For Sale

Fully Occupied North Valley 4-Plexes

WELL BELOW MARKET LEASE RATES

PRICE REDUCED!

1225 & 1237 Menaul Blvd. NW | Albuquerque, NM 87107

Each Four Plex:
±3,400 SF on ±0.12 Ac.

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NAI SunVista | Got Space™

Opening the Door to Commercial Real Estate Excellence

For Sale

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PROPERTY

AVAILABLE

1225 Menaul:
Building: ±3,400 SF
Land: ±0.12 Acres

1237 Menaul:
Building: ±3,400 SF
Land: ±0.12 Acres

SALE PRICE

~~$1,125,000 ($140,625/Unit)~~
$1,100,000 ($137,500/Unit)

HIGHLIGHTS

- Pro Forma Cap Rate: 6.83%
- 100% Occupied as of June 2026
- Strong Rent Upside
- All 2-Bedroom 1-Bath Units
- Recently Renovated Units
- Unit Amenities: Refrigerated Air, In-unit Washer/Dryer Hookups, Balconies/Patios
- Close Proximity to I-40 and Indian Pueblo Cultural Center

ZONING

- R-ML

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RENT ROLL

June 2026 Rent Roll Summary					
1225 & 1237 Menaul Blvd. NW Prepared by Luke Scarpa, NAI SunVista					
# of Type	**Unit Type**	**Weighted Avg.**		**Yearend 2**	**Growth**
8	2 Bed-1 Bath	$ 1,005.00		**$1,225.00**	**21.89%**
100% Occupancy Assumption					
1225 Menaul Blvd. NW					
Unit	**Unit Type**	**Lease Rate**	**Lease end date**	**Yearend 2**	**Growth**
A	2 Bed-1 Bath	$ 1,075.00	*M-t-M*	**$ 1,225.00**	**13.95%**
B	2 Bed-1 Bath	$ 1,000.00	*11/30/2026*	**$ 1,225.00**	**22.50%**
C	2 Bed-1 Bath	$ 935.00	*4/30/2027*	**$ 1,225.00**	**31.02%**
D	2 Bed-1 Bath	$ 935.00	*2/28/2027*	**$ 1,225.00**	**31.02%**
		$ 3,945.00			
1237 Menaul Blvd. NW					
Unit	**Unit Type**	**Lease Rate**		**Yearend 2**	**Growth**
A	2 Bed-1 Bath	$ 1,020.00	*M-t-M*	**$ 1,225.00**	**20.10%**
B	2 Bed-1 Bath	$ 950.00	*M-t-M*	**$ 1,225.00**	**28.95%**
C	2 Bed-1 Bath	$ 1,050.00	*M-t-M*	**$ 1,225.00**	**16.67%**
D	2 Bed-1 Bath	$ 1,075.00	*M-t-M*	**$ 1,225.00**	**13.95%**
		$ 4,095.00			
Totals		**$ 8,040.00**		**$ 9,800.00**	**21.89%**

The Pro Forma rental rates are based on data collected from the SWMLS, broker's sold listings, hotpads.com, apartments.com, carnm.com, zumper.com, and craigslist.com. Broker does not guarantee that the buyer will lease the units at the below listed pro forma rates.

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ACQUISITION AND CASHFLOW PROFORMA

1225 & 1237 Menaul Blvd. NW
Property Valuation: July 2026

Acquisition Cash-Flow Analysis					Pro Forma Valuation: Yearend Two (2)		
Prepared by Luke Scarpa, NAI SunVista	June 2026 Rent Roll & June-2026 T-12				Projected July 2026 Year-over-Year Growth.		
	GRM	11.40			Pro Forma GRM	9.35	
Operating Income	**Monthly**	**Annual**		**Notes: Acquisition Operating Income**	**Monthly**	**Annual**	**Notes: Yearend 1 Projected Income**
Number of Multifamily Units	8	8			8	8	
	June 2026 Leased Units				**Yearend Two (2) Pro Forma Average Lease Rates**		
2-bedroom 1-Bathroom: Avg ($1,013/mo)	8,040.00	96,480.00			9,800.00	117,600.00	**21.89%**
Multifamily Total Rental Income	8,040.00	96,480.00			9,800.00	117,600.00	Ref. Pro Forma Rent Roll
% Vacancy and Credit Losses	5.00%	5.00%		Assumption	5.00%	5.00%	Assumption
Total Vacancy, Losses, & Concessions	402.00	4,824.00			490.00	5,880.00	
Late Fees	21.19	254.25			21.19	254.25	
TOTAL Other Income	21.19	254.25			21.19	254.25	
Gross Operating Income	**7,659.19**	**91,910.25**			**9,331.19**	**111,974.25**	
Operating Expenses	**Monthly**	**Annual**	**% of GOI**	**Expense Notes**	**Monthly**	**Annual**	**Notes: Projected Operating Expenses**
Management Fees							
Management Fees	633.26	7,599.17	8.3%	June-26 T-12	803.42	9,640.98	8% of Pro Forma GOI + NMGRT (7.625%)
Postage	1.84	22.03	0.02%	June-26 T-12	1.89	22.69	June-26 T-12 + 3%
Cleaning and Maintenance							
Pest Control	100.00	1,200.00	1.3%	June-26 T-12	103.00	1,236.00	June-26 T-12 + 3%
Repairs & Maintenance							
Repairs & Supplies	450.71	5,408.55	5.9%	June-26 T-12	464.23	5,570.81	June-26 T-12 + 3%
Utilities							
Electricity	24.40	292.76	0.3%	June-26 T-12	25.13	301.54	June-26 T-12 + 3%
Gas	13.63	163.56	0.2%	June-26 T-12	14.04	168.47	June-26 T-12 + 3%
Water, Sewer, Garbage	506.54	6,078.42	6.6%	June-26 T-12	521.73	6,260.77	June-26 T-12 + 3%
Property Taxes, Insurance, & License/Permits					-		
County Property Taxes	718.73	8,624.74	9.4%	2025 Tax Bills	862.47	10,349.69	2025 Actual + 20%
Property Insurance	273.33	3,280.00	3.6%	2025 Actual	276.07	3,312.80	2025 Actual + 10%
TOTAL Operating Expenses	**2,722.44**	**32,669.23**	**35.5%**		**3,071.98**	**36,863.75**	**32.92%**
Net Operating Income (NOI)					**Yearend 2 Pro Forma Net Operating Income (NOI)**		
Total Annual Operating Income	91,910.25				111,974.25		
Total Annual Operating Expense	32,669.23				36,863.75		
Annual Net Operating Income	**59,241.02**				**75,110.50**		
Capitalization Rate and Valuation					**Yearend 2 Projected Income | Acquisition Capitalization Rate**		
Acquisiton Capitalization Rate	**5.39%**				**6.83%**		
Property Valuation	**$ 1,100,000**				**$ 1,100,000**		
Dollar ($)/Residential Unit	$ 137,500.00				137,500.00		
Projected Acquisition Loan Information					**Pro Forma: Year-End 2 *Market Rate Leases***		
Down Payment	330,000	30%			330,000	30%	
Loan Amount	770,000	70%			770,000	70%	
Loan Origination Fee	7,700	Estimate: 1% Origination Fee.			7,700	Estimate: 1% Origination Fee.	
Other Loan Fees	1,200	Estimate: Reporting & Appraisal Fees ($1,200)			1,200	Estimate: Reporting & Appraisal Fees ($1,200)	
Acquisition Costs	3,000	Estimate: Inspection & Title Fees ($3,000)			3,000	Estimate: Inspection & Title Fees ($3,000)	
Length of Mortgage (years)	30	Estimated Loan Amortization.			30	Estimated Loan Amortization.	
Annual Interest Rate	**6.25%**	Estimate: 7-Year Fixed Interest Rate.			**6.25%**	Estimate: 7-Year Fixed Interest Rate.	
Initial Investment	334,200.00				334,200.00		
Monthly P&I	4,741.02				4,741.02		
Annual Interest	48,125.00	Months 1-12 Interest Payment.			47,542.55	Months 13-25 Interest Payment.	
Annual Principal	8,767.27	Months 1-12 Principal Payment.			9,349.72	Months 13-25 Principal Payment.	
Total Annual Debt Service	**56,892.27**	**DSCR:**	**1.04**		**56,892.27**	**DSCR:**	**1.32**
Before Tax Cash Flow and ROI							
Total Monthly Cash Flow (before taxes)	**195.73**				**4,590.17**		
Total Annual Cash Flow (before taxes)	**2,348.75**				**18,218.23**		
Cash on Cash Return (ROI)	**0.70%**				**5.45%**		

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PROJECTED 5-YEAR CASHFLOW

Projected Acquisition Financing

Projected Acquisition Financing: **Conventional 7-Year Fixed Loan Amortized Over 30 Years**

Loan-to-Value (LTV): 70%

Fixed Interest-Rate: **6.25%**

End of Year	Acquisition	1	2	3	4	5
Potential Rental Income (YE 3,4,5: 2.5% Y-o-Y Growth)	**$ 96,480**	**$ 107,040**	**$ 117,600**	**$ 120,540**	**$ 123,554**	**$ 126,642**
-Vacancy & Credit Losses (5%)	$ 4,824	$ 5,352	$ 5,880	$ 6,027	$ 6,178	$ 6,332
Effective Rental Income	**$ 91,656**	**$ 101,688**	**$ 111,720**	**$ 114,513**	**$ 117,376**	**$ 120,310**
+Other Income (collectible) (YE 3,4,5: 2% Y-o-Y Growth)	$ 254	$ 254	$ 254	$ 259	$ 265	$ 270
Gross Operating Income	**$ 91,910**	**$ 101,942**	**$ 111,974**	**$ 114,772**	**$ 117,640**	**$ 120,580**
Operating Expenses (YE 3, 4, 5: 2% Y-o-Y Growth)	**$ 32,669**	**$ 34,766**	**$ 36,864**	**$ 37,601**	**$ 38,353**	**$ 39,120**
Deducible Against Taxable Income						
Tax Savings on Net Loss						
Net Operating Income	$ 59,241	$ 67,176	$ 75,110	$ 77,171	$ 79,287	$ 81,460
					Year-End 5 Valuation @ **6.0%** Cap Rate	
					$ 1,357,665	
(less) Loan Interest **Projected 6.25% Fixed Rate.**	$ 48,125	$ 47,543	$ 46,924	$ 46,266	$ 45,568	$ 44,825
Annual Principal Payment	$ 8,767	$ 9,350	$ 9,969	$ 10,626	$ 11,325	$ 12,067
Sum Principal + Interest	**$ 56,892**	**$ 56,892**	**$ 56,892**	**$ 56,892**	**$ 56,892**	**$ 56,892**
(less) Cost Recovery-Improvements **Assessed Improvements Value 2024: 95.2%**	$ 38,080	$ 38,080	$ 38,080	$ 38,080	$ 38,080	*$ 38,080*
(less) Loan Cost Amortization (7-Yr. Term)	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100
Real Estate Taxable Income	$ (28,064)	$ (19,547)	$ (10,993)	$ (8,275)	$ (5,460)	$ (2,545)
Tax Liability at 30% Assumed Ordinary Income Rate	$ (8,419)	$ (5,864)	$ (3,298)	$ (2,482)	$ (1,638)	$ (764)
Net Operating Income	$ 59,241	$ 67,176	$ 75,110	$ 77,171	$ 79,287	$ 81,460
(less) Total Annual Debt Service	$ 56,892	$ 56,892	$ 56,892	$ 56,892	$ 56,892	$ 56,892
Pre-Tax Cash-Flow	$ 2,349	$ 10,283	$ 18,218	$ 20,279	$ 22,395	$ 24,568
(less) Tax Liability (30%)	$ (8,419)	$ (5,864)	$ (3,298)	$ (2,482)	$ (1,638)	$ (764)
After-Tax Cash Flow	**$ 10,768**	**$ 16,148**	**$ 21,516**	**$ 22,761**	**$ 24,033**	**$ 25,331**
After-Tax Cash-on-Cash Return	**3.22%**	**4.83%**	**6.44%**	**6.81%**	**7.19%**	**7.58%**

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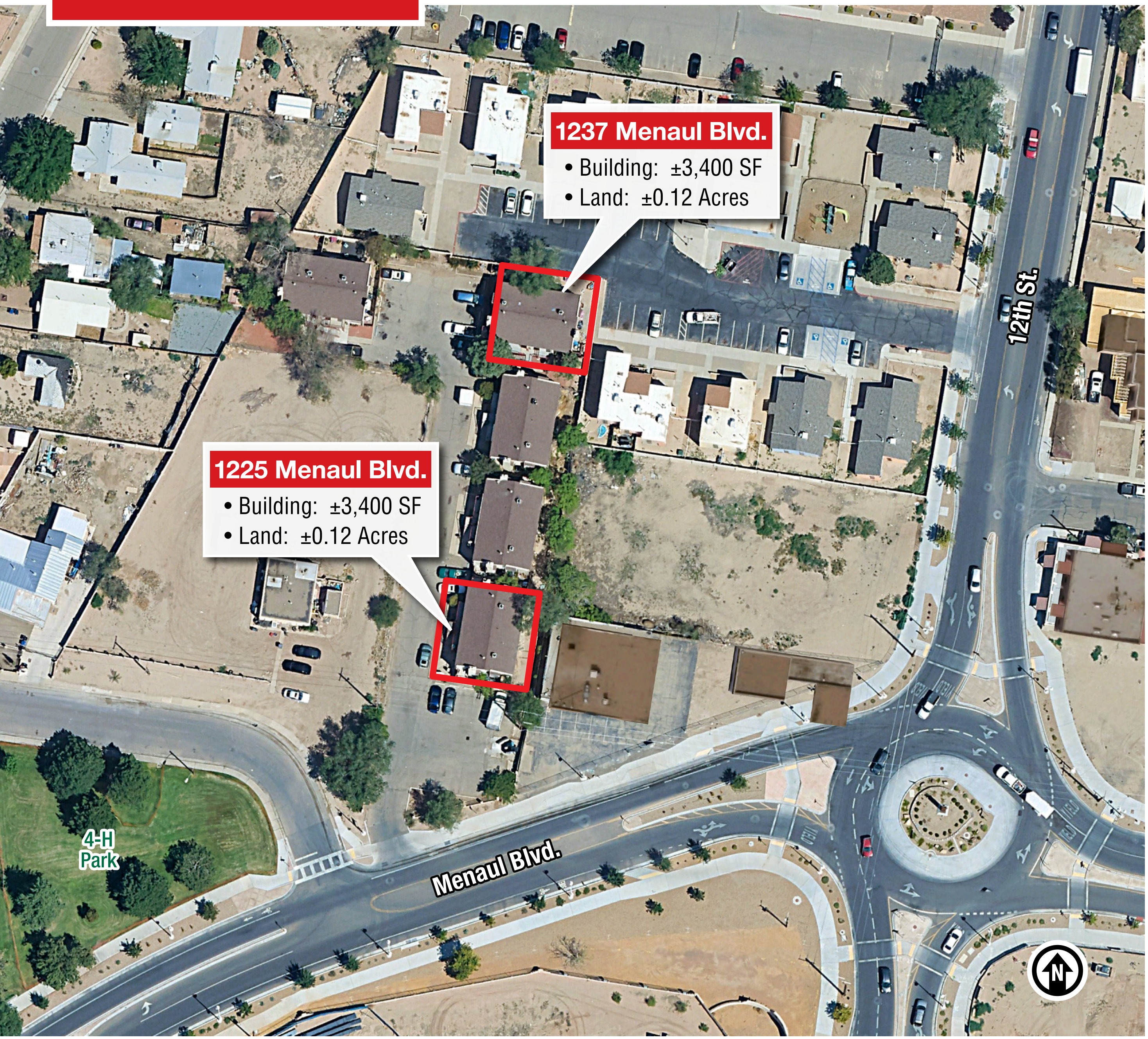
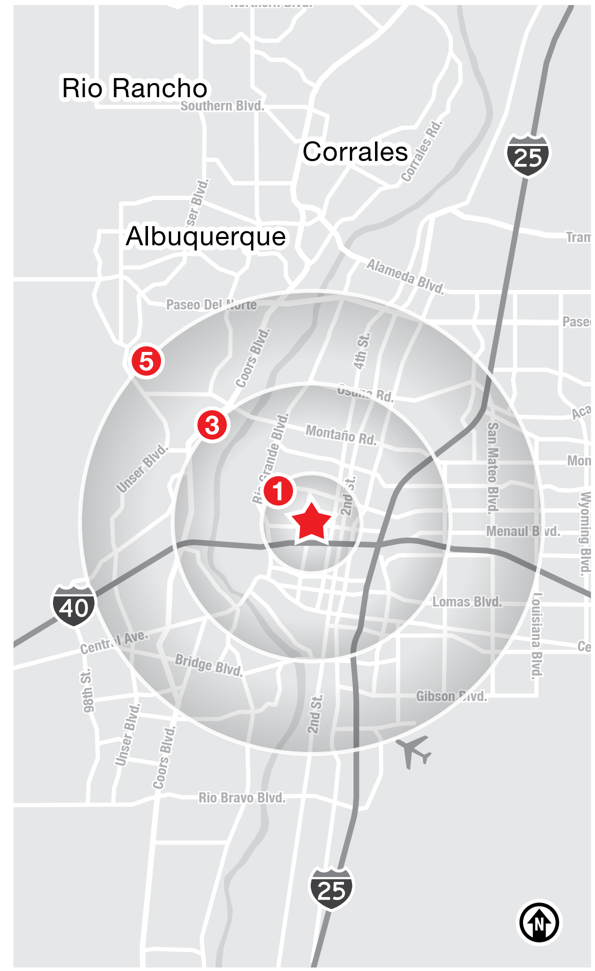


LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,968	81,405	243,430
Average HH Income	$95,774	$85,243	$87,008
Daytime Employment	6,071	91,306	178,150

2025 Forecasted by Esri



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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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