



Albuquerque in the news

- 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**
Washington Business Journal—Bizjournal September 2007
- 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**
AmericanStyle Magazine, June 2007
- 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,**
MovieMaker Magazine, Winter 2007
- 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*

filmnewmexico

[Click here to read L.A. Time's article on Why Los Angeles is concerned that NM is catering to the film industry...](#)

Submarket Info

	Uptown	University	Subject Property
Q1-2012 Occupancy	98.3%	93.4%	95.0%
Avg. Rent Q1-2012	\$884	\$728	\$601
Change in Rent since 2010	+35%	+2%	

The subject properties lie on the border between the University and Uptown submarkets

Please call for additional Information or to schedule a tour:

Todd Clarke CCIM
 NM Apartment Advisors Inc.
www.nmapartment.com
 505-440-TODD

Steve Goldstein
 Amercon Realty Inc.
www.amerconrealty.com
 480-481-0600

DO NOT VISIT OR "SHOP" THE PROPERTY



AN UNPRECEDENTED OPPORTUNITY TO OWN THE CARLO / CAVCO ALBUQUERQUE APARTMENT PORTFOLIO



Same owner for 25+ years

Three well located multifamily communities totaling 248 units in Albuquerque, NM

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Investment Benchmarks

List Price:	\$12,395,209
\$/unit:	\$49,981
\$/sf:	\$82.24
GRM:	6.93
CAP Rate	7.5%
Before Tax IRR	19.6%



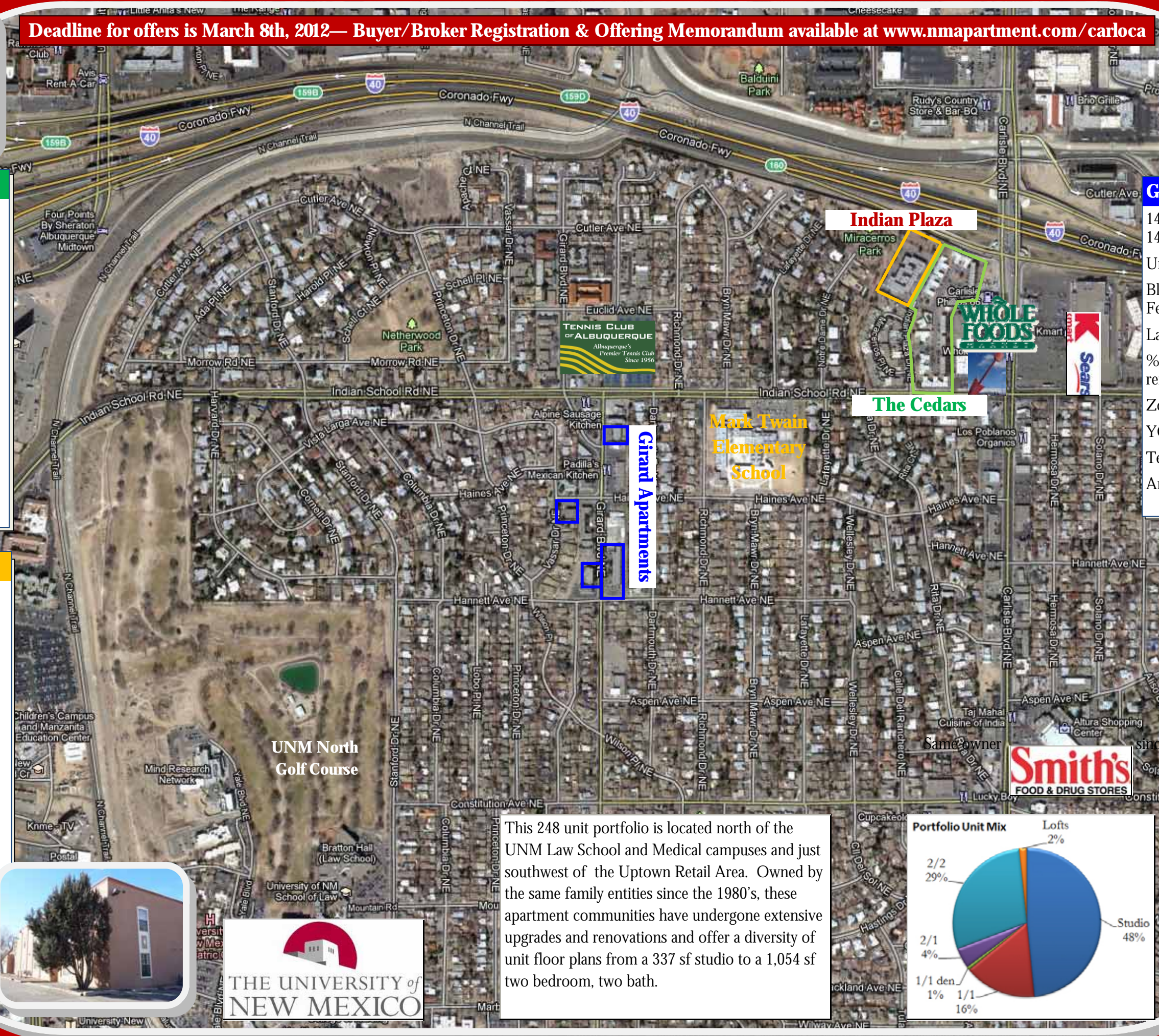
Deadline for offers is March 8th, 2012— Buyer/Broker Registration & Offering Memorandum available at www.nmapartment.com/carloca



The Cedars
 1700 Indian Plaza, NE
 Units: 72
 Bldg. Square Feet: 75,755 including clubhouse
 Land Size: 5.45 acres
 % of units renovated: 60% since 1996
 Zoning: SU1 PRD
 YOC: 1980
 Tenant Pays: Rent, Gas/Elec.
 Amenities: Pool, Fireplaces, Laundry Room, Urban Park

Girard Apartments
 1409, 1410, 1520 Girard NE & 1400 Vassar NE
 Units: 108
 Bldg. Square Feet: 50,236
 Land Size: 2.013
 % of units renovated: 100% since 2000
 Zoning: SU1 PRD & R-3
 YOC: 1970's
 Tenant Pays: Rent
 Amenities: Pool, Laundry Room

Indian Plaza
 1910 Indian Plaza, NE
 Units: 68
 Bldg. Square Feet: 37,142
 Land Size: 1.9203
 % of units renovated: 59% since 1996
 Zoning: SU1 PRD
 YOC: 1976
 Tenant Pays: Rent
 Amenities: Pool, Laundry Room, Urban Park



This 248 unit portfolio is located north of the UNM Law School and Medical campuses and just southwest of the Uptown Retail Area. Owned by the same family entities since the 1980's, these apartment communities have undergone extensive upgrades and renovations and offer a diversity of unit floor plans from a 337 sf studio to a 1,054 sf two bedroom, two bath.

