

# What is Albuquerque?

At 5,500 feet, my city doesn't need an elevator pitch. We are already on the top. Sky city adjacent before star Wars. Gateway to the universe, the kind of landscape that rolls our red carpet like from here to Space port. Bienvenidos, unlike any other. A welcome party that's our of the world, While other cities are barely keeping up with the Joneses, Albuquerque is keeping up with the Jetsons. Keeping up with each other, more than a mile above the sea. Here, the chile can tell you what the tech sector tastes like. Where food is science, and our strain of entrepreneurship is contagious. We are a growth industry of culture, family and fiestas. Where the adversity is as common as the mountain or the climate. So we climb it. Where we've built he muscles of success out of think air. Where desert may mean lack of water, but ideas are fertile. Thirst, abundant. Here one find armored innovation and stalled resolved in New frontiers that's dying to be alive. But those things evolved enough to grow here, grow with a fever; like people, A city of surviving, where dreams are never more than a mañana away.

- Hakim Bellamy, Inaugural Poet Laureate of Albuquerque 2012-2014

- 6th Highest rent growth in nation with no rent control and low property taxes
- Higher number of PhD per capita in the United States
- 3rd best film market in the United States

# What do the residents say about the Q-Difference?

I've lived here st the Q for a little over a year and could not be happier! I love my neighbors, neighborhood and so close to KAFB! The **manager Lauren is amazing** and always helpful. I would recommend this apt complex to anyone that is looking for a modern apt in a great established neighborhood!



I have loved living here, I have lived here for 8 months now! I have had such a great experience with the staff, both maintenance and office. **Lauren has been amazing from the start.** She is always kind and takes care of anything her residents need, she always goes the extra mile for them! Would highly recommend living here!

I have to say that I'm lucky, I found the perfect place in Albuquerque. The properties are clean and safe. Staff are always eager to help. My neighbors are quiet an polite. It's just perfect!

Managed by:



# The



# Portfolio & Brand

**The Q Portfolio - 131 lifestyle unit portfolio located everywhere a resident wants to be.**

- A nascent and expandable brand in the heart of Albuquerque offering the best in contemporary, millennial cheered, lifestyle residence.
- Market leader in upscale modern design renovations, top notch management team and amazing and efficient systems.

**North I-25 Corridor**

Albuquerque's Millennial Corridor (1.5 miles north and south of Central Ave.) contains:

- ↳ The Q Portfolio
- ↳ Albuquerque's highest walk, bike and transit scores
- ↳ Three hospitals and two universities, and an International market
- ↳ The Albuquerque Rapid Transit (opening in 2020 - dedicated lane bus systems runs ever 10 mins.
- ↳ Zoo, Bio Park, half dozen museums
- ↳ Old Town, Downtown, and easy access to Uptown
- ↳ Dozens of specialty brew pubs, distilleries, and coffee shops and hundreds of restaurants/eateries
- ↳ Historic Route 66
- ↳ 97,969 people in 44,122 houses, over 100,000 jobs in 5,747 businesses
- ↳ Over \$500,000,000 of new development

Intel 13 miles, BT 13 miles, Los Alamos National Laboratory 90 miles, Santa Fe 400 60 miles, Facebook Data Center 29 miles, Netflix Studios, U.S. Air Force Kirtland Air Force Base, Sandia National Laboratories, Sunport, ABQ, Presbyterian, Zoo, Old Town, Downtown, Uptown, Big "I", IPCC, INNOVATE ABQ, UNM, CNM, ISOTOPES, TALEN MARKET, WORLD FOOD FARM.

**The Q Portfolio - offers a CORE asset package for an investor needs.**

**Q-Portfolio Summary**

Name	Address	Submarket	Units	% of total units	Net Rentable Square Feet	Land Size
Q @ Nob Hill	424 Jefferson NE	Nob-Hill	40	31%	27,328	0.92
Q @ Nob Hill	4805 Marquette NE	Nob-Hill	37	28%	25,104	0.93
Q @ Vassar North	1920 Vassar NE	UNM	32	24%	25,350	1.08
Q @ Uptown	7801 Marble NE	Uptown	22	17%	23,576	1.42
Totals=			131	100%	101,358	4.35 acres

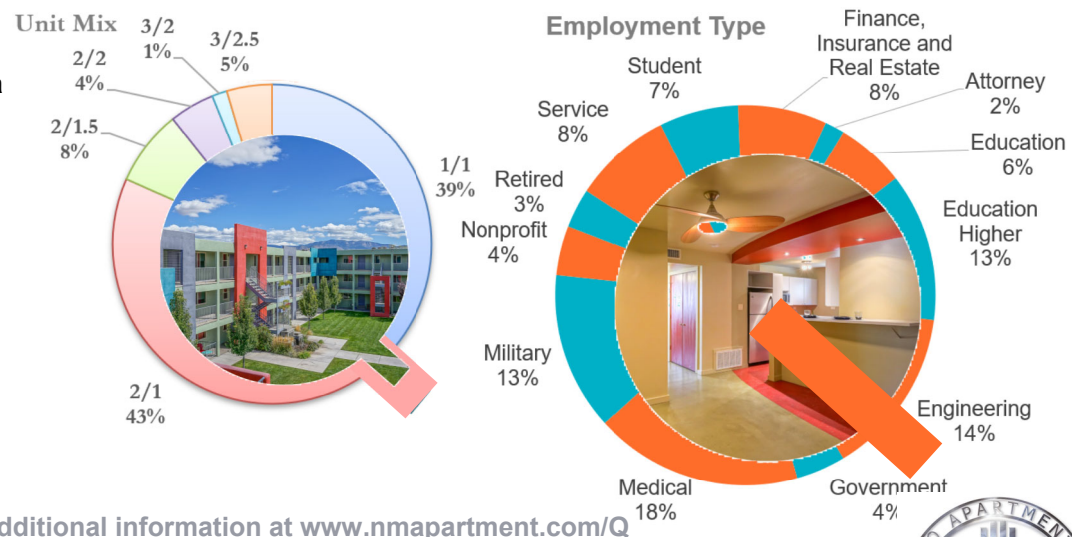
**Summary of Financial Operations**

Address	Units	Avg. Current Rent / per unit	Annual Rent		\$/unit
424 Jefferson NE	40	x \$ 986	= \$ 473,448		
4805 Marquette NE	37	x \$ 1,040	= \$ 461,939		
1920 Vassar NE	32	x \$ 1,173	= \$ 450,336		
7801 Marble NE	22	x \$ 1,287	= \$ 339,720		
	131			%	
		Gross Income	\$ 1,725,203		\$13,169
		less Vacancy	\$ (86,260)	5%	-\$658
		Plus Other Income/RUBs	\$ 153,599		\$1,173
		Gross Operating Income	\$ 1,792,542		\$13,6854
		less expenses	\$ (658,995)	37%	-\$5,030
		Net Operating Income	\$ 1,133,547		\$8,653

Owners Expenses actual + potential increase in property taxes, insurance and replacement reserves

**Measures of Investment Performance**

List Price	\$21,595,699	
GRM :	Actual 12.52	Proforma 10.18
Cap Rate before reserves:	5.37%	7.07%
Cap Rate after reserves:	5.25%	6.93%
Cash on Cash :	8.73%	10.25%
Before tax IRR :	17.80%	
After tax IRR :	14.60%	



Register for additional information at [www.nmapartment.com/Q](http://www.nmapartment.com/Q)