



**SALE**

## Retail Investment Property

**130-136 JACKSON STREET NE**

Albuquerque, NM 87108

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**PRESENTED BY:**

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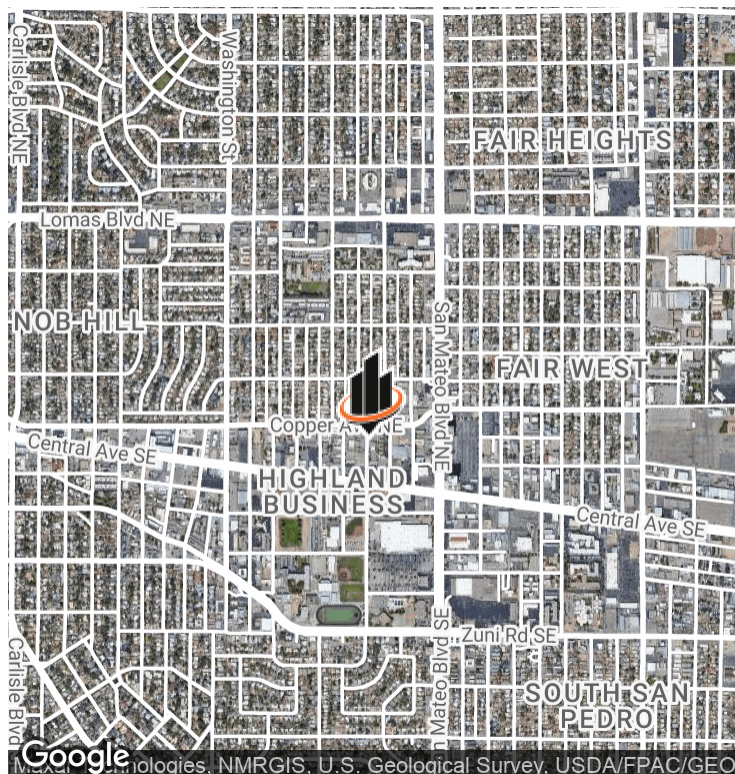
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## PROPERTY SUMMARY



### OFFERING SUMMARY

**SALE PRICE:** \$385,000

**BUILDING SIZE:** 5,800 SF

**AVAILABLE SF:** Fully Leased

**LOT SIZE:** 0.31 Acres

**CAP RATE:** 6.66%

**NOI:** \$25,633

**ZONING:** MX-M

**MARKET:** Albuquerque

**SUBMARKET:** University

**TRAFFIC COUNT:** 25,000

### PROPERTY OVERVIEW

The property is approximately 5,800 square feet located in Albuquerque, NM. It has a good tenant mix and is being sold as an investment property.

### PROPERTY HIGHLIGHTS

- Property is a retail building
- Great tenant mix
- Located in the University submarket of Albuquerque
- Property is in great condition

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# Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$385,000
PRICE PER SF	\$66
PRICE PER UNIT	\$77,000
GRM	8.22
CAP RATE	6.66%
CASH-ON-CASH RETURN (YR 1)	6.66%
TOTAL RETURN (YR 1)	\$25,633

OPERATING DATA

GROSS SCHEDULED INCOME	\$46,811
TOTAL SCHEDULED INCOME	\$46,811
VACANCY COST	\$2,341
GROSS INCOME	\$44,470
OPERATING EXPENSES	\$18,837
NET OPERATING INCOME	\$25,633
PRE-TAX CASH FLOW	\$25,633

FINANCING DATA

DOWN PAYMENT	\$385,000
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
130-A	Abdul Kamara	800 SF	13.79%	\$7.79	\$6,228.00	1/1/2012	12/31/26
130-B	Sarah Baca	800 SF	13.79%	\$7.56	\$6,048.00	4/20/21	3/31/26
130-C	Jose (ART) Rocha	800 SF	13.79%	\$7.55	\$6,042.00	1/1/21	12/31/25
132	Rudy Ortega - El Seville Hair Styling	1,100 SF	18.97%	\$8.42	\$9,264.00	7/1/05	10/31/24
136	Silent Thunder	2,300 SF	39.66%	\$8.36	\$19,228.56	1/1/04	10/31/24
TOTALS		5,800 SF	100%	\$39.68			
AVERAGES		1,160 SF	20%	\$7.94			

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INCOME & EXPENSES

INCOME SUMMARY

ABDUL KAMARA - 130-A	\$6,228
SARAH BACA - 130-B	\$6,048
JOSE (ART) ROCHA - 130-C	\$6,042
RUDY ORTEGA-EL SEVILLE HAIR STYLING - 132	\$9,264
SILENT THUNDER - 136	\$19,229
VACANCY COST	(\$2,341)
GROSS INCOME	\$44,470

EXPENSES SUMMARY

PROPERTY TAX	\$4,364
PROPERTY INSURANCE	\$5,640
MANAGEMENT FEES	\$2,312
LANDSCAPE MAINTENANCE AND REPAIRS	\$1,503
LIGHTING AND ELECTRICAL MAINTENANCE/REPAIRS	\$372
ROOF MAINTENANCE	\$1,500
HVAC REPAIR	\$1,500
ELECTRICITY	\$146
WATER	\$307
SEWER	\$228
REFUSE	\$753
PLUMBING	\$212
OPERATING EXPENSES	\$18,837

NET OPERATING INCOME	\$25,633
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## ADDITIONAL PHOTOS



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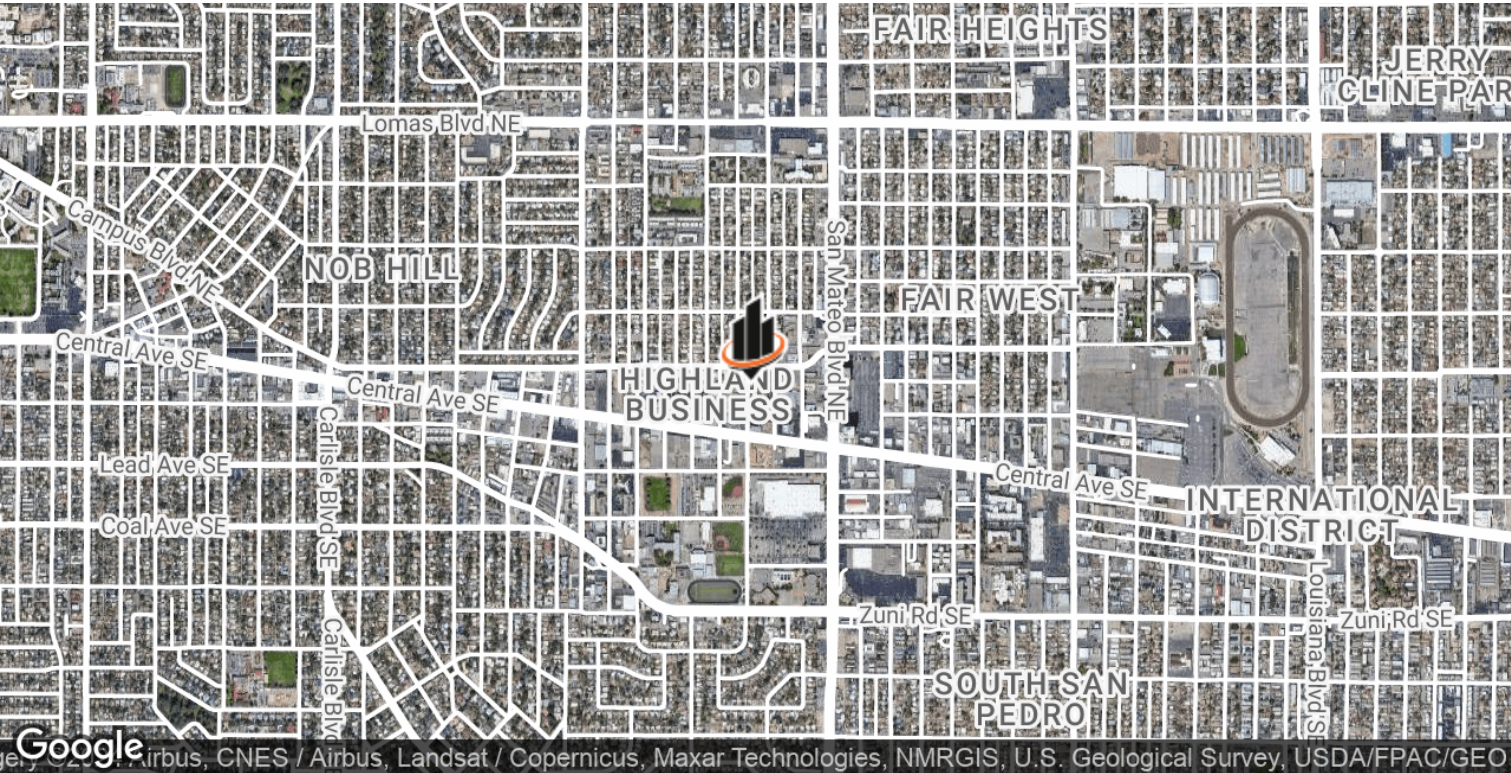
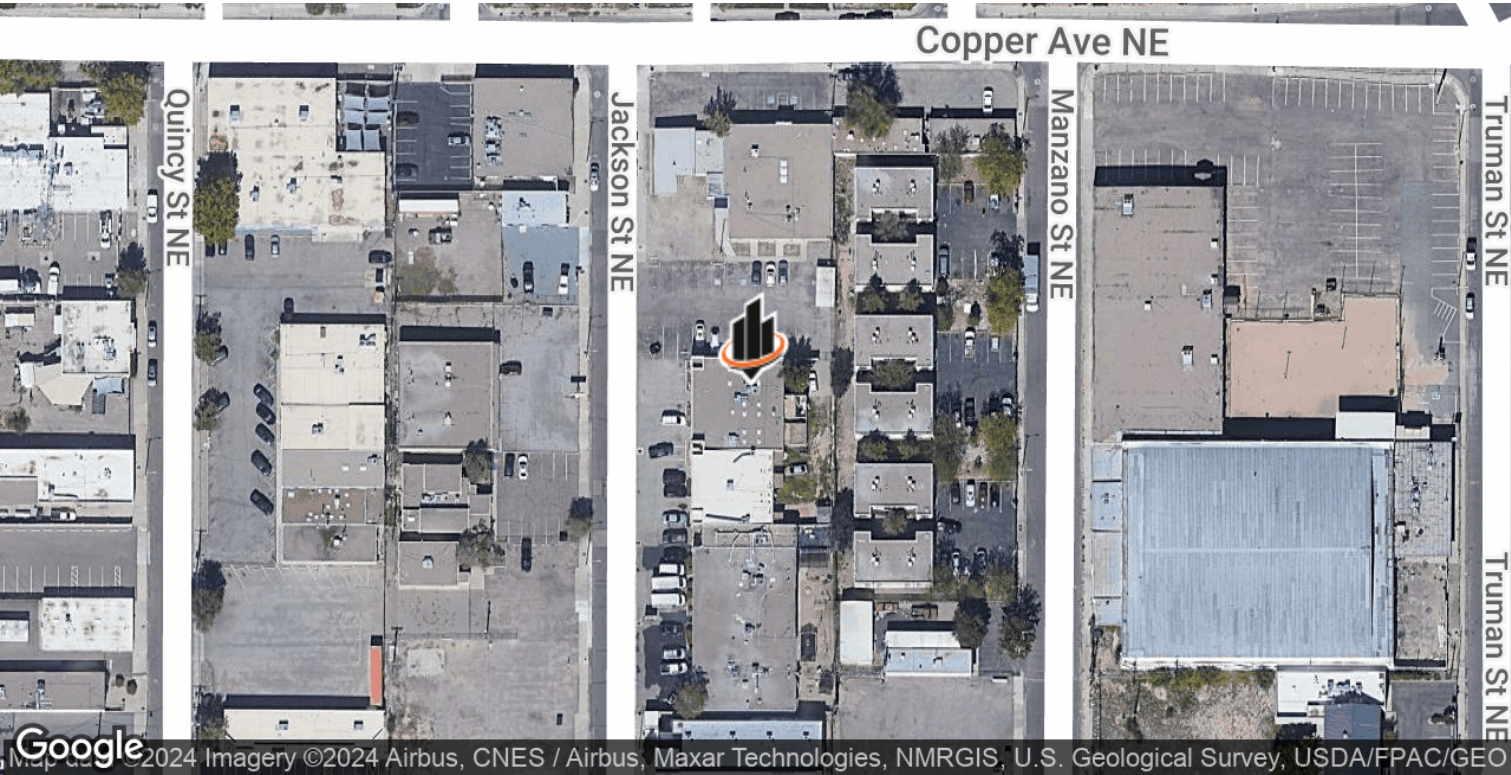
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LOCATION MAP



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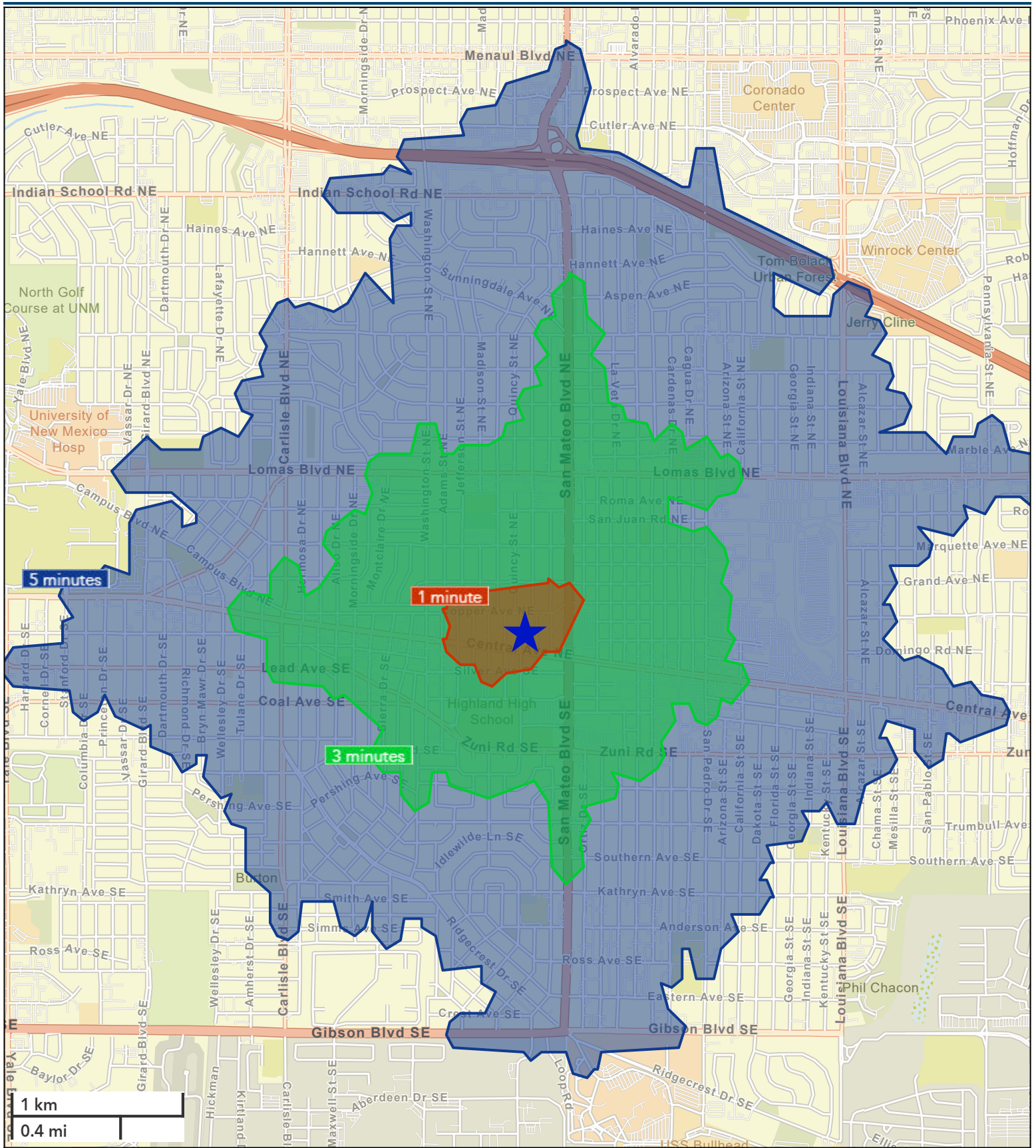


RETAILER MAP



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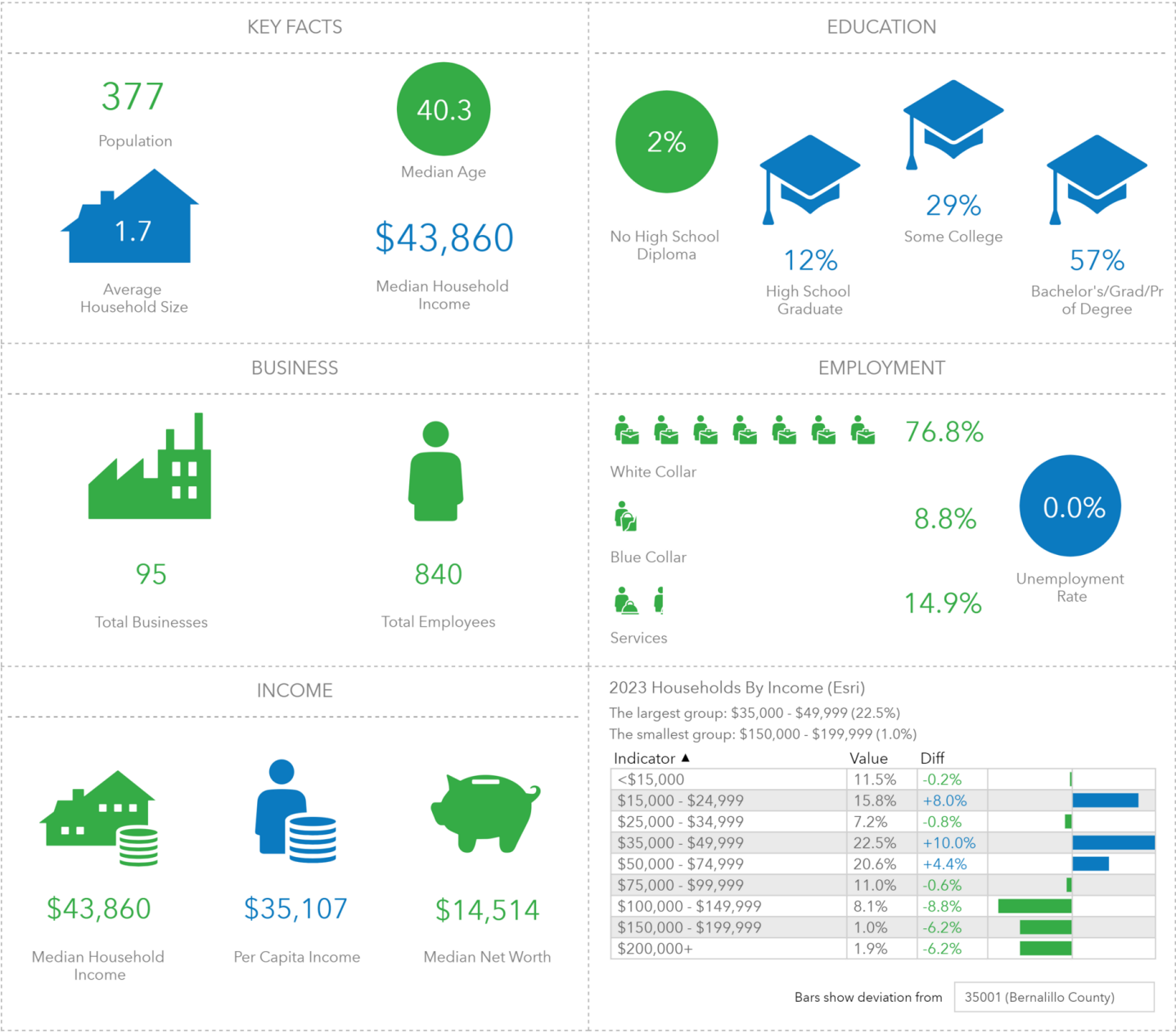




1 MINUTE DRIVE TIME DEMOGRAPHICS

Key Facts

130 Jackson St NE, Albuquerque, New Mexico, 87108 2  
Drive time of 1 minute



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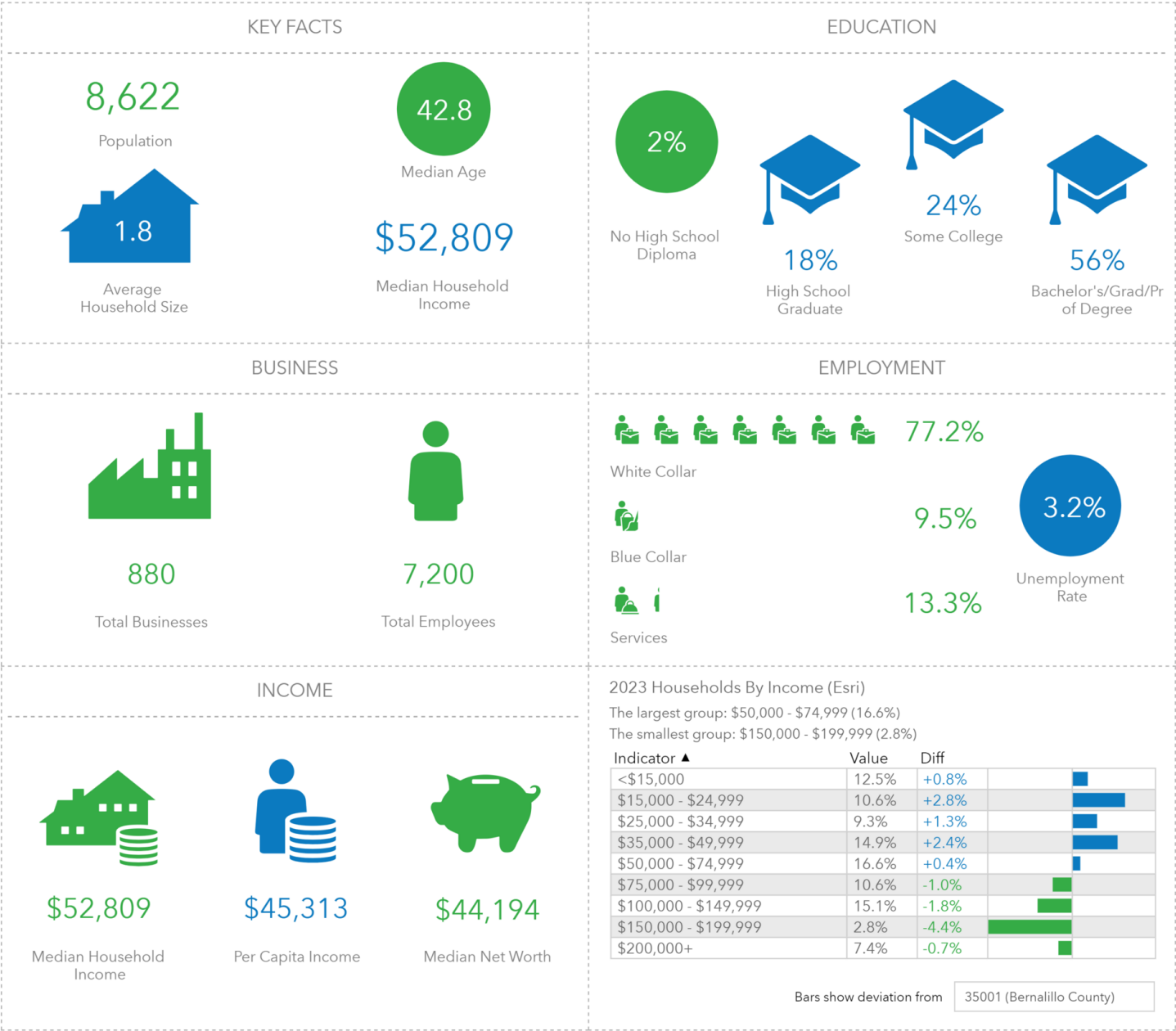
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3 MINUTES DRIVE TIME DEMOGRAPHICS

Key Facts

130 Jackson St NE, Albuquerque, New Mexico, 87108 2  
Drive time of 3 minutes



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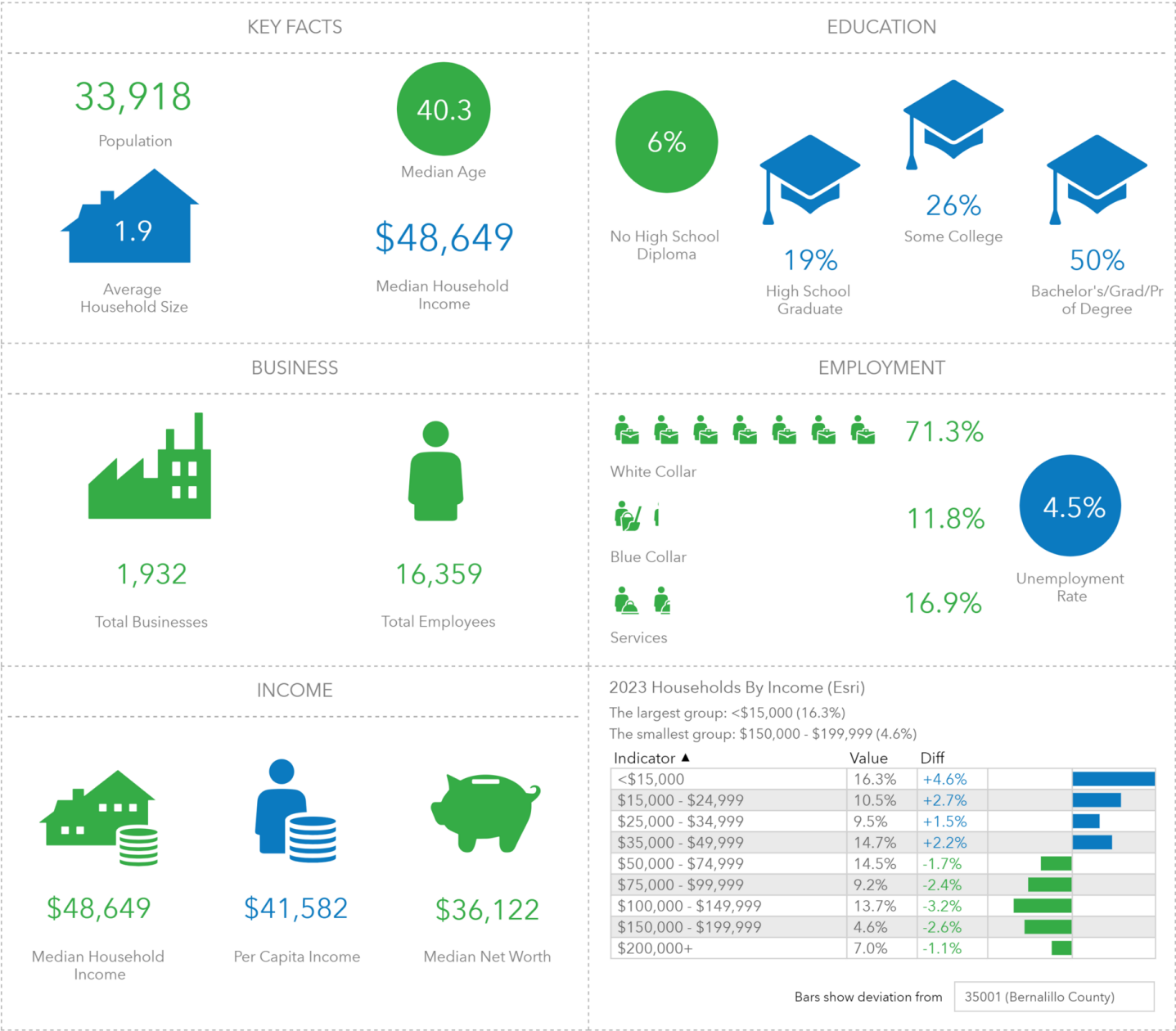
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5 MINUTES DRIVE TIME DEMOGRAPHICS

Key Facts

130 Jackson St NE, Albuquerque, New Mexico, 87108 2  
Drive time of 5 minutes



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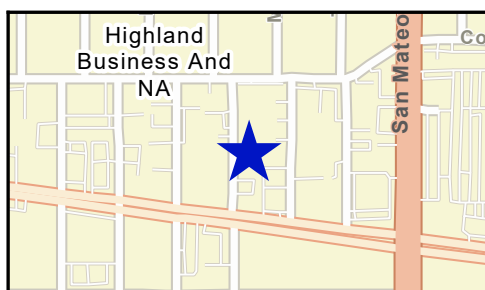
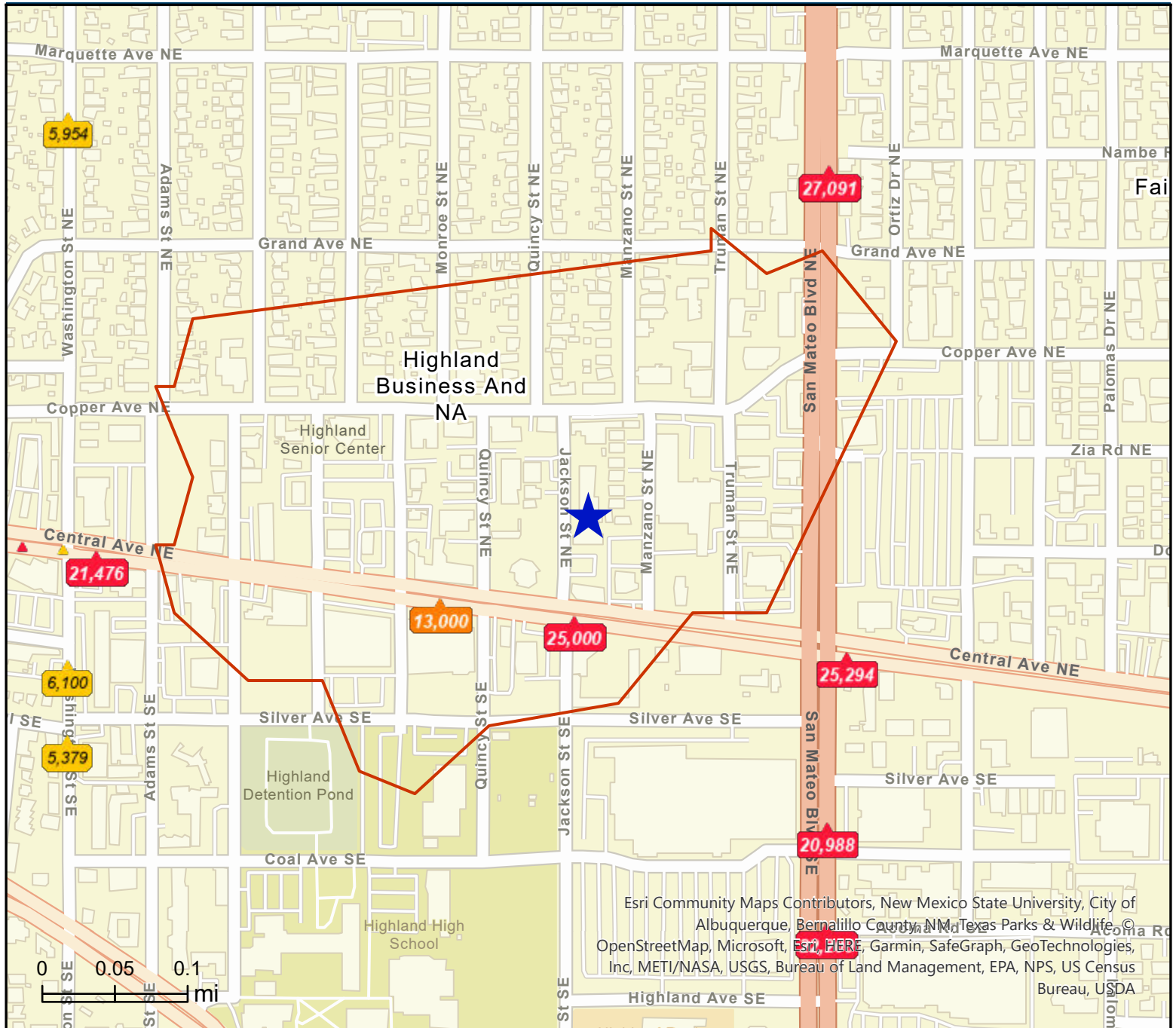
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## Traffic Count Map - Close Up

130 Jackson St NE, Albuquerque, New Mexico, 87108 3  
130 Jackson St NE, Albuquerque, New Mexico, 87108  
Drive time: 1, 3, 5 minute radii

Prepared by Esri  
Latitude: 35.07907  
Longitude: -106.58903



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

October 17, 2023