

902 11th Street NW,
Albuquerque, NM 87102



Downtown Triplex

Register for additional
confidential information:

www.nmapartment.com/11th902nw

Virtual Tour House:

<http://www.nmapartment.com/11th902NWhouse>

Virtual Tour Unit B

<http://www.nmapartment.com/11th902NW3d>

PROPERTY INFO

Units: 3

Size: 3,600 sf

Land: 0.333 ac

Price: \$537,385

GRM: 11.35

Cap Rate: 6.47%

IRR After Tax: 16.3%

The Offering

On behalf of the owner, NM Apartment Advisors Inc. is excited to bring to market this rare opportunity to own a Value add asset in a beloved downtown neighborhood.

Located in the downtown/old town trade area and about halfway between the Civic Plaza and Old Town's 1706 original plaza, this is well positioned to take advantage of all that both markets have to offer. Have morning coffee at Castle (or Slow Burn, Remedy or Cutbow); lunch at Duran's, 505 Food Hall or The Sawmill Market. How about dinner at Season's or the Artichoke Café? Of course you will want to bike to Saturday Downtown Farmer's Market, take off on the +15 mile Bosque Trail or discover local museums and the several dozen restaurants in the area.

Full inspections are available and the owner is holding the main house vacant during January for an owner occupant.

Located on the east side of 11th street, this three unit, contains a large 3 bedroom, 2 bathroom house + 2 smaller units and a garage the rear. The rear duplex has direct alley access and its own off street parking. The residences offer hardwood floors, attractive layouts, semi-private yard spaces and the property is covered in lush landscaping.



The Property

Addresses: 902 11th NW

Number of units: 3

Year of construction: 1929 per county assessors records

Bldg. Size: 3,600 sf +/-

Site Size: 0.333 acres

Avg. Unit Size: 1,200 sf

UPC#: 101305851324544939

Legal: Lot 1, Midvale Subdivision


Ask Price: \$537,385

\$/ unit: \$179,128

\$/sf: \$149.27

	Actual/Est. (2023)	Proforma 2024
Avg. Rent:	\$1,315	\$1,450
GRM:	11.35	10.29
Cap Rate Before reserves:	6.47%	7.27%
Cap Rate After reserves:	6.35%	7.15%
Year 1 NOI:	\$34,100	\$38,411
Cash on Cash:	4.37	7.58%
Before Tax IRR:	19.8%	
After Tax IRR:	16.3%	

Annual Property Operating Data (APOD)

NM Apartment Advisors Financial Overview for:										902 11th St NW		
Prepared by: Todd Clarke CCIM			12/23/2023					"As-Is"				
Unit/Rent Summary												
				E		C		A				
#	Type	Lease	Approx Size	Actual Rent	Street Rate	Market Rent	Actual Rent \$/sf	Total Actual	Total Max Rent for this type	Total Market Potential	Total sf	
1	House	3/2	2,500	\$ 2,100	\$ 2,100	\$ 2,100	\$ 0.84	\$ 2,100	\$ 2,100	\$ 2,100	2,500	
1	A	1/1 - Vac	550	\$ 950	\$ 950	\$ 1,125	\$ 1.73	\$ 950	\$ 950	\$ 1,125	550	
1	B	1/1	550	\$ 895	\$ 950	\$ 1,125	\$ 1.63	\$ 895	\$ 950	\$ 1,125	550	
3 total units / average rents =				\$ 1,315	\$ 1,333	\$ 1,450		\$ 3,945	\$ 4,000	\$ 4,350	3,600	
Avg. Unit Size=				1,200 sf	Annualized =			\$ 47,340	\$ 48,000	\$ 52,200		
Benchmarks												
Offering Price		\$537,385										
\$ /unit		\$179,128										
\$ /sf		\$149.27										
GRM		Actual		Proforma								
		11.35		10.29								
CAP Before Reserves		6.47%		7.27%								
CAP After Reserves		6.35%		7.15%								
Cash on Cash New Loan		4.37%		7.58%								
DCR=		1.21		1.36								
Walkscore: 76, Transit score: 47, Bike Score: 85												
												
Income												
1	A.	Total Potential Market Income		\$ 52,200								
2	B.	Less: loss to market lease		\$ 4,200		8%						
3	C.	Total Potential Income (Street)		\$ 48,000								
4	D.	Less: Loss to lease		\$ 660		1%						
5	E.	Total Income		\$ 47,340								
6	F.	Less: vacancy		5.0%		\$ 2,367						
7	G.	Effective Rental Income		\$ 44,973								
8	H.	Plus: Other Income		\$ -								
9	I.	Gross Operating Income		\$ 44,973								
Expenses (Annual)				Annualized 2022 August				Based on: Estimates/ActualsAnnualized				
				\$ /unit	%							
Real Estate Taxes				\$3,672	\$1,224	8%	2022 Actual Amount					
Personal Property Taxes							assessed at \$244,583					
Property Insurance				\$2,400	\$800	5%	Estimate					
Property Management:												
Off Site Management							Likely an owner occupant					
Payroll-Onsite Personnel												
Expenses/Benefits												
Taxes/Workman's Compensation												
Repairs and Maintenance				\$3,148	\$1,049	7%	Est.					
Utilities:												
Water, Sewer, & Garbage				\$848	\$283	2%	Actual Annualized					
Gas & Elec												
Contract Services:												
Internet												
Pest Control				\$129	\$43	0%	Actual Annualized					
Unit Turnover												
Landscaping												
Carpet Cleaning												
Internet							repairs+unit turn+reserve=8to10%					
Reserve for replacement				\$675	\$225	2%	new lender will require					
Total Operating Expenses				\$10,873	\$3,624	24%						
Net Operating Income				\$34,100	\$11,367							
				ADS	Loan	LTV	Pmt	Term	Interest Rate			
Less: Annual Debt Service				\$28,224	\$ 403,039	75%	\$2,352	30	5.75%			
Cash Flow Before Taxes				\$5,876								
Proforma 2023				\$ /unit	%	Based on: Forthcoming yr.						
						Income: Line C - F + H						
				\$3,782	\$1,261	7%	Potential 2023 = 2022 + 3%					
				\$2,472	\$824	5%	Potential 2023 = 2022 + 3%					
				\$3,243	\$1,081	6%	Potential 2023 = 2022 + 3%					
				\$873	\$291	2%	Potential 2023 = 2022 + 3%					
				\$133	\$44	0%	Potential 2023 = 2022 + 3%					
				\$675	\$225	1%	new lender will require					
				\$11,179	\$3,726	21%						
				\$38,411	Potential Market less		5% vacancy + other income					
				ADS	Loan	LTV	Pmt	Term	Interest			
				\$28,224	\$ 403,039	75%	\$2,352	30	5.75%			
				\$10,187								



Internal Rate of Return

		Year						Calculated for 1st year of next owners, ownership
		1	2	3	4	5	6	
Total Potential Market Income	4.5% Increases	\$52,200	\$54,549	\$57,004	\$59,569	\$62,249	\$65,051	
2 Less: loss to market lease	8.0%	\$4,200	\$4,389	\$4,587	\$4,793	\$5,009	\$5,234	
3 Total Potential Income (Max Rent)		\$48,000	\$50,160	\$52,417	\$54,776	\$57,241	\$59,817	
4 Less: Loss to lease	1.4%	\$660	\$690	\$721	\$753	\$787	\$822	
5 Total Income		\$47,340	\$49,470	\$51,696	\$54,023	\$56,454	\$58,994	
6 Less: vacancy	5.0%	\$2,367	\$2,474	\$2,585	\$2,701	\$2,823	\$2,950	
7 Effective Rental Income		\$44,973	\$46,997	\$49,112	\$51,322	\$53,631	\$56,045	
8 Plus: Other Income	2.0% Increases	\$0	\$0	\$0	\$0	\$0	\$0	
9 Gross Operating Income		\$44,973	\$46,997	\$49,112	\$51,322	\$53,631	\$56,045	
Total Operating Expenses	2.0% Increases	\$10,873	\$11,090	\$11,312	\$11,538	\$11,769	\$12,004	
Net Operating Income		\$34,100	\$35,907	\$37,800	\$39,783	\$41,862	\$44,040	
Mortgage Balance		\$397,854	\$392,363	\$386,548	\$380,390	\$373,868		
ADS		\$28,224	\$28,224	\$28,224	\$28,224	\$28,224		
- Principal Reduction		\$5,185	\$5,491	\$5,815	\$6,158	\$6,522		
= Mortgage interest		\$23,040	\$22,733	\$22,409	\$22,066	\$21,702		
- cost recovery (annual)	27.5 yrs @ 1.0%	\$14,982	\$15,633	\$15,633	\$15,633	\$14,982		includes mid mont
= Taxable Income		-\$3,921	-\$2,460	-\$243	\$2,085	\$5,178		
Tax on income at ordinary income rate of	2.5%	\$0	\$0	\$0	\$730	\$1,812		
NOI		\$34,100	\$35,907	\$37,800	\$39,783	\$41,862		
- Annual Debt Service		\$28,224	\$28,224	\$28,224	\$28,224	\$28,224		
= Cash Flow Before Tax		\$5,876	\$7,682	\$9,575	\$11,559	\$13,638		
Less Ordinary Income Tax		\$0	\$0	\$0	\$730	\$1,812		
= Cash Flow After Tax		\$5,876	\$7,682	\$9,575	\$10,830	\$11,826		

Sales Worksheet

Calculation of Adjusted Basis

1 Basis at Acquisition	\$537,385
2 + Capital Additions	
3 -Cost Recovery (Depreciation) Taken	\$76,864
4 =Adjusted Basis at Sale	\$460,521

Calculation of Capital Gain

Disposition CAP Rate	6.3%
5 Sale Price	\$694,027
6 -Costs of Sale	\$55,522
7 -Adjusted Basis at Sale	\$460,521
8 =Gain or (Loss)	\$177,984
9 -Straight Line Cost Recovery (limited to gain)	\$76,864
# =Capital Gain from Appreciation	\$101,120

Calculation of Sales Proceeds after tax

# Sale Price	\$694,027
# -Cost of Sale	\$55,522
# -Mortgage Balance(s)	\$373,868
# =Sale Proceeds Before Tax	\$264,638
# -Tax: Straight Line Recapture at	25.0% \$19,216
# -Tax on Capital Gains at	20.0% \$20,224
# =SALE PROCEEDS AFTER TAX:	\$225,198

As a commercial real estate investor, the federal tax code gives you three advantages compared to other investments including:

1. Deduct your annual mortgage interest before you calculate your taxable amount;
2. Deduct your cost recovery/depreciation before you calculate your taxable amount, in the future when you sell the property, you only pay back 25% of the benefit you received;
3. Your long term profit, or capital gain, is taxed at 20%

The combination of these benefits could help lower an investor's effective federal tax rate from 35% federal tax rate to only 18%.

IRR Before tax =	19.8%
n	\$
0	\$ (134,346)
1	\$5,876
2	\$7,682
3	\$9,575
4	\$11,559
5	\$13,638 + \$264,638

IRR After tax =	16.3%
n	\$
0	\$ (134,346)
1	\$5,876
2	\$7,682
3	\$9,575
4	\$10,830
5	\$11,826 + \$225,198

Investor's Effective Tax Rate = 18%

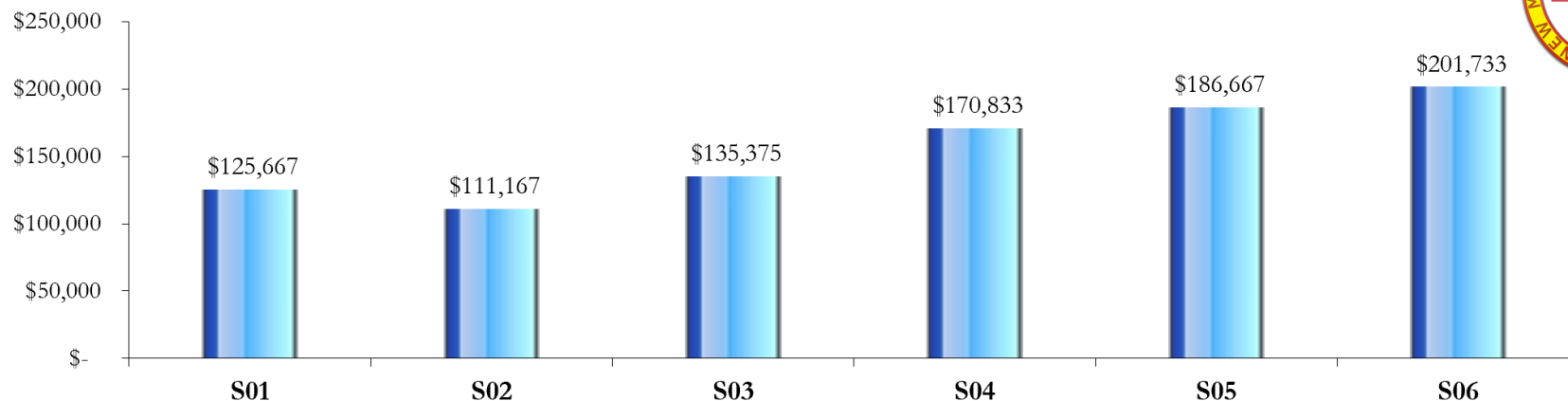
Comparable Sales

Comparable Sales Analysis for:

902 11th St NW

Compiled by Todd Clarke CCIM

\$/unit



#	Name	Location	Units	Age	List Price	Sales Price	Sales Date	\$/unit	\$/sf	Avg. Rent	GRM	CAP *
S01		1200 Park Avenue SW	3	1935	\$ 325,000	\$ 377,000	7/28/23	\$ 125,667	\$ 191	\$766	13.67	4.5%
S02		1505 Marble NW	3	1916	\$ 349,000	\$ 333,500	12/21/22	\$ 111,167	\$ 163			
S03		941 Alvarado SE	3	1964	\$ 406,126	\$ 406,126	6/6/23	\$ 135,375	\$ 138	\$1,083	10.42	5.9%
S04		3732 3rd NW	3	1952	\$ 580,000	\$ 512,500	4/14/23	\$ 170,833	\$ 182	\$1,400	10.17	6.1%
S05		1720 Silver SE	3	1946	\$ 590,594	\$ 560,000	9/7/23	\$ 186,667	\$ 249	\$1,665	9.34	6.6%
S06		400 Hermosa NE	3	1949	\$ 599,000	\$ 605,200	6/9/23	\$ 201,733	\$ 244	\$1,140	14.75	4.2%

Subject Property 902 11th St NW	3	1977	\$	537,385		\$	179,128	\$149	\$1,315	11.35	6.5%
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Average of Comparable SOLD applied to subject property

Average Rent for Sales = \$1,211

\$/unit \$ 155,240 \$ 465,721

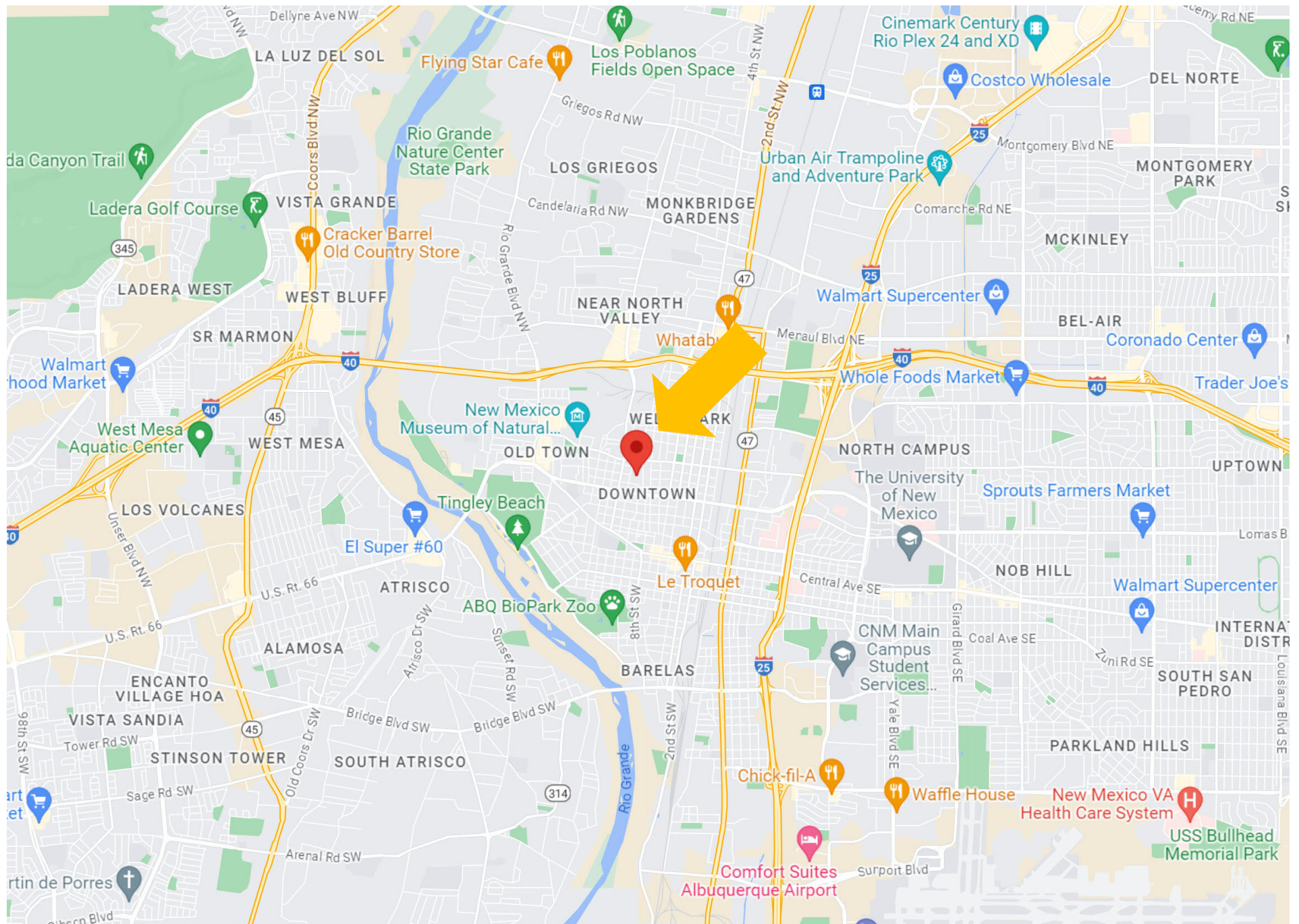
\$/sf \$ 194.44 \$ 699,985

CAP (Actual) 5.5% \$ 624,224

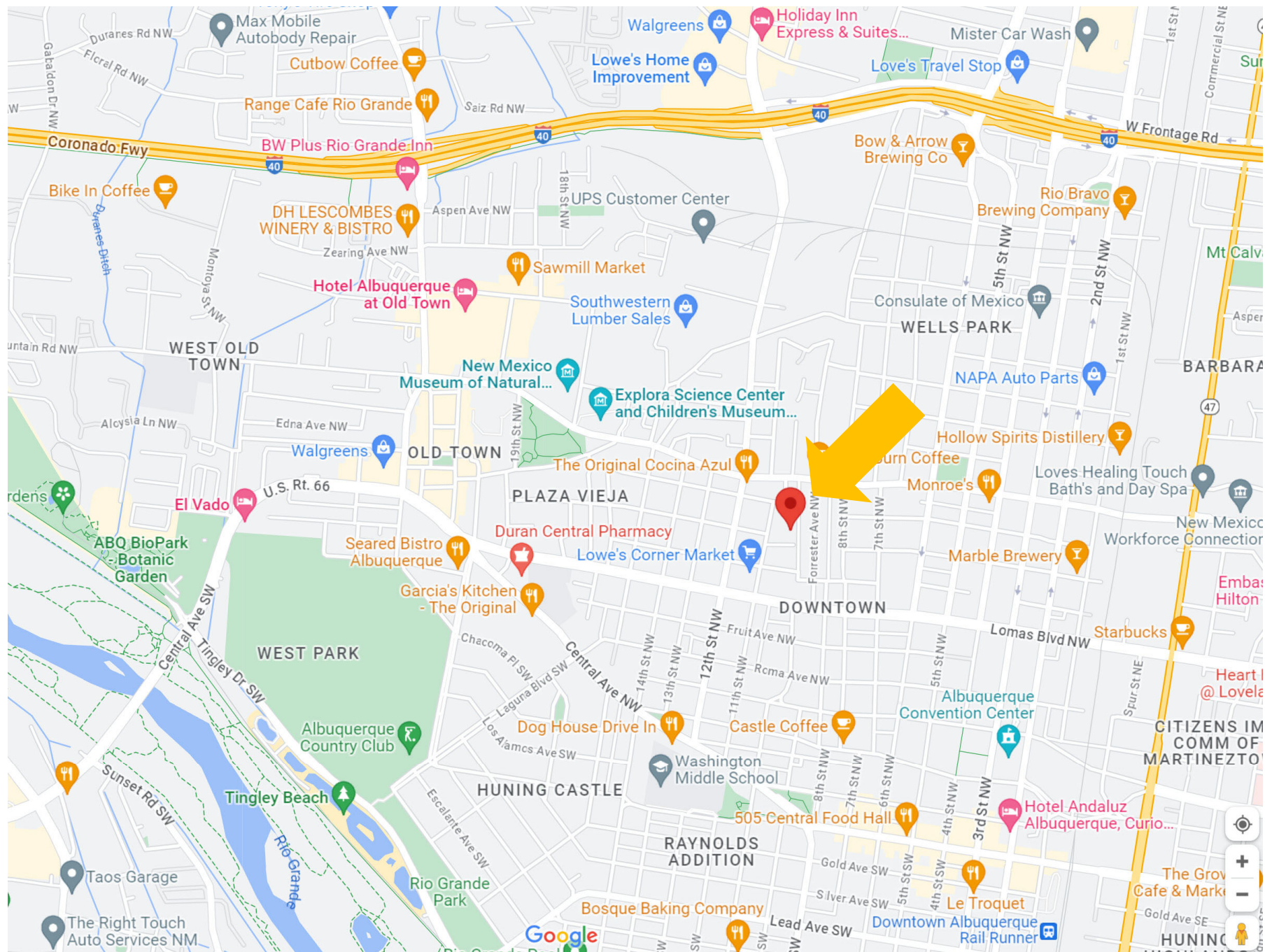
GRM (Actual) 11.67 \$ 524,798

Average= \$ 578,682

Property - Downtown Map



Property - Downtown Map



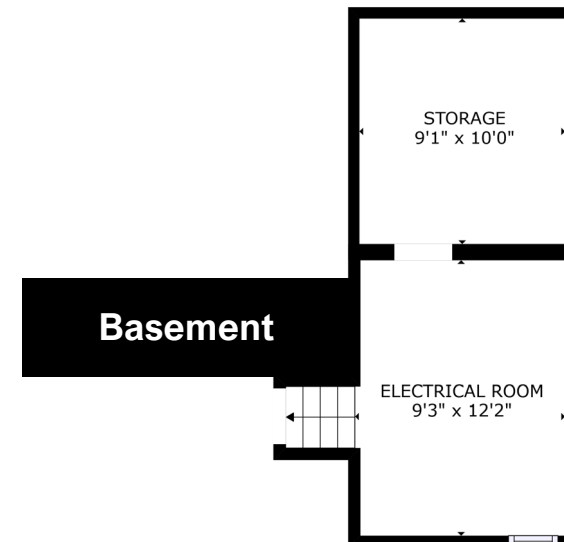
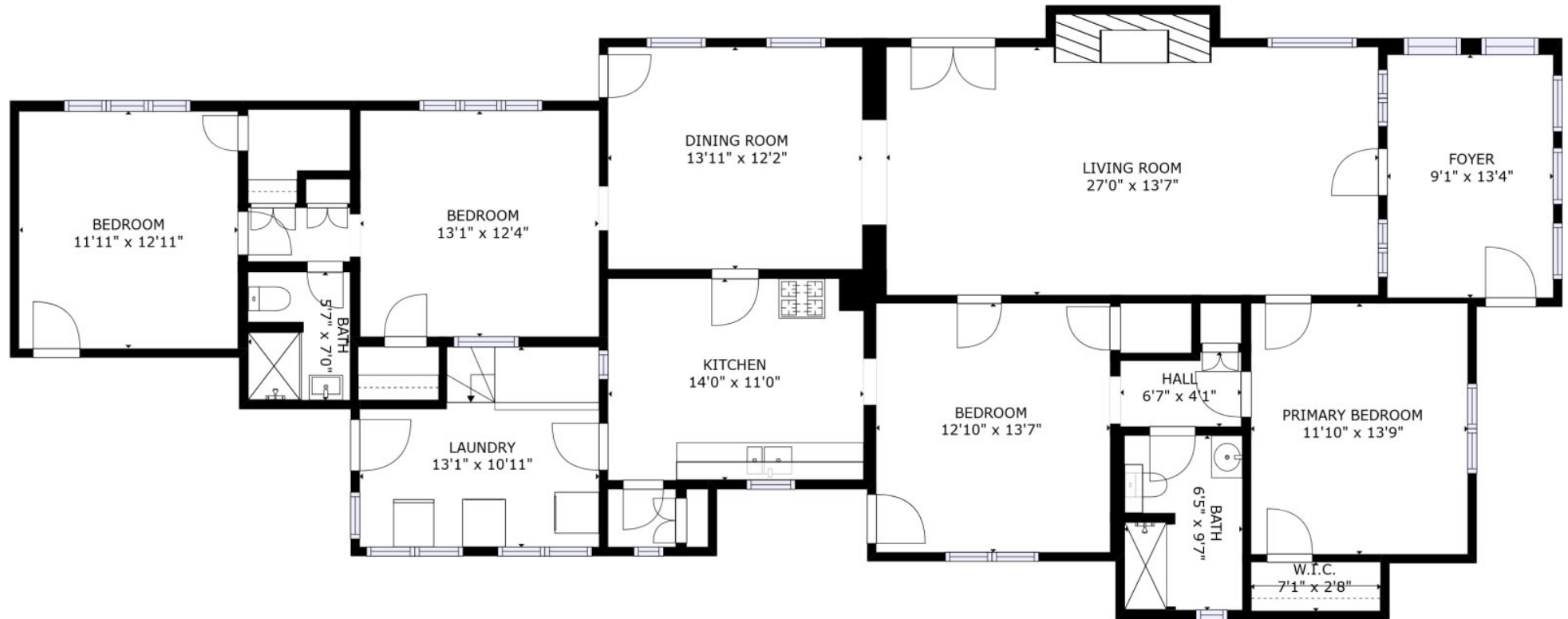
Property Aerial



Property Photos



Property Photos - Virtual Tour



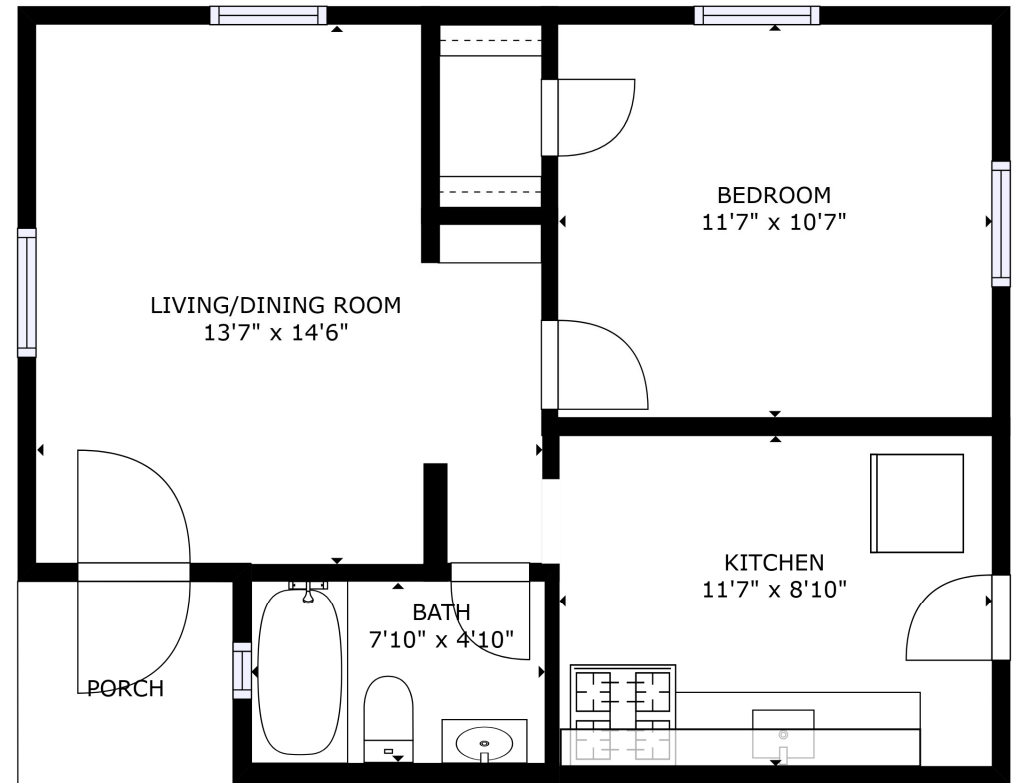
Property Photos - Interior Main House



Property Photos - Interior Main House



Property Photos - Virtual Tour - Unit B



Virtual Tour Unit B

<http://www.nmapartment.com/11th902NW3d>

Property Photos - Interior Unit B



Property Photos - Interior Unit B



Property Info - GIS

Platted Parcel Address: 902 11TH ST NW
Assessor Parcel Address: 902 11TH ST NW
Report Date: 10/3/2023
www.cabq.gov/gis

Bernalillo County Assessor Ownership Data

[Visit the Bernalillo County Assessor Office for more information.](#)

Owner Name: REGENSBERG RICHARD R
Owner Address: 4300 RIDGECREST DR SE SUITE L300 RIO RANCHO NM 87124-5912
Uniform Property Code (UPC): 101305851324544939
Tax Year: 2023
Tax District: A1AM
Legal Description: * 001 MIDVALE SUBD
Property Class: R
Document Number: See Bernalillo County Assessor Record Search Portal
Acres: 0.3329

Albuquerque Planning and Zoning Data

Jurisdiction: ALBUQUERQUE
IDO Zone District: [R-1A](#)
IDO District Definition: Single-Family (Small Lot)
Zone Atlas Page: [J-13](#)
Land Use: 01 | Low-density Residential
Lot: 1
Block: 0000
Subdivision: MIDVALE
[Bernalillo County Planning and Zoning](#)

Neighborhood Associations

City Recognized Neighborhood Associations: [Downtown Neighborhoods Association](#), [Downtown Neighborhoods Association](#)
[Albuquerque Office of Neighborhood Coordination](#)

Services

Police Beat: 233
Area Command: VALLEY
Residential Trash Pickup and Recycling: Thursday

City Council Districts

City Council District: [2 - Isaac Benton](#)
Councilor Email Address: ibenton@cabq.gov
Policy Analyst: Nathan A. Molina
Policy Analyst Email Address: namolina@cabq.gov
Policy Analyst Phone Number: 505-768-3332

Other Legislative Districts

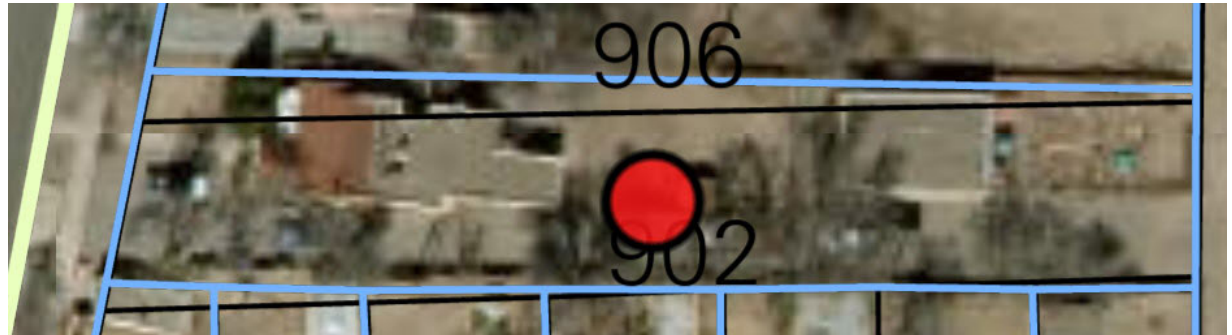
US Congressional District: 1 - Melanie Stansbury
County Commission District: 1 - Barbara Baca
NM House Of Representatives: 11 - Javier Martínez
NM Senate: 13 - Bill B. O'Neill

APS School Service Areas

Elementary School: LEW WALLACE
Middle School: WASHINGTON
High School: ALBUQUERQUE
[Albuquerque Public Schools](#)

FEMA Flood Zone: X

[FEMA Flood Map Service Center](#)



Very Walkable

Most errands can be accomplished on foot.



Some Transit

A few nearby public transportation options.



Very Bikeable

Biking is convenient for most trips.

The Market—Albuquerque, NM

Although the rest of the country might know Albuquerque for its award winning TV Show, Breaking Bad, astute investors are looking at Albuquerque as the place to invest.

With neither a boom or bust mentality, Albuquerque has a strong record of rent increases and a lack of new product. This results in high barriers to entry for competing apartments making multifamily investment a solid choice.

Thanks to major employers like Sandia National Laboratories and Intel Albuquerque is home to more PhD's per capita than in any city in North America.

Albuquerque has an exceptional quality of living, offering over 147 miles of hiking and biking trails inside the city as well as mile high Sandia mountains, and North America's largest cottonwood forest. Albuquerque is known for its 300+ days of sunshine, skiing and golf in the same day, stunning sunsets, and abundance of outdoor activities. Albuquerque is the amenity for most apartment residents.



filmnewmexico



Albuquerque, New Mexico in the news

- ☑ **9th best mid-sized city of the Future**
Foreign Direct Investment magazine—03/2015
- ☑ **6th best city to travel to for food snobs**
Travel+Leisure—03/2015
- ☑ **America's best city for Global Trade for Skilled Workforce**
Global Trade magazine—11/2014
- ☑ **3rd best city for rent growth**
All Property Management as reported in ABQ Journal—10/2013
- ☑ **6th best city in US for connecting workers to jobs using Public Transportation**
Brookings Institute—July 2012
- ☑ **One of the 10 best park systems in the nation**
Trust for Public Land—2012
- ☑ **3rd most fittest city**
Men's Fitness Magazine—2012
- ☑ **3rd best city to make movies**
Moviemaker.com—June 2012
- ☑ **Top 25 best places to Retire**
CNNMoney.com—Sept. 2011
- ☑ **15th best city in Bloomberg's Business Week (best cities)**
Bloomberg's Business Week—2011
- ☑ **#17th best bike friendly city**
Bicycling Magazine—2010
- ☑ **Top Ten for Being a Healthy Community**
Outside Magazine—#6—August 2009
- ☑ **One of the Best Cities in the Nation**
Kiplinger Magazine—#2—July 2009
- ☑ **Top 10 places to Live**
U.S. News & World Report—June 2009
- ☑ **AAA rates Albuquerque 2nd in vacation affordability**
American Automobile Association—June 2008
- ☑ **UNM Anderson School Ranked in Global 100**
Aspen Institute, October 2007

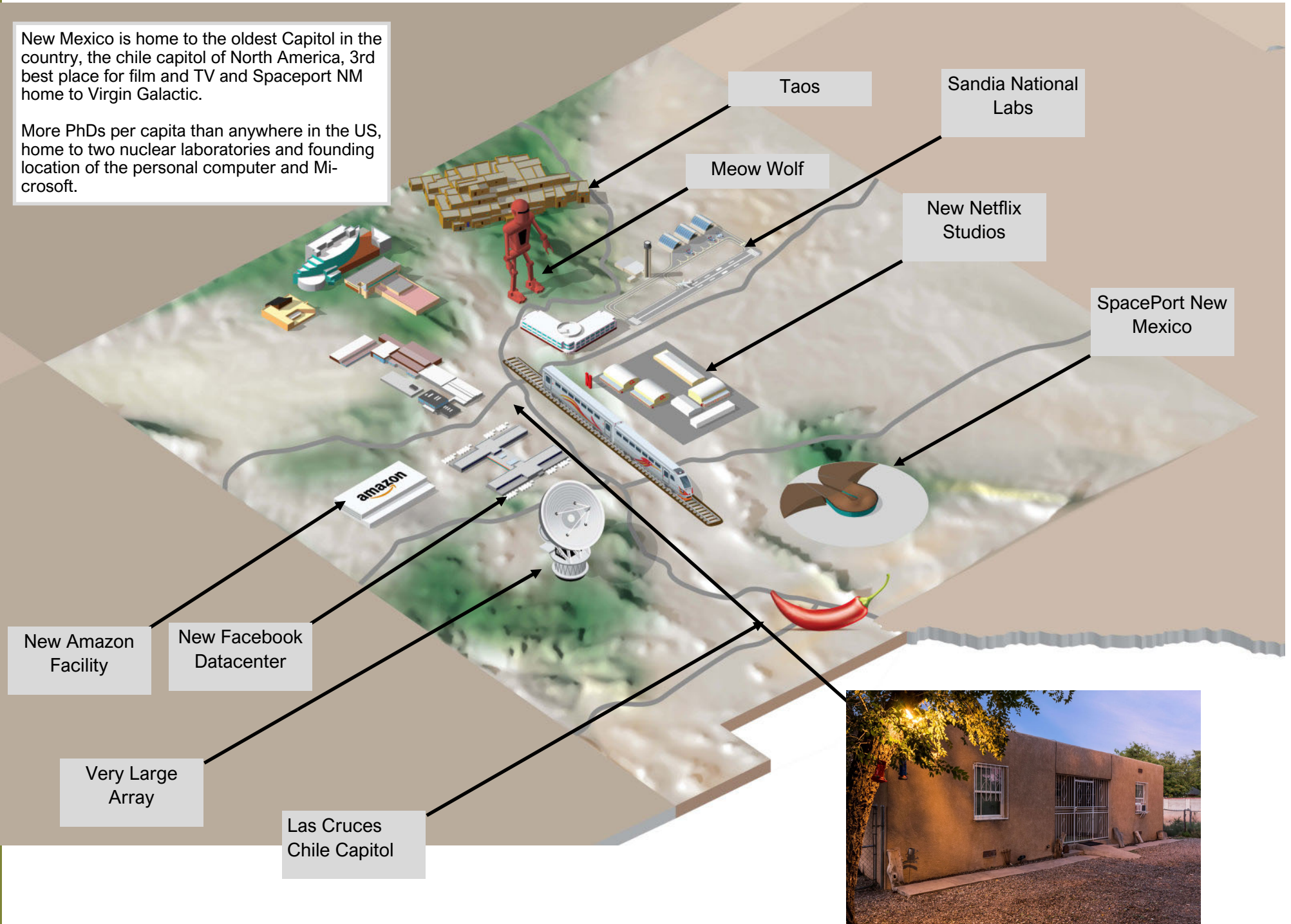
Forbes Ranks Albuquerque #8 in Best Cities for Jobs

- ☑ *Forbes, October 2007*
- ☑ **UNM Schools Ranked Among Best**
Hispanic Business—September 2007
- ☑ **Albuquerque Named 25th Among America's Hottest Job Markets**
- ☑ **Albuquerque Named Among the 50 Best Adventure Towns**
National Geographic Magazine, September 2007
- ☑ **New Mexico Ranked Fifth Nationally for Manufacturing Momentum**
Business Facilities, June 2007
- ☑ **Albuquerque Ranked #9 Among Cities for Most Educated Workforce**
Business Facilities—June 2007
- ☑ **New Mexico Ranked #7 for Pro-Business Climate (#1 in the Southwest)**
Business Facilities, June 2007
- ☑ **Albuquerque Ranked #2 Arts Destination**
- ☑ **Albuquerque Named Among the Top 20 Metros for Nanotech**
Wilson Center's Project on Emerging Nanotechnologies, May 2007
- ☑ **Albuquerque Named one of the Top 20 Midsize Cities for Doing Business**
Inc.com, April 2007
- ☑ **Albuquerque Fittest City in the Nation**
Men's Fitness, March 2007
- ☑ **Albuquerque One of America's 50 Hottest Cities,**
Expansion Management, February 2007
- ☑ **Albuquerque Named a Top 10 City for Movie Making,**
- ☑ **Albuquerque Ranked 3rd Smartest City to Live,**
Kiplinger's Personal Finance, May 2006
- ☑ **Albuquerque One of the Top Metros in U.S. Overall for Public Schools**
- Expansion Management, May 2006
- ☑ **Bizjournals Survey Ranks Albuquerque 18th for Jobs,**
BizJournals, November 2006
- ☑ **Albuquerque Best in Nation for Business and Careers**
Forbes, May 2006
- ☑ **Forbes Magazine Ranks Albuquerque as 5th Best Metro Overall and Lowest Cost City for Doing Business-** *Forbes, May 2005*

New Mexico is on the international map

New Mexico is home to the oldest Capitol in the country, the Chile Capitol of North America, 3rd best place for film and TV and Spaceport NM home to Virgin Galactic.

More PhDs per capita than anywhere in the US, home to two nuclear laboratories and founding location of the personal computer and Microsoft.



Multifamily investment sales process and thoughts:

My name is Todd Clarke CCIM CIPS and I am a commercial Realtor who has been selling apartment investments for over 35 years. In that time, I have listed/sold over 16,996 units totaling \$778M. I also teach investment sales analysis for the CCIM institute (26 years, over 4,000 students in a dozen countries). I share this with you so you know that the balance of this document comes from experience, and my ideals about how the apartment business runs. This also gives you insight into how we counsel and advocate for our clients.

Most of your **Buyer's questions** about rents, expenses, and property info can be answered by downloading the flyer & APOD (Annual Property Operating Data) from the document center. **Please READ THEM. If you are new to investment sales, I am glad to assist you, but please know:**

Showings/Tours

Residents have rights under the NM Landlord Resident Relations act, and Landlords take that law seriously.

Many Landlords consider their residents to be their **customers**. They work hard to keep them **happy**. Any attempt by a 3rd party to visit the property without the Landlord's prior written approval jeopardizes the Landlord's and Resident's happy customer relationship.

Do not disturb the residents, do not walk the property. It is considered rude to do either, and many Sellers will refuse to work with Buyers who violate this provision.

Landlords (Sellers) rarely are willing to show a property prior to having an offer. Where possible, we have included virtual tours in high definition – please look to the flyer for those links.

Sellers suggest Buyers make an offer subject to inspection and that the buyer work hard to consolidate their inspections and appraisal review on the same business day, to minimize the impact on the residents, who are the sellers clients.

Commercial vs. Residential Real Estate sales

Apartment investments are considered commercial real estate sales. Although the occasional apartment will sell to an owner/occupant, from the Seller's and Listing Broker's perspective, they approach the transaction in a business-like manner, where it is all about the numbers, and very little about the emotions.

Commercial brokers work regular business hours during business days, and so do most of their clients. Please do not write an offer with an expiration date on a weekend, or a response period of anything less than 3 business days. Please do not text, or expect return phone calls after regular business hours.

Offers

Commercial transactions often start with a two page letter of intent or LOI – this allows the parties to share the skeleton of a deal. If they can reach a meeting of the minds, they will then flesh out the details in a purchase and sale agreement. If your client chooses to do a letter of intent, please make sure your letter of intent form includes the basics like price, closing date, contingencies, and who pays what closings costs.

The current (2021) activity level from investors interest in our marketplace is three times higher than it was before then pandemic, which was 10 times higher than it was in 2016, our market is saturated with out of state investors, and I often tell buyers that they have a 1 in 10 chance of becoming an owner, where as every-one of my Sellers have a 1 in 1 chance of selling.

Please let your client know that I work with my clients on a merit based negotiation system - we do not play the high/low game, and my **listing agreement pre-authorizes me to let you know when a (low) offer is likely not to be responded to by my Seller, so call first before your client suggests a low ball offer.**

If your client's strategy is to count days on market and expect a discount, please let them know we specialize in helping our clients establish the leading edge of current market pricing, and our clients are prepared to wait for the right investor who can meet their deal goals.

The follow-up questions Sellers ask after what is the price is, does the Buyer know the market? Have they been here? Do they have a team (management, lender, etc.) in place? Be prepared to answer these questions an advocate for your buyer, particularly if there are multiple competing offers.

Most of my Sellers are as focused on certainty of closing as they are the price, so don't be surprised when we ask you for proof of funds of down payment and a prequal letter from a qualified lender.

The standard in commercial transactions is that the Buyer pays for their own inspections and financing costs, and issues raised by the Buyer's lender are the Buyers to deal with. As the seller is sharing the information on the property with the buyer, the expectation is the buyer will share all information with the seller so they can troubleshoot/problem solve together.

BID Process

If this property is being marketed with the BID process, then **the ask (start) price is set low** with the intention of garnering a lot of investor interest that will lead to multiple offers, a best and final round **with a final close price that is considerably higher than the original ask price.** This process may be new to you, but we have been using it for over 16 years. By participating in the BID Process, best case, your buyer becomes an owner, worst case they receive an education on current market conditions.

If the property is being marketed using the BID process, the tour date and time is the **only time** the property is available for a viewing. This is not an inspection. Please do not bring your vendors, inspectors, ladders, etc. This is not an open house, but a guided tour that lasts 10 to 20 minutes and allows you a chance to view the interior condition.

Client Control

Your client's actions represent you in this transaction, and your actions represent them.

Please let your client know they have only one chance to make a good impression with my Sellers.

When in doubt, please ask for permission via email, **do not** take action and expect forgiveness from a Seller. Please let your clients know that their actions will be considered by the Seller when they review offers and rank them in likelihood to close.

Open invitation – on a monthly basis, we host a luncheon for brokers and property managers who have an interest in apartment investments – just email me for an invitation. Please know that I love this business and I am glad to share my knowledge, expertise and enthusiasm with you and your Buyer. I want to help you, help them, to be a great landlord and investor.

I look forward to working on this transaction with you—Sincerely, **Todd Clarke CCIM CIPs**

Further Information

Do not walk property.

To register for additional information on the triplex go to:
www.nmapartment.com/11th902nw

Marketing Advisors

In the event of multiple offers, BID process will be used.
Additional information on the sales process can be found at
www.nmapartment.com/bidprocess/bidprocess.pdf

The owner and property are represented by Todd Clarke
CCIM of NM Apartment Advisors who has over 32 years of
experience. If there is any information you need on the
market, submarket, or the property, please do not hesitate
to ask.

Todd Clarke 

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