

For Sale - 75 unit new construction, mixed use units
in the heart of Albuquerque's north valley



Marketed by Todd Clarke CCIM - 505-440-TODD
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For Sale - 75 unit new construction, mixed use units in the heart of Albuquerque's north valley 4419 Fourth NW, Albuquerque, NM 87107

Summary of Property Offering

Ask Price:	\$9,340,000	
\$/Unit:	\$124,533	
\$/sf:	\$135.66	Per gross sf
Number of Commercial Spaces	6	
Number of Residential Spaces	69	
Number of Phases	2	
Total number of units:	75	
Number of buildings:	1	
Total Square Feet:	68,850	sf +/-
Total Net Rentable:	50,885	sf +/-
Total Land Size:	1.1587	acres
Architect:	Scott C. Anderson	
Developer	J & S Development	

NM Apartment Advisors is proud to bring to market another Dreskin Development, North Fourth Village.

Located in the heart of Albuquerque's underserved north valley, North Fourth Village is minutes north of Albuquerque's vibrant downtown, just east of North America's largest Bosque Forest (along the Rio Grande River) and equidistant between Albuquerque's primary retail shopping area (Uptown) and Albuquerque's second largest employment area - the North I-25 Corridor.

This vibrant, colorful apartment community is an example of what Albuquerque's new IDO zoning code encourages in higher density, mixed use sites.



Amenities:

- Elevator
- Library Area
- 33 covered parking spaces in gated parking lot
- Nearly every unit has w/d hookups
- New construction
- Fully sprinkled
- 12 residential floorplans from 315 sf to 1,200 sf
- Commercial Spaces are community amenity
- Interior unit amenities - granite counter tops, plank flooring, walk in closets, and upgraded unit finishes.

Financial Summary

	Actual	Market
Average Rent:	\$871	\$1,020
GRM:	11.91	10.17
CAP rate	5.25%	6.47%
Cash on Cash:	5.53%	9.73%
Before Tax IRR :	14.90%	29.60%
After Tax IRR :	11.80%	25.20%



Property tours and offering memorandum available to
qualified investors may register for at www.nmapartment.com/4th

(please do not shop the property or disturb the residents)

Todd Clarke 

CEO

NM Apartment Advisors Inc.

NMREC License #13711

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Located 2.5 miles north of Albuquerque's downtown core, 4 miles to the core of the North I-25 employment corridor, as well as 4.3 miles to Albuquerque's largest retail concentration at Uptown (Coronado, Winrock and ABQ Lifestyle centers) and less than 7 miles to the Cottonwood retail area, the North Fourth Village is located in the epi-center of all that Albuquerque has to offer.

Walk Score
77

Very Walkable

Most errands can be accomplished on foot.

Transit Score
28

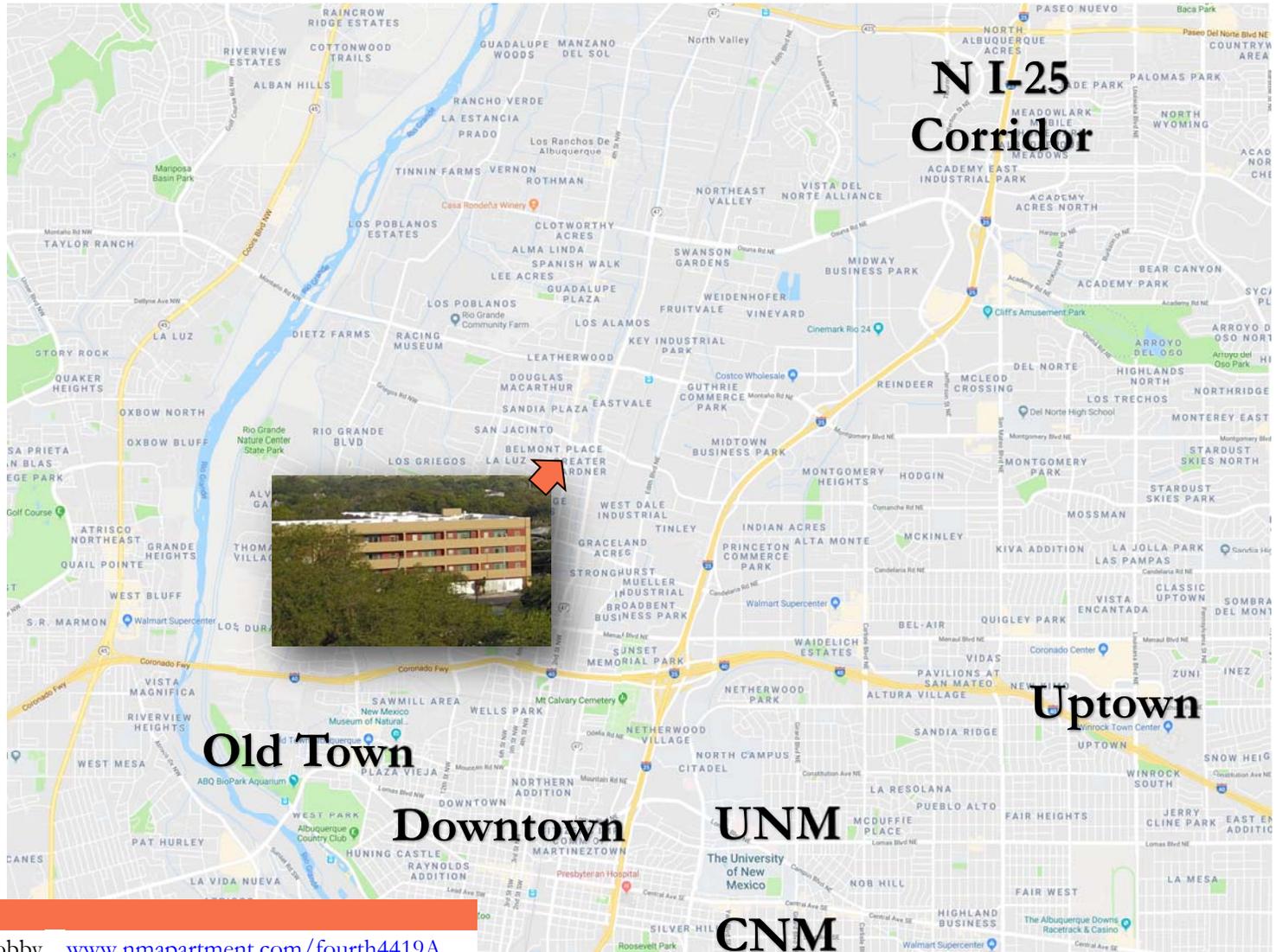
Some Transit

A few nearby public transportation options.

Bike Score
64

Bikeable

Flat as a pancake, some bike lanes.



Take a virtual tour of the property at:

- 4419 Fourth NW Lobby www.nmapartment.com/fourth4419A
- 4419 Fourth NW #218 + Common Area www.nmapartment.com/fourth4419B
- 4419 Fourth NW #217 www.nmapartment.com/fourth4419C
- 4419 Fourth NW #307 www.nmapartment.com/fourth4419D
- 4419 Fourth NW #308 www.nmapartment.com/fourth4419E

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