



SAN MATEO RETAIL

3320 SAN MATEO BLVD NE
ALBUQUERQUE, NM 87110

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PROPERTY INFORMATION **1**

Property Summary
Property Description
Additional Photos

LOCATION INFORMATION **2**

Regional Map
Location Maps
Additional Photos

FINANCIAL ANALYSIS **3**

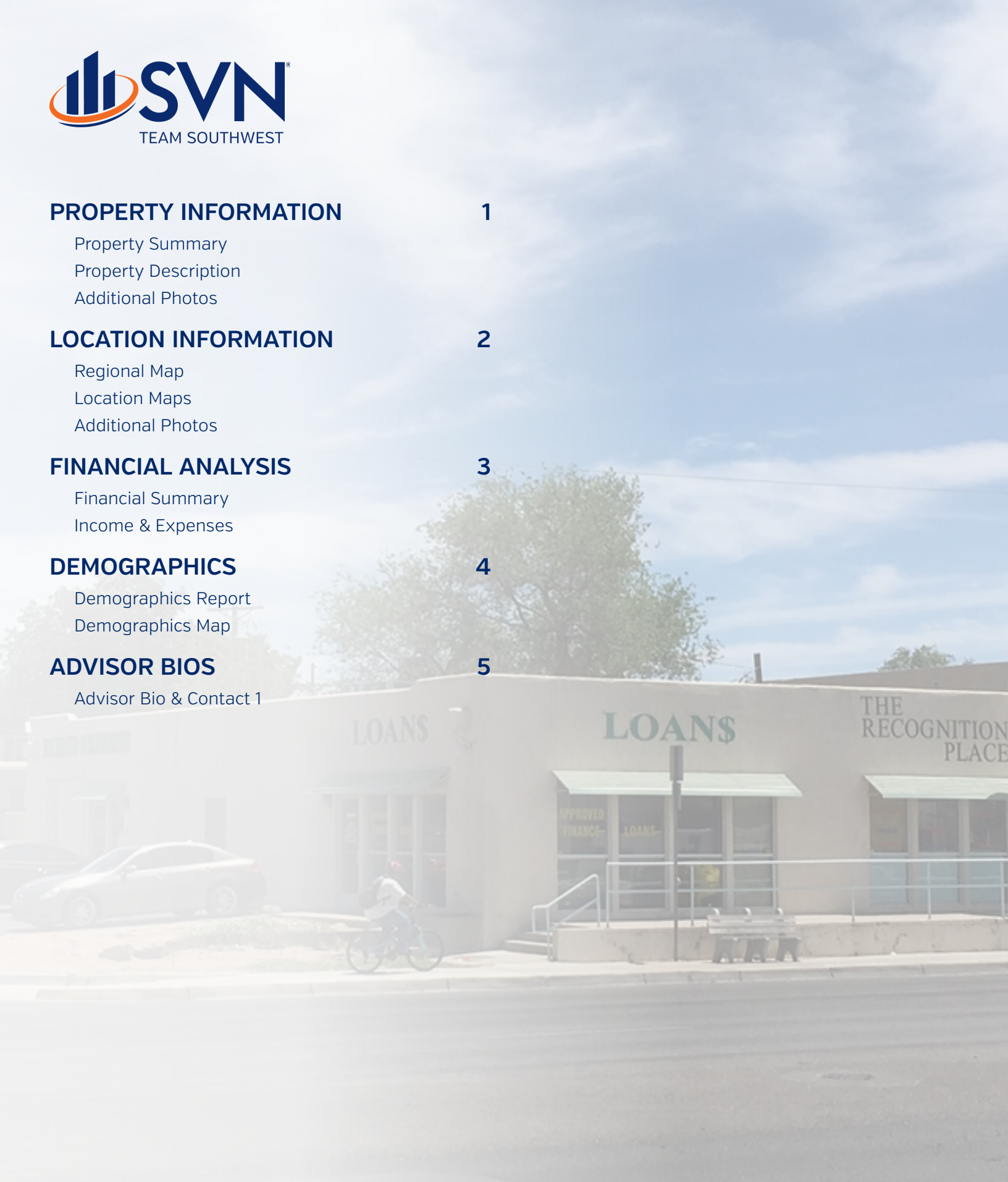
Financial Summary
Income & Expenses

DEMOGRAPHICS **4**

Demographics Report
Demographics Map

ADVISOR BIOS **5**

Advisor Bio & Contact 1



1 PROPERTY INFORMATION

3320 San Mateo Blvd NE
Albuquerque, NM 87110

Property Summary



OFFERING SUMMARY

Sale Price:	\$430,000
Cap Rate:	8.6%
NOI:	\$36,989
Lot Size:	0 SF
Building Size:	3,457 SF
Renovated:	2008
Zoning:	MX-M
Market:	Albuquerque
Submarket:	Northeast Heights
Price / SF:	\$124.39

PROPERTY OVERVIEW

Great visibility and easy access to a small retail building with triple net leases.

PROPERTY HIGHLIGHTS

- Excellent visibility and egress
- Well maintained property
- One hundred percent occupied
- Short term leases

Property Description



PROPERTY OVERVIEW

Great visibility and easy access to a small retail building with triple net leases.

LOCATION OVERVIEW

San Mateo Blvd. is a major, north-south arterial that has long served a diverse retail mix of national and local retailers. Property has great visibility and left turn access.

Additional Photos



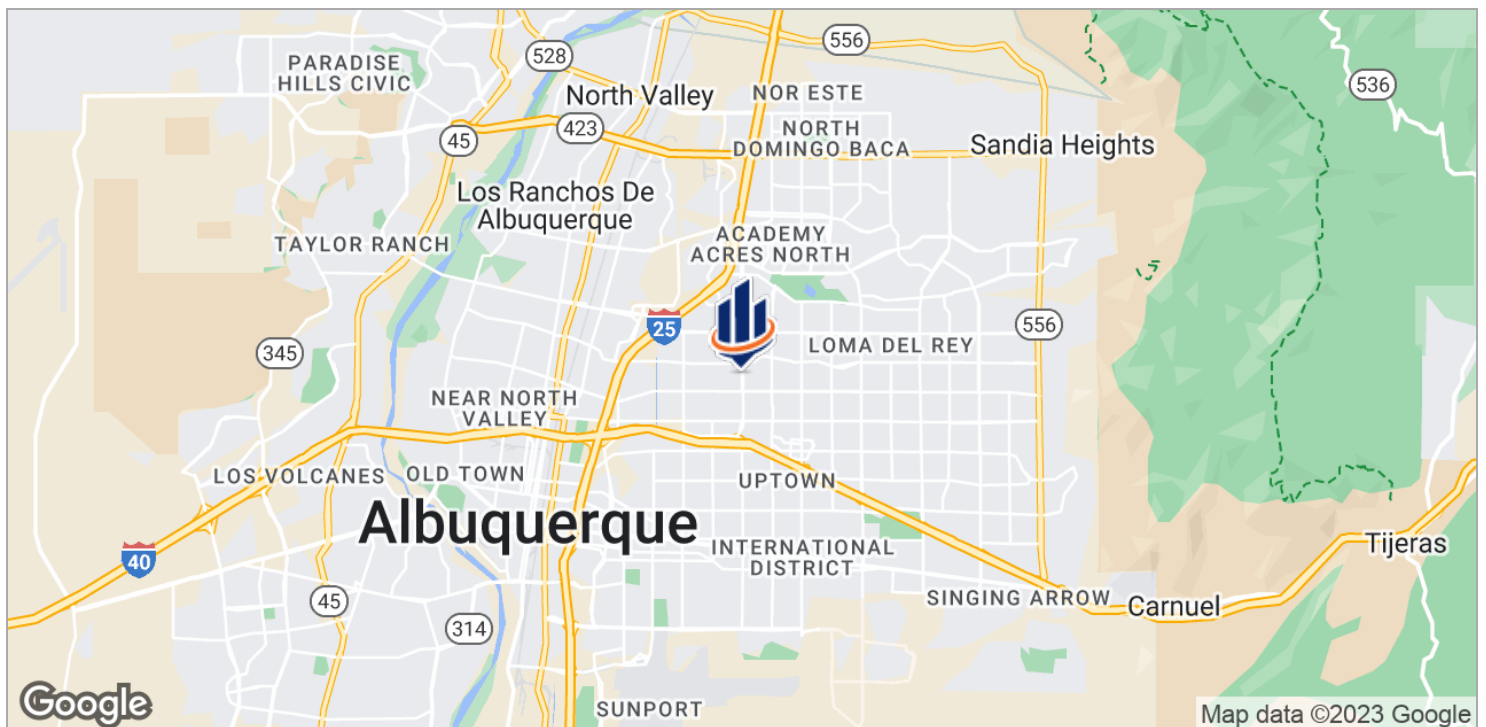
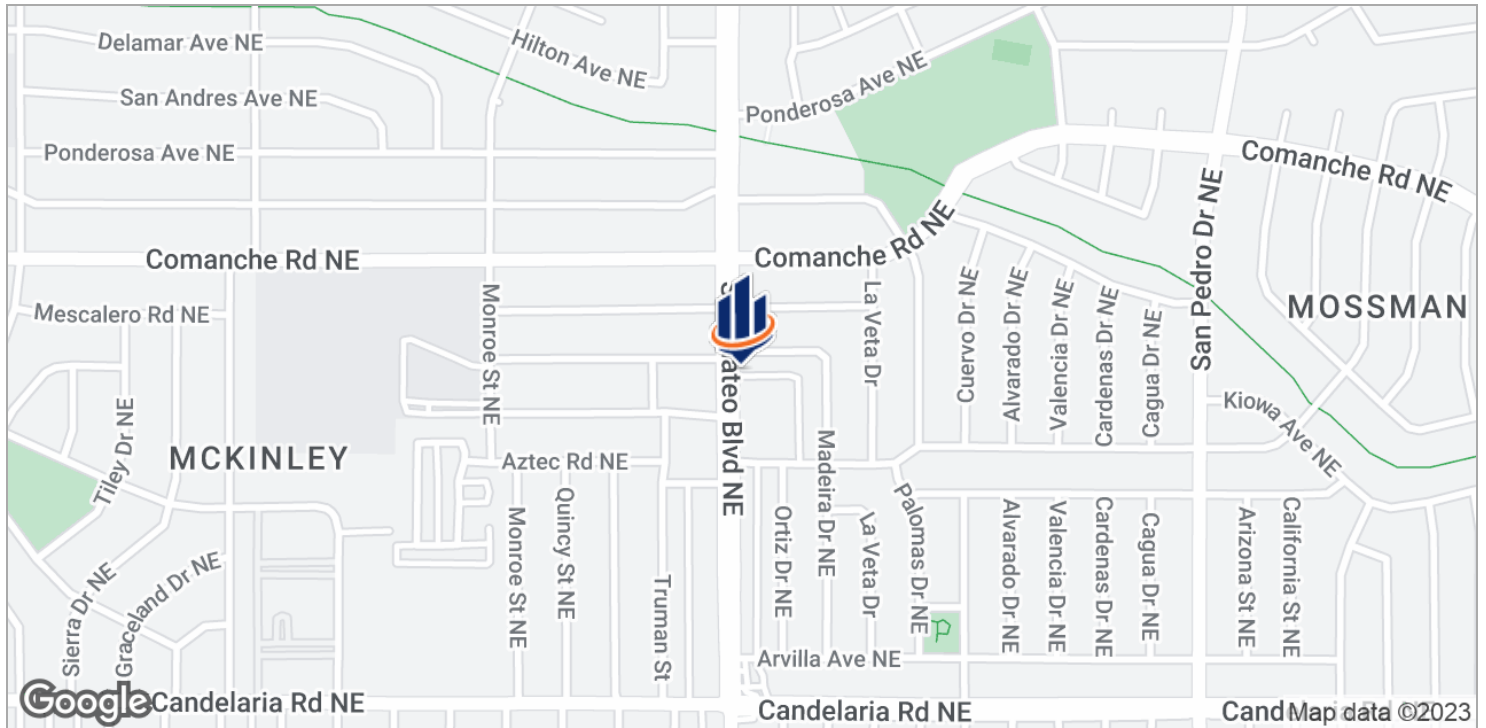
2 LOCATION INFORMATION

3320 San Mateo Blvd NE
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Regional Map



Location Maps



Additional Photos



3 FINANCIAL ANALYSIS

3320 San Mateo Blvd NE
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Financial Summary

INVESTMENT OVERVIEW

3320 SAN MATEO NE

Price	\$430,000
Price per SF	\$124.39
CAP Rate	8.6%
Cash-on-Cash Return (yr 1)	11.54 %
Total Return (yr 1)	\$22,795
Debt Coverage Ratio	1.52

OPERATING DATA

3320 SAN MATEO NE

Gross Scheduled Income	\$44,736
Other Income	\$7,535
Total Scheduled Income	\$52,271
Vacancy Cost	\$0
Gross Income	\$48,089
Operating Expenses	\$11,100
Net Operating Income	\$36,989
Pre-Tax Cash Flow	\$12,695

FINANCING DATA

3320 SAN MATEO NE

Down Payment	\$110,000
Loan Amount	\$320,000
Debt Service	\$24,294
Debt Service Monthly	\$2,024
Principal Reduction (yr 1)	\$10,100

Income & Expenses

INCOME SUMMARY

3320 SAN MATEO NE

Gross Income	\$48,089
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EXPENSE SUMMARY

3320 SAN MATEO NE

Gross Expenses	\$11,100
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Net Operating Income	\$36,989
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4

DEMOGRAPHICS

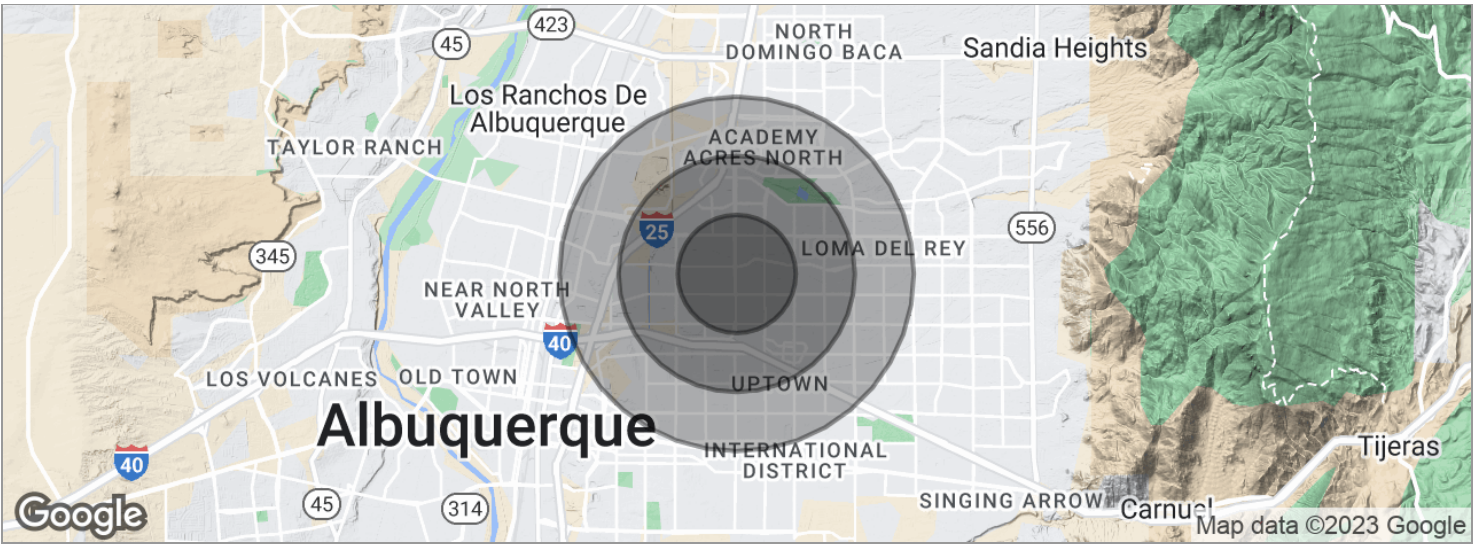
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Demographics Report

	1 MILE	2 MILES	3 MILES
Total population	15,876	52,456	107,448
Median age	38.1	37.3	39.0
Median age (male)	36.6	35.6	37.2
Median age (female)	40.4	39.5	40.8
	1 MILE	2 MILES	3 MILES
Total households	7,118	23,883	49,872
Total persons per HH	2.2	2.2	2.2
Average HH income	\$53,375	\$55,423	\$57,503
Average house value	\$156,299	\$187,352	\$201,261

* Demographic data derived from 2020 ACS - US Census

Demographics Map



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5 ADVISOR BIOS

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Advisor Bio & Contact 1

TIM HOUSE

Managing Director



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PROFESSIONAL BACKGROUND

Tim House serves as a managing director for SVN / Team Southwest, overseeing a small group of dedicated advisors. In addition he specializes in [NNN] net leased investment properties, along with an emphasis on REO and value added opportunities in the Albuquerque and Santa Fe, New Mexico market and nationally. With an extensive commercial real estate background, House is experienced in acquisitions and dispositions with complex transactions. Before entering the real estate field, he was a general contractor for more than 20 years, completing a wide variety of tenant improvements, light commercial and apartment projects.

House's clients range from Wells Fargo Bank, N.A., City National Bank, Farm Credit Bank of Texas, GE Capital, Aurora Bank Commercial Services, Perfection Honda, Santa Fe Harley-Davidson, Indian Motorcycle, University Towers Partners, to Chapter 7 Bankruptcy Trustees, developers and high net worth investors with varied requirements. House assists his clients with the complexities of financing, value-added properties, zoning issues, and the process necessary to reap the advantages of tax-deferred exchanges.

House is an active part of the commercial real estate community. He was president of the Commercial Association of Realtors of New Mexico [CARNM] for 2007. He serves on the Professional Standards Committee and is currently a trustee for the Real Estate Community Political Action Committee [RECPAC]. House is also a member of ICSC and SVNART Asset Recovery Team.

EDUCATION

University of New Mexico

MEMBERSHIPS & AFFILIATIONS

Commercial Association of Realtors New Mexico [CARNM], ICSC