

MULTIFAMILY FOR SALE

1629 BOWE LANE

1629 Bowe Lane SW, Albuquerque, NM 87105



SALE PRICE:	\$4,000,000
UNITS:	58
PRICE PER UNIT:	\$68,966
CAP RATE:	9.5%
NOI:	\$381,138
LOT SIZE:	1.67 Acres
BUILDING SIZE:	Approx. 21,000 Sf
YEAR BUILT:	1962
CROSS STREETS:	Goff & Bowe Ln



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	4,054	30,870	80,449
Total Population:	11,217	86,952	220,177
Average HH Income:	\$39,736	\$43,108	\$48,387

KW COMMERCIAL
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PROPERTY OVERVIEW

Solid investment opportunity of a NNN leased 58 bed Nursing Home, leased till June 30 2025 with a 6% rent increase every three years, with the next bump occurring July 1, 2018. Primarily Medicaid long term residents.

LOCATION OVERVIEW

Located in the SW quadrant of Albuquerque, New Mexico, this investment property is set in a city as rich in its history and culture as its scenic backdrop. Experience the virtually year-round sunshine, the awe-inspiring Sandia Mountains to the East, and the Rio Grande gracefully flowing through the city.

FEATURES

- New HVAC System
- New 60 kW Generator
- New Silicone Coating on Roof w/10 yr. Warranty
- New Fire Protection System
- New Call Light System
- New Sidewalk
- Asphalt in Good Repair



WELCOME TO THE CITY OF
ALBUQUERQUE

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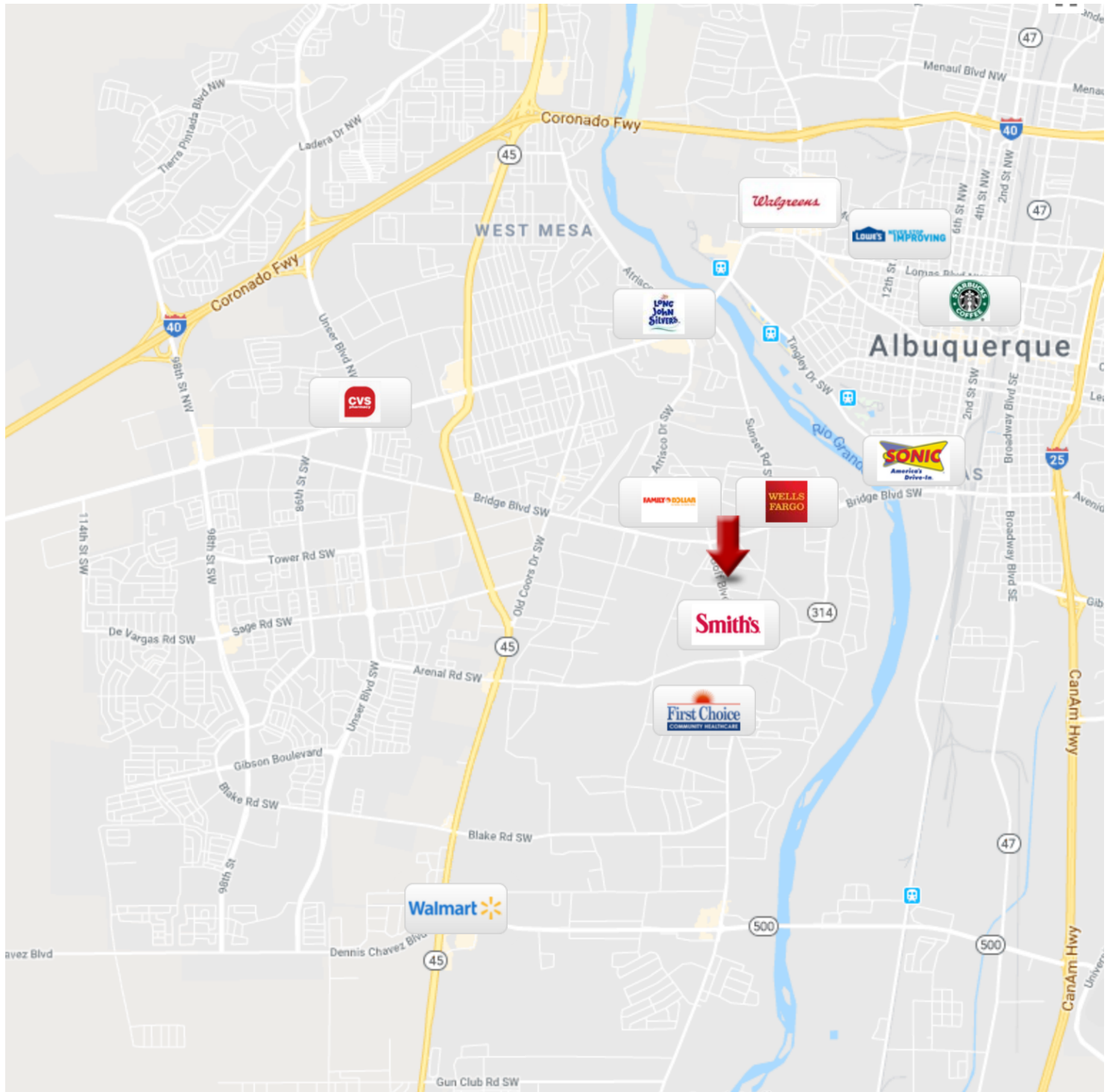
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,217	86,952	220,177
MEDIAN AGE	34.3	32.9	31.6
MEDIAN AGE (MALE)	30.6	31.6	30.2
MEDIAN AGE (FEMALE)	37.6	33.7	32.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,054	30,870	80,449
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$39,736	\$43,108	\$48,387
AVERAGE HOUSE VALUE	\$116,468	\$143,058	\$173,075
RACE	1 MILE	3 MILES	5 MILES
% WHITE	68.5%	66.4%	63.7%
% BLACK	1.5%	2.3%	3.0%
% ASIAN	0.3%	0.7%	1.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.4%	3.2%	4.4%
% OTHER	26.7%	24.7%	24.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	85.4%	78.9%	69.1%

* Demographic data derived from 2020 ACS - US Census

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Investment Analysis

SVCC - 5 Year Analysis 4_0



INITIAL INVESTMENT

Purchase Price	\$4,000,000
+ Acquisition Costs	\$50,000
- Mortgage	\$3,000,000
+ Loan Fees and points	\$15,000
Initial Investment	\$1,065,000

MORTGAGE DATA

Loan Amount	\$3,000,000
Interest Rate	4.000%
Amortization Period	20
Periodic Payment	\$18,179
Annual Debt Service	\$218,153

CASH FLOW

End of Year	1	2	3	4	5
POTENTIAL RENTAL INCOME	\$358,442	\$358,442	\$379,949	\$379,949	\$379,949
- Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME (EFI)	\$358,442	\$358,442	\$379,949	\$379,949	\$379,949
+ Other Income	\$22,696	\$22,696	\$24,058	\$24,058	\$24,058
GROSS OPERATING INCOME (GOI)	\$381,138	\$381,138	\$404,007	\$404,007	\$404,007
- Operating Expenses	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME	\$381,138	\$381,138	\$404,007	\$404,007	\$404,007

NET OPERATING INCOME	\$381,138	\$381,138	\$404,007	\$404,007	\$404,007
- Annual Debt Service	\$218,153	\$218,153	\$218,153	\$218,153	\$218,153
CASH FLOW BEFORE TAXES	\$162,985	\$162,985	\$185,854	\$185,854	\$185,854

Value using Acquisition Cap Rate	\$4,000,000	\$4,240,000	\$4,240,000	\$4,240,000	\$4,494,000
Loan Balance	\$2,900,027	\$2,795,982	\$2,687,697	\$2,575,001	\$2,457,713
Loan to Value	72.50%	65.94%	63.39%	60.73%	54.68%
Debt Service Coverage Ratio	1.75	1.75	1.85	1.85	1.85
CAP Rate	9.53%	9.53%	10.10%	10.10%	10.10%
Before Tax Cash on Cash	15.30%	15.30%	17.45%	17.45%	17.45%

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$4,282,000
Cost of Sale	\$214,100
Mortgage Balance(s)	\$2,457,713
Sales Proceeds Before Tax	\$1,610,187

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	22.83%
Acquisition CAP Rate	9.53%
Year 1 Cash-on-Cash	15.30%
Gross Rent Multiplier	11.16
Loan To Value	75.00%
Debt Service Coverage Ratio	1.75



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Investment Analysis

SVCC - 5 Year Analysis 4_0

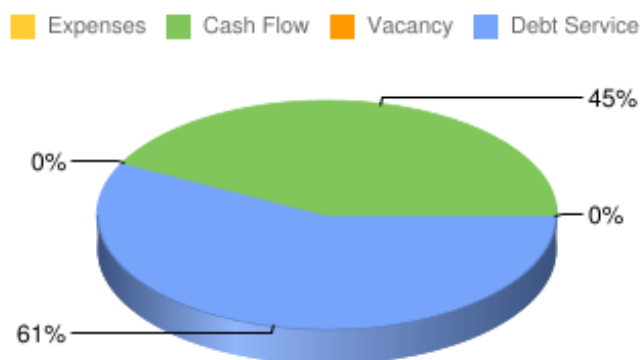


ASSUMPTION / INPUTS

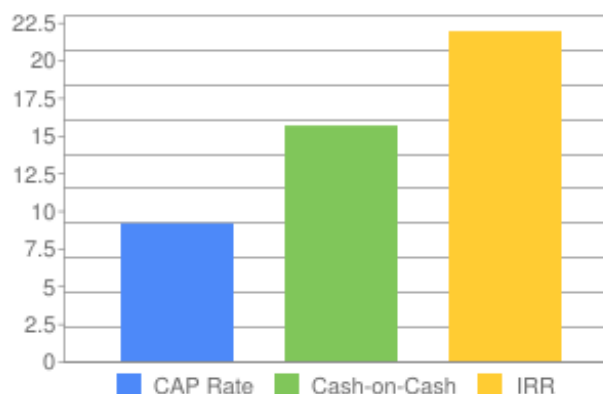
Purchase Price	\$4,000,000
Year 1 Potential Income	\$358,442
Vacancy & Credit Loss	0.00%
Year 1 Expenses (\$ or % of GOI)	0.00%
Acquisition CAP Rate	9.53%
Sale Price - CAP Rate	10.00%

Acquisition Costs	1.25%
Annual Income Increase	Custom
Other Income Increase	Custom
Annual Expense Increase	3.00%
Loan Fees & Points	0.50%
Cost of Sale upon Disposition	5.00%

Cash Flow \$162,985



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		Financing Cash Flow		Equity Investment	
Cash Flow & 5-year Yield		& Effective Rate		Cash Flow & 5-year Yield	
N	\$	N	\$	N	\$
0	(\$4,050,000)	0	\$2,985,000	0	(\$1,065,000)
1	\$381,138	1	(\$218,153)	1	\$162,985
2	\$381,138	2	(\$218,153)	2	\$162,985
3	\$404,007	3	(\$218,153)	3	\$185,854
4	\$404,007	4	(\$218,153)	4	\$185,854
5	\$4,471,907	5	(\$2,675,866)	5	\$1,796,041

Property IRR/Yield = 9.79%

Effective Loan Rate = 4.05%

Equity IRR/Yield = 22.83%

Positive Leverage! Leverage INCREASED the Yield by 13.04%



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