.3
\$ 2.28	\$ 1,500
\$ 1.26	\$ 826.9
\$ 3.12	\$ 2,055.0
\$ 0.23	\$ 149.4
\$ 0.33	\$ 216.4
\$ 0.12	\$ 80.9
\$ 0.30	\$ 200.0
\$ 10.13	\$ 6,661

ANNUAL OPERATING EXPENSES	PROJECTED
Real Estate Taxes	\$4,599 \$6,425 Estimate
Insurance	\$2,740 \$5,000 Estimate
Utilities Pd.	\$6,392 \$10,500 Assumes LL Pays ALL Util. incl. internet
Repairs / Maintenance	\$5,460 \$5,788 Estimate off actuals +6%
Professional Mgmt	\$7,854 \$14,385 Professional Mgmt off Effective Gross @ 8%
Landscaping	\$1,036 \$1,046 Estimate off actuals +1%
Misc	\$1,500 \$1,515 Estimate off actuals +1% - legal, Office, etc.
Pest Control	\$560 \$566 Estimate off actuals +1%
Reserves	\$1,400 \$1,400 Est @ \$200 per unit-7 units
Total Expenses	\$31,541 \$46,625
Expenses/Unit	\$4,506 \$5,180.56

COMMENTS:

Proforma numbers are based upon converting the 7 units to furnished units to maximize market capabilities.





Financing Assumptions & Cash On Cost

Loan Amount

\$786,375 (75% LTV)

Interest Rate

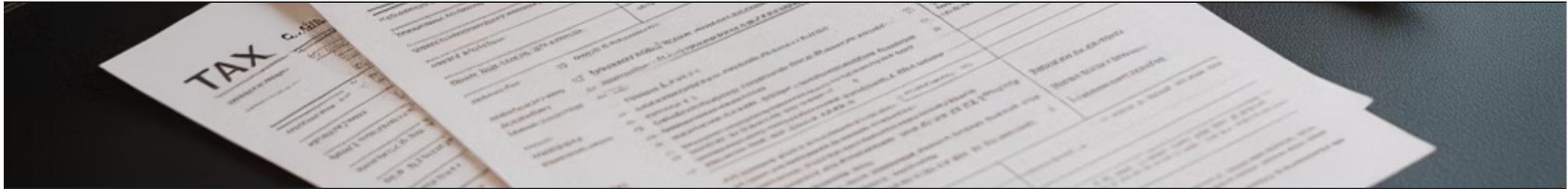
6% (30-year amortization)

Annual Debt Service

\$56,577

Proforma Return on Cost (includes cost of furnishing all units):

9.39%



Explore Significant Tax Advantages with this Multi-Family Investment Opportunity

Important Disclaimer: This information is for informational purposes only and does not constitute tax advice. Tax benefits and depreciation strategies vary based on individual circumstances, property specifics, and current tax laws. Please consult with a qualified tax professional or CPA to understand how these strategies may specifically impact your tax situation and investment goals.

After Closing, Engage Cost Segregation Expertise

A detailed engineering-based study precisely identifies and reallocates asset costs, optimizing your depreciation schedule.

Unlock Immediate Tax Savings

Deduct a large portion of eligible property costs upfront, significantly reducing your taxable income in the early years of ownership.

Bonus Depreciation Advantage

Utilize current bonus depreciation rules to deduct a substantial percentage of qualified property in the first year it's placed into service.

Accelerated Depreciation

Reclassify components like land improvements, furniture, and fixtures to shorter depreciation schedules (e.g., 5, 7, or 15 years) instead of 27.5 or 39 years.

Mitigate Taxable Income

Investors classified as Real Estate Professionals can effectively offset income from other sources with significant depreciation deductions, providing broader tax relief.

Increased Return on Investment (ROI)

Boost your investment's net present value and overall profitability through strategic tax deferrals and deductions.

Enhanced Cash Flow

By lowering your tax liability, more capital remains in your hands, ready for reinvestment in the property, debt reduction, or distribution.

Portfolio Diversification Strategy

These tax advantages can be strategically applied across various properties, aiding in portfolio diversification and reducing the overall tax liability of your investment holdings.

Property Photos #1

Impressive Curb Appeal



Professional Landscaping

The property showcases mature but low maintenance landscaping - maintenance expenses are low while curb appeal is high.



Attractive Architectural Details

Attractive architectural details create strong first impressions for prospective residents.



Fresh Paint

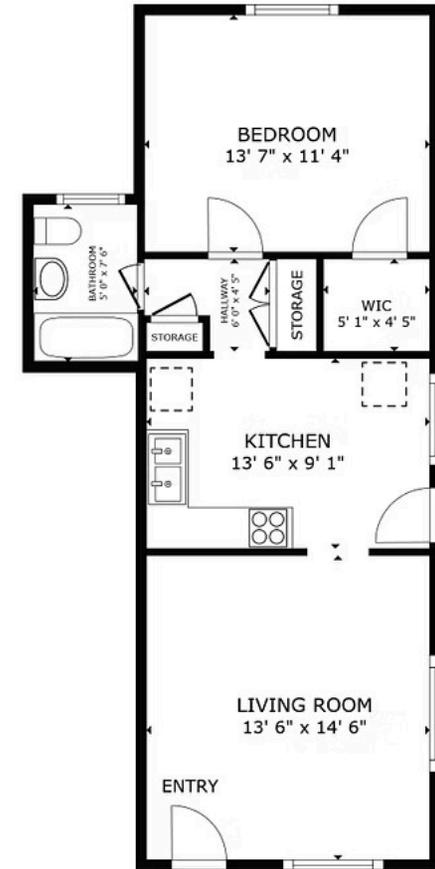
Recent exterior improvements include fresh paint, new fencing, and private yard spaces.



Property Photos #2

Renovated Unit Interiors

Recently renovated units feature quality vintage character with contemporary finishes including newer appliances, updated flooring, new private yard spaces, and new fixtures. Smart and efficient floor plans maximize living space, storage, and modern comforts.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 586 sq.ft.
TOTAL : 586 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Property Photos #3

Renovated Exterior & Interior

Inside: Residents enjoy smart renovations with quality vintage finishes and durable contemporary updates.

Outside: Residents enjoy quality private yard spaces, new fencing, plenty of off-street parking, covered porches, and patio spaces.



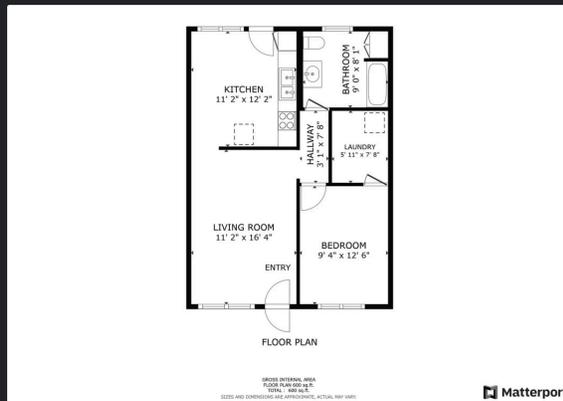


Virtual Tour: Experience the Property



Virtual Walkthrough

Professional video tour featuring a walkthrough of model units, highlighting key features and recent improvements. 3D virtual tour optimized for mobile devices.



Virtual Tour Access:

1003 Carlisle / 3540 Smith St. SE

[Explore 3540 Smith St. SE in 3D](#) (Click Here)

1005 Carlisle St. SE

[Explore 1005 Carlisle Unit B in 3D](#) (Click Here)



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

1 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

2 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

3 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 is Not All Balloons & Sunsets

4 You are considering Buying a classic Ridgecrest Apartment Complex with buildings 60 to 80 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 oozes 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

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- Don't miss this rare opportunity to acquire a stabilized, quality multifamily property with significant upside potential in Albuquerque's dynamic South UNM sub-market. PMI of NM currently manages over 750 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 2,000 apartments in the Albuquerque, NM market and Kyle Deacon has over 17 years experience as a multi-family manager and apartment broker. Lean on us with questions, ideas, and comments. We're glad to be a resource to you.