

MULTIFAMILY FOR SALE

EL PUEBLITO APARTMENTS

301-305 Rhode Island St SE, Albuquerque, NM 87108



SALE PRICE:	\$325,000
UNITS:	8
PRICE PER UNIT:	\$40,625
CAP RATE:	8.77%
GRM:	5.89
NOI:	\$28,504
LOT SIZE:	0.32 Acres
BUILDING SIZE:	5,940 SF
YEAR BUILT:	1977
ZONING:	R2

PROPERTY OVERVIEW

Presenting El Pueblito Apartments. Two side by side four plex units (2790 SF each). 1-year-old TPO roof. Window air conditioning units, new H2O heaters, tenant pays electric & gas. New paved parking & fencing. Two bedroom units with full baths, walk in closets. Units come with refrigerators and range/oven.

PROPERTY FEATURES

- New TPO Roof
- New Parking Asphalt
- New window HVAC

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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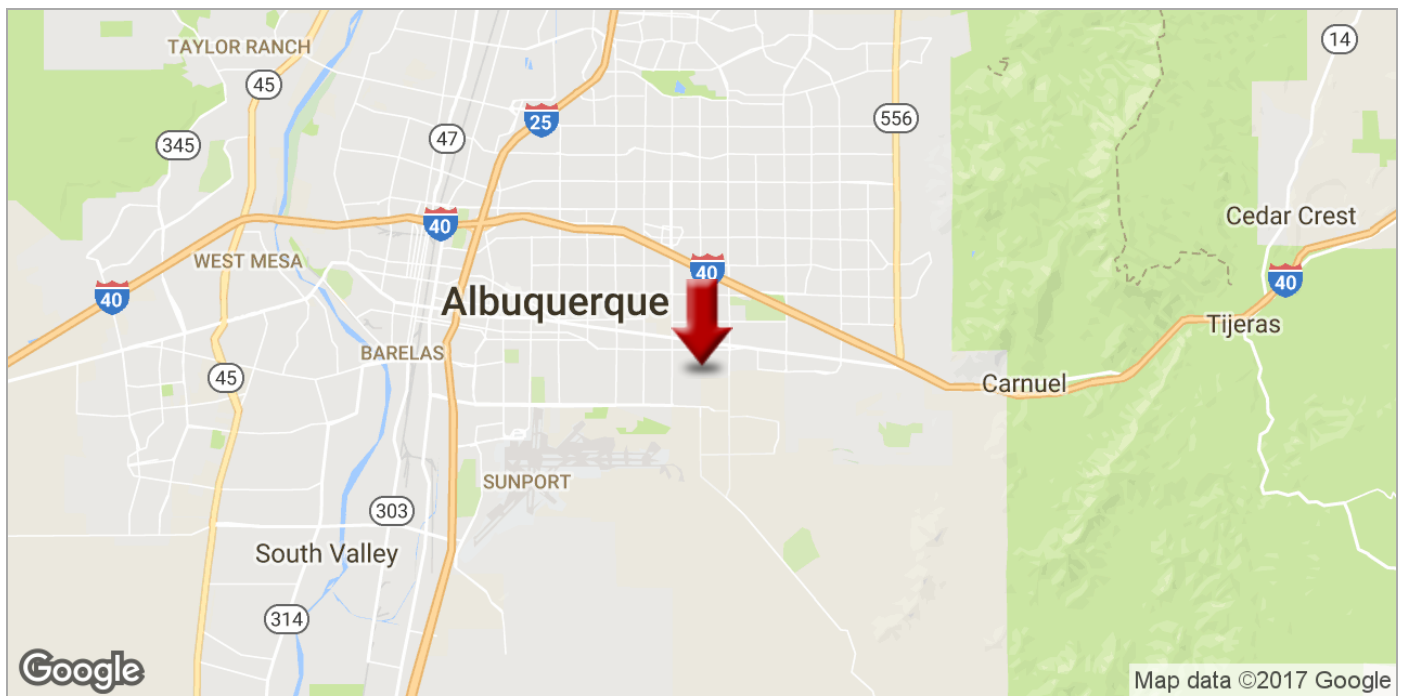
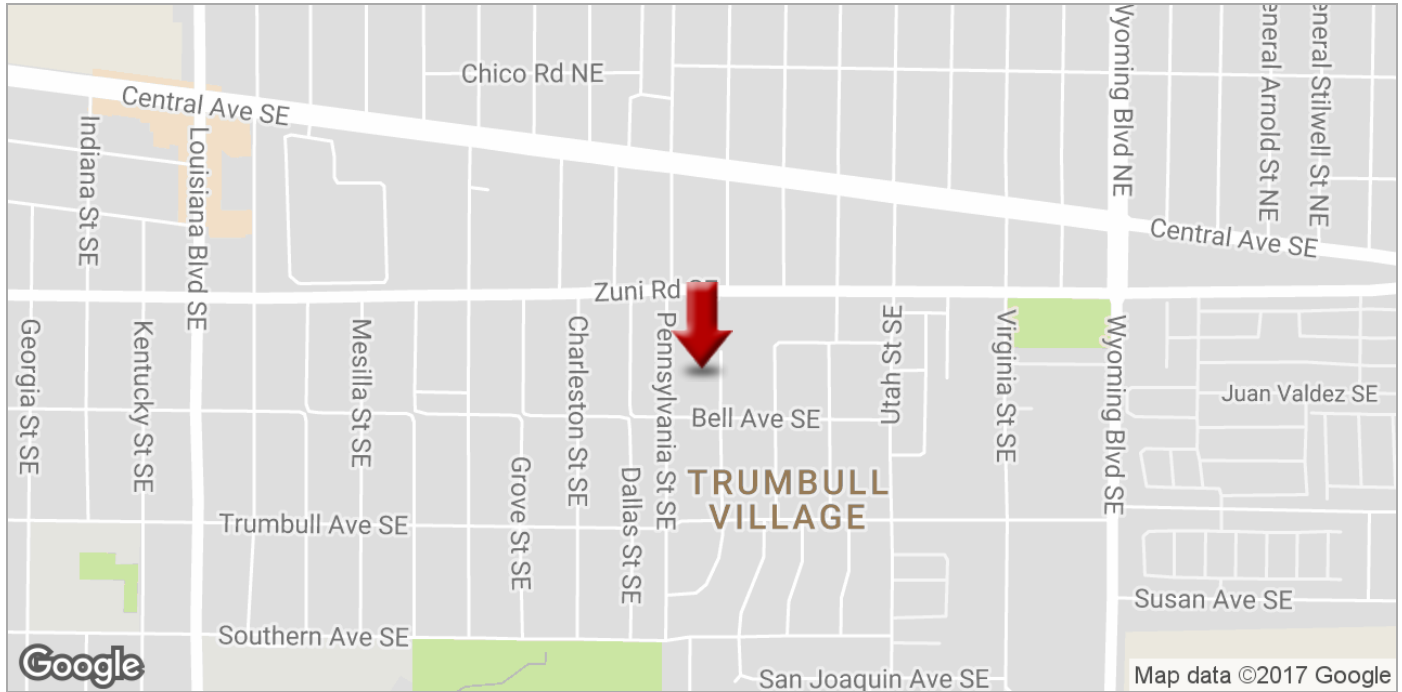
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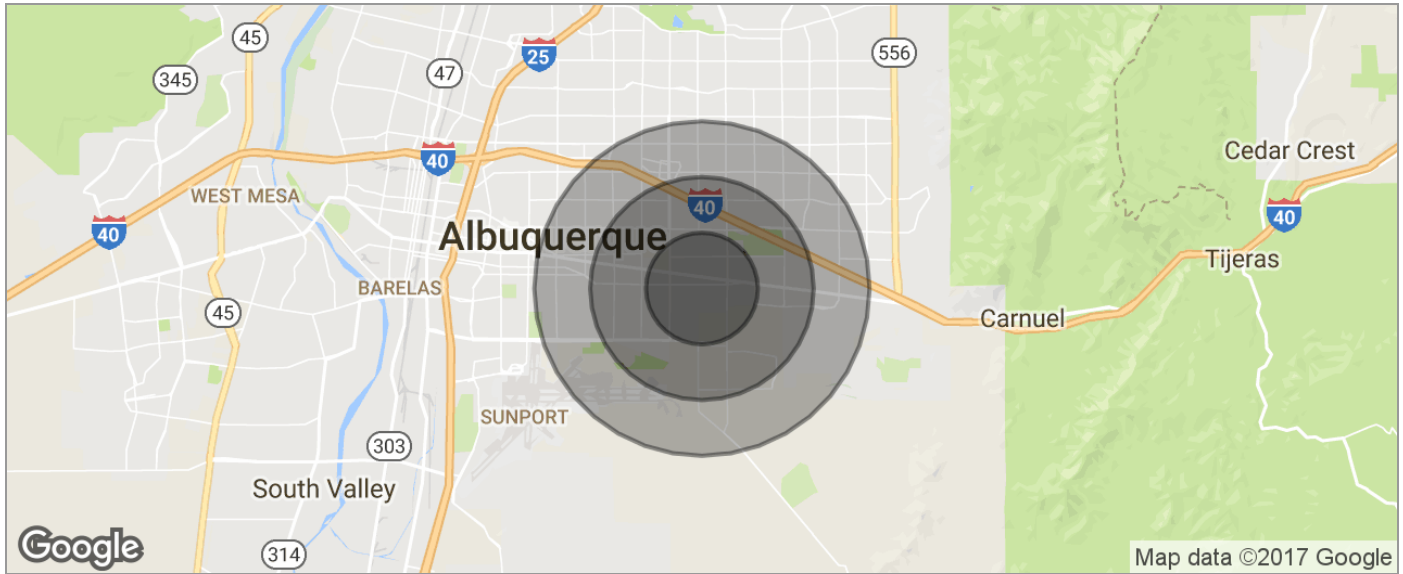
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	17,245	50,887	103,062
MEDIAN AGE	31.2	35.6	37.4
MEDIAN AGE (MALE)	31.4	34.4	36.1
MEDIAN AGE (FEMALE)	31.6	37.5	39.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,836	22,345	45,630
# OF PERSONS PER HH	2.5	2.3	2.3
AVERAGE HH INCOME	\$34,498	\$38,218	\$47,129
AVERAGE HOUSE VALUE	\$152,482	\$170,705	\$180,125
RACE	1 MILE	2 MILES	3 MILES
% WHITE	40.9%	53.7%	63.2%
% BLACK	3.7%	5.0%	4.0%
% ASIAN	2.1%	2.3%	3.1%
% HAWAIIAN	0.5%	0.2%	0.1%
% INDIAN	7.5%	7.1%	5.7%
% OTHER	42.0%	28.1%	20.2%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	65.6%	51.1%	42.5%

* Demographic data derived from 2010 US Census

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