

12404 Rosemont NE
Albuquerque, NM 87112



Register for tour and confidential info www.nmapartment.com/rose12404

Seller Concession to Buyer: [NMAA-2577313](http://www.nmapartment.com/rose12404)

Virtual Tour Unit: www.nmapartment.com/rosemont3d



Units: Fourplex

Size: 3,700 sf

Land: 0.179 acres

Start Price: \$615,833

GRM: 11.48

CAP: 6.15%

NE Heights Fourplex

Property Information

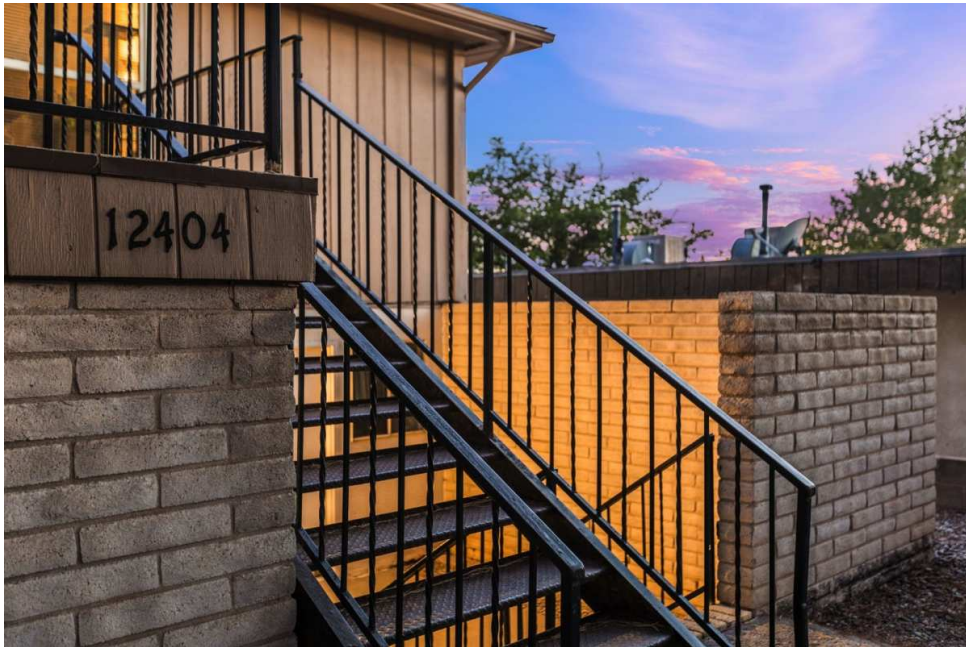
On behalf of the owners, NM Apartment Advisors and Maestas Real Estate Services are pleased to present this gem of a NE heights fourplex.

Located at 12404 Rosemont NE, this community is walking distance to multiple parks, retail establishments, and restaurants. Also within walking distance to the hundreds of miles of Albuquerque's outdoor hiking/biking trails.

This fourplex contains two spacious, two bedroom, two bathroom units as well as two one bedroom units. The property has an onsite, coin-op laundry room and the owner has graciously left one unit vacant for an owner occupant. The property has 5 individual electric and gas meters to serve the property. (One for each unit, one for the laundry room and parking lot light).

Current rents average \$1,118, which leaves a long runway to increase value by raising rents closer to the market average of \$1,248.

Do not miss out on this opportunity to be an owner occupant or investor in a market with strong job growth and a housing shortage from all of the new Netflix, Facebook/Meta, Amazon, Intel and other jobs.



The Property

Address: 12404 Rosemont NE
Number of units: Fourplex On 1 parcel
Year of construction: 1973
Bldg. Size: 3,700 sf
Site Size: 0.1791 acres
Avg. Unit Size: 925 sf

UPC#: 102205817817030917
Zoning: MX-L (Mixed use Light)
Legal: Lot 8, Block 8, Royal Heights Subdivision

Ask Price: \$615,833
\$/ unit: \$153,958
\$/sf: \$176.20

	2025	2027 Proforma
Avg Rent:	\$1,118	\$1,248
GRM:	11.48	10.28
Cap Rate Before reserves:	6.15%	6.53%
Cap Rate After Reserves:	6.00%	6.39%
Year 1 NOI:	\$36,950	\$39,328
IRR Before Tax	14.0%	
IRR After Tax	10.58%	

Annual Property Operating Data (APOD)

NM Apartment Advisors Financial Overview for: 12404 Rosemont NE

Prepared by: Todd Clarke CCIM 4/20/2026 "AS IS" Condition

Unit/Rent Summary		E		C		A				
#	Type Style	Approx Size	Actual Rent	Street Rate	Market Rent	Actual Rent \$/sf	Total Actual	Total Max Rent for this type	Total Market Potential	Total sf
A	2br/2ba	1,150	\$ 1,300	\$ 1,300	\$ 1,450	\$ 1.13	\$ 1,300	\$ 1,300	\$ 1,450	1,150
B	2br/2ba	1,150	\$ 1,250	\$ 1,250	\$ 1,450	\$ 1.09	\$ 1,250	\$ 1,250	\$ 1,450	1,150
C	1br/1ba	675	\$ 875	\$ 875	\$ 1,045	\$ 1.30	\$ 875	\$ 875	\$ 1,045	675
D	1br/1ba vacant for owner occupant	520	\$ 1,045	\$ 1,045	\$ 1,045	\$ 2.01	\$ 1,045	\$ 1,045	\$ 1,045	520
4 total units / average rents =			\$ 1,118	\$ 1,118	\$ 1,248		\$ 4,470	\$ 4,470	\$ 4,990	3,495
Avg. Unit Size=		874 sf	Annualized =				\$ 53,640	\$ 53,640	\$ 59,880	3700 per Assessor

Benchmarks		Actual	Proforma
Offering Price	\$615,833		
\$/unit	\$153,958		
\$/sf	\$176.20		
GRM	11.48	10.28	
CAP Before Reserves	6.15%	6.53%	
CAP After Reserves	6.00%	6.39%	
Cash on Cash	1.83%	3.38%	
DCR=	1.08	1.15	



Income			
A	Total Potential Market Income	\$ 59,880	
B	Less: loss to market lease	\$ 6,240	10%
C	Total Potential Income (Street)	\$ 53,640	
D	Less: Loss to lease	\$ -	0%
E	Total Income	\$ 53,640	
F	Less: vacancy	\$ 2,682	5.0%
G	Effective Rental Income	\$ 50,958	
H	Plus: Other Income	\$ -	
I	Gross Operating Income	\$ 50,958	

Expenses (Annual)	2025 Estimate		Based on:	
	\$/unit	%		
Real Estate Taxes	\$3,587	\$897	7%	2025 Actual Amount
Personal Property Taxes				assessed at \$254,703
Property Insurance	\$1,452	\$363	3%	2025 Actual Amount
Property Management:				
Off Site Management				Likely Owner Occupant
Payroll-Onsite Personnel				
Repairs and Maintenance	\$2,000	\$500	4%	Estimate
Utilities:				
Water, Sewer, & Garbage	\$3,188	\$797	6%	2025 Actual
Gas & Elec	\$865	\$216	2%	2025 Actual
Contract Services:				
Internet				
Pest Control	\$320	\$80	1%	Estimate
Unit Turnover				
Landscaping	\$1,696	\$424	3%	2025 Actual
Carpet Cleaning				
Internet				repairs+unit turn+reserve=8to10%
Reserve for replacement	\$900	\$225	2%	new lender will require
Total Operating Expenses	\$14,008	\$3,502	27%	
Net Operating Income	\$36,950	\$9,237		
Less: Annual Debt Service	\$34,126	\$ 461,875	75%	Pmt Term Interest Rate
Cash Flow Before Taxes	\$2,824			\$2,844 30 6.25%

Proforma 2027	Based on:		Forthcoming yr.
	\$/unit	%	
\$6,852	\$1,713	11%	Estimate new assessment in 2027 or 2028
\$1,496	\$374	2%	New assessment est at 79% \$ 486,508
			Potential 2027 = 2025+3%
			Likely Owner Occupant
\$2,060	\$515	3%	Potential 2027 = 2025+3%
\$0			Laundry utilities
\$3,284	\$821	5%	Potential 2027 = 2025+3%
\$891	\$223	1%	
\$330	\$82	1%	Potential 2027 = 2025+3%
\$1,747	\$437	3%	Potential 2027 = 2025+3%
\$900	\$225	2%	new lender will require
\$17,558	\$4,390	29%	
\$39,328			Potential Market less 5% vacancy + other income
\$34,126	\$ 461,875	75%	Pmt Term Interest
\$5,202			\$2,844 30 6.25%

5 year forecast, Internal Rate of Return (IRR)

		Year					Calculated for 1st year of next owners, ownership
		1	2	3	4	5	6
Total Potential Market Income	3.5% Increases	\$59,880	\$61,976	\$64,145	\$66,390	\$68,714	\$71,119
2 Less: loss to market lease	10.4%	\$6,240	\$6,458	\$6,684	\$6,918	\$7,161	\$7,411
3 Total Potential Income (Max Rent)		\$53,640	\$55,517	\$57,461	\$59,472	\$61,553	\$63,707
4 Less: Loss to lease	0.0%	\$0	\$0	\$0	\$0	\$0	\$0
5 Total Income		\$53,640	\$55,517	\$57,461	\$59,472	\$61,553	\$63,707
6 Less: vacancy	5.0%	\$2,682	\$2,776	\$2,873	\$2,974	\$3,078	\$3,185
7 Effective Rental Income		\$50,958	\$52,742	\$54,587	\$56,498	\$58,475	\$60,522
8 Plus: Other Income	2.0% Increases	\$0	\$0	\$0	\$0	\$0	\$0
9 Gross Operating Income		\$50,958	\$52,742	\$54,587	\$56,498	\$58,475	\$60,522
Total Operating Expenses	2.0% Increases	\$14,008	\$14,288	\$14,574	\$14,865	\$15,163	\$15,466
Net Operating Income		\$36,950	\$38,453	\$40,014	\$41,633	\$43,313	\$45,056
Mortgage Balance		\$456,463	\$450,702	\$444,571	\$438,046	\$431,101	
ADS		\$34,126	\$34,126	\$34,126	\$34,126	\$34,126	
- Principal Reduction		\$5,412	\$5,760	\$6,131	\$6,525	\$6,945	
= Mortgage interest		\$28,714	\$28,366	\$27,995	\$27,601	\$27,181	
- cost recovery (annual)	27.5 yrs @ 80%	\$17,169	\$17,915	\$17,915	\$17,915	\$17,169	includes mid mon
= Taxable Income		-\$8,933	-\$7,828	-\$5,897	-\$3,883	-\$1,038	
Tax on income at ordinary income rate of	35%	\$0	\$0	\$0	\$0	\$0	
NOI		\$36,950	\$38,453	\$40,014	\$41,633	\$43,313	
- Annual Debt Service		\$34,126	\$34,126	\$34,126	\$34,126	\$34,126	
= Cash Flow Before Tax		\$2,824	\$4,327	\$5,887	\$7,507	\$9,187	
- Less Ordinary Income Tax		\$0	\$0	\$0	\$0	\$0	
= Cash Flow After Tax		\$2,824	\$4,327	\$5,887	\$7,507	\$9,187	

Sales Worksheet

Calculation of Adjusted Basis

1 Basis at Acquisition	\$615,833
2 + Capital Additions	
3 -Cost Recovery (Depreciation) Taken	\$88,084
4 =Adjusted Basis at Sale	\$527,749

Calculation of Capital Gain

Disposition CAP Rate	6.0%
5 Sale Price	\$750,936
6 -Costs of Sale	\$60,075
7 -Adjusted Basis at Sale	\$527,749
8 =Gain or (Loss)	\$163,112
9 -Straight Line Cost Recovery (limited to gain)	\$88,084
# =Capital Gain from Appreciation	\$75,028

Calculation of Sales Proceeds after tax

# Sale Price	\$750,936
# -Cost of Sale	\$60,075
# -Mortgage Balance(s)	\$431,101
# =Sale Proceeds Before Tax	\$259,760
# -Tax: Straight Line Recapture at 25.0%	\$22,021
# -Tax on Capital Gains at 20.0%	\$15,006
# =SALE PROCEEDS AFTER TAX:	\$222,733

IRR Before tax = 14.0%

n	\$
0	\$ (153,958)
1	\$2,824
2	\$4,327
3	\$5,887
4	\$7,507
5	\$9,187 + \$259,760


IRR After tax = 10.8%

n	\$
0	\$ (153,958)
1	\$2,824
2	\$4,327
3	\$5,887
4	\$7,507
5	\$9,187 + \$222,733

Investor's Effective Tax Rate = 22%

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%

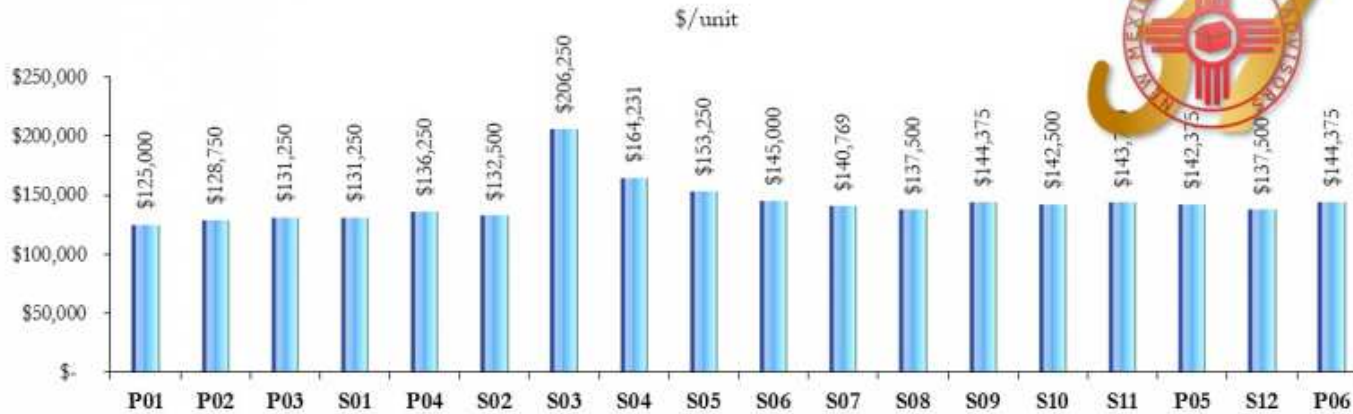
The combination of these benefits could help lower an investor's effective federal tax rate from 35% federal tax rate to only 22%. 

Comparable Sales

Comparable Sales Analysis for:

12404 Rosemont NE

Compiled by Todd Clarke CCIM



#	Name	Location	Units	Age	List Price	Sales		Date	\$/unit	\$/sf	Avg. Rent	GRM	CAP *
						Sales Price							
P01		13308 Mountain NE	4	1979	\$ 500,000	\$ 500,000	PENDING	\$ 125,000	\$ 152	\$631	16.50	3.5%	
P02		2700 Eubank NE	4	1977	\$ 515,000	\$ 515,000	PENDING	\$ 128,750	\$ 196	\$900	11.92	4.8%	
P03		325 San Andres NW	4	1957	\$ 550,000	\$ 525,000	PENDING	\$ 131,250	\$ 151	\$1,006	10.87	5.2%	
S01		12005 Phoenix NE	4	1979	\$ 525,000	\$ 525,000	7/1/25	\$ 131,250	\$ 189	\$988	11.07	5.1%	
P04		7509 Pennsylvania Lane	4	1976	\$ 545,000	\$ 545,000	PENDING	\$ 136,250	\$ 181	\$1,150	9.87	5.8%	
S02		13004 Constitution NE	4	1976	\$ 563,500	\$ 530,000	3/18/25	\$ 132,500	\$ 140	\$925	11.94	4.8%	
S03		3201 Eubank NE	4	1970	\$ 875,000	\$ 825,000	8/15/25	\$ 206,250	\$ 145	\$1,511	11.37	5.0%	
S04		12120 Candelaria NE	4	1989	\$ 750,000	\$ 656,923	1/9/26	\$ 164,231	\$ 163	\$1,200	11.40	5.0%	
S05		301 Delamar NW	4	1965	\$ 612,598	\$ 613,000	3/18/25	\$ 153,250	\$ 190	\$1,143	11.17	5.1%	
S06		909 Nakomis NE	4	1977	\$ 612,500	\$ 580,000	2/10/25	\$ 145,000	\$ 153	\$1,050	11.51	5.0%	
S07		12100 Candelaria NE	4	1989	\$ 650,000	\$ 563,076	1/9/26	\$ 140,769	\$ 170	\$1,125	10.43	5.5%	
S08		812 Chelwood NE	4	1976	\$ 660,000	\$ 550,000	5/21/25	\$ 137,500	\$ 179	\$1,113	10.30	5.5%	
S09		3501 San Andres NW	4	2004	\$ 597,500	\$ 577,500	10/9/25	\$ 144,375	\$ 155	\$1,090	11.04	5.2%	
S10		1302 Carlisle SE	4	1949	\$ 700,000	\$ 570,000	3/31/25	\$ 142,500	\$ 181	\$804	14.77	3.9%	
S11		908 Tijeras NW	4	1906	\$ 575,000	\$ 575,000	9/16/25	\$ 143,750	\$ 147	\$1,425	8.41	6.8%	
P05		1701 Kirby NE	4	1972	\$ 565,000	\$ 569,500	PENDING	\$ 142,375	\$ 170	\$978	12.13	4.7%	
S12		12712 Constitution NE	4	1971	\$ 564,900	\$ 550,000	11/10/25	\$ 137,500	\$ 180	\$1,048	10.93	5.2%	
P06		12509 Manitoba BE	4	1979	\$ 553,214		PENDING	\$ 144,375	\$ 196	\$1,088	11.06	5.2%	

Avg. Rent \$1,065

*imputed @ 5% vac, 40% exp

Subject Property	12404 Rosemont NE	4	1977	\$ 615,833		\$ 153,958	\$176	\$1,118	11.48	6.1%
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Average of Comparable SOLD applied to subject property

Average Rent for Sales =	\$1,065		
\$/unit	\$143,715	\$	574,861
\$/sf	\$ 168.93	\$	590,412
CAP (Actual)	5.1%	\$	729,968
GRM (Actual)	11.48	\$	585,147
Average=		\$	620,097

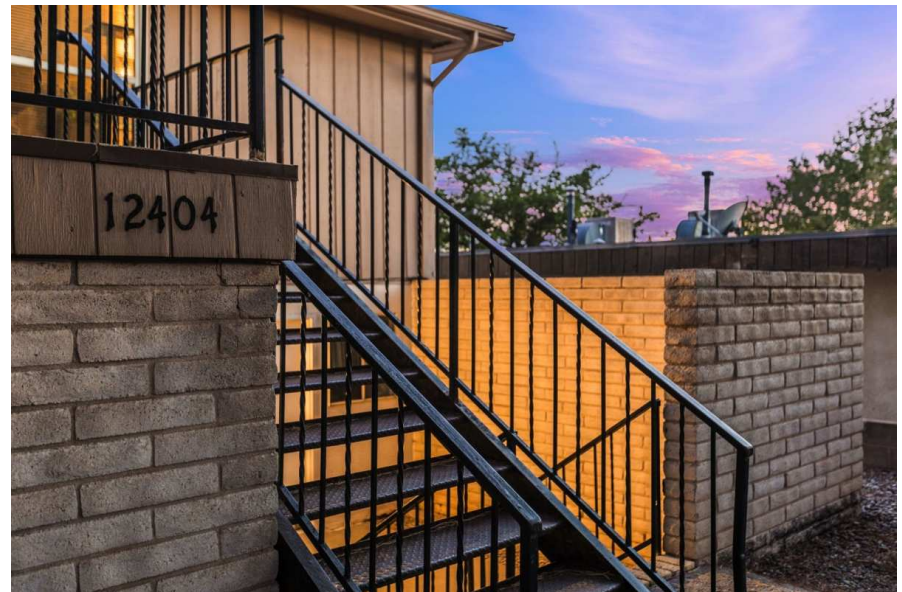
Location Aerial



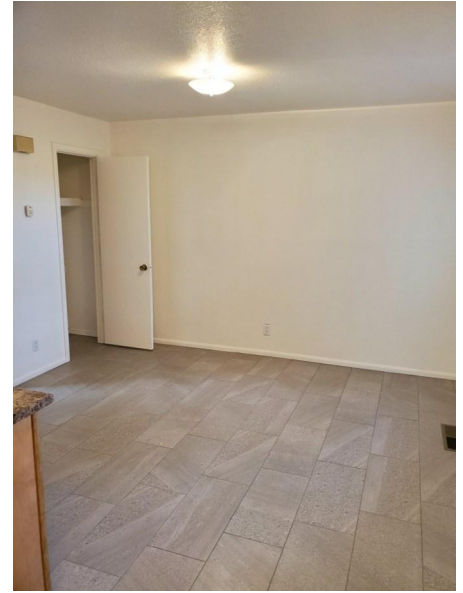
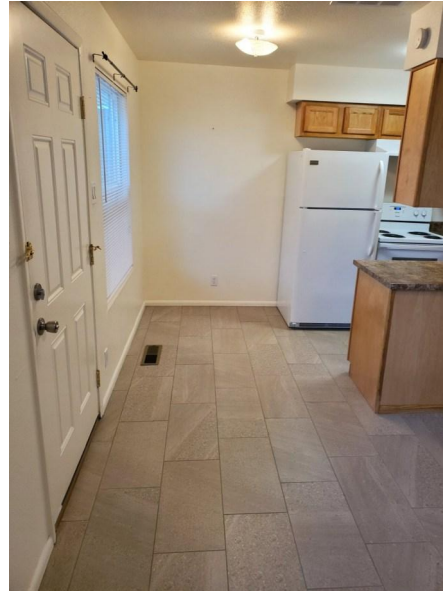
Location Aerial



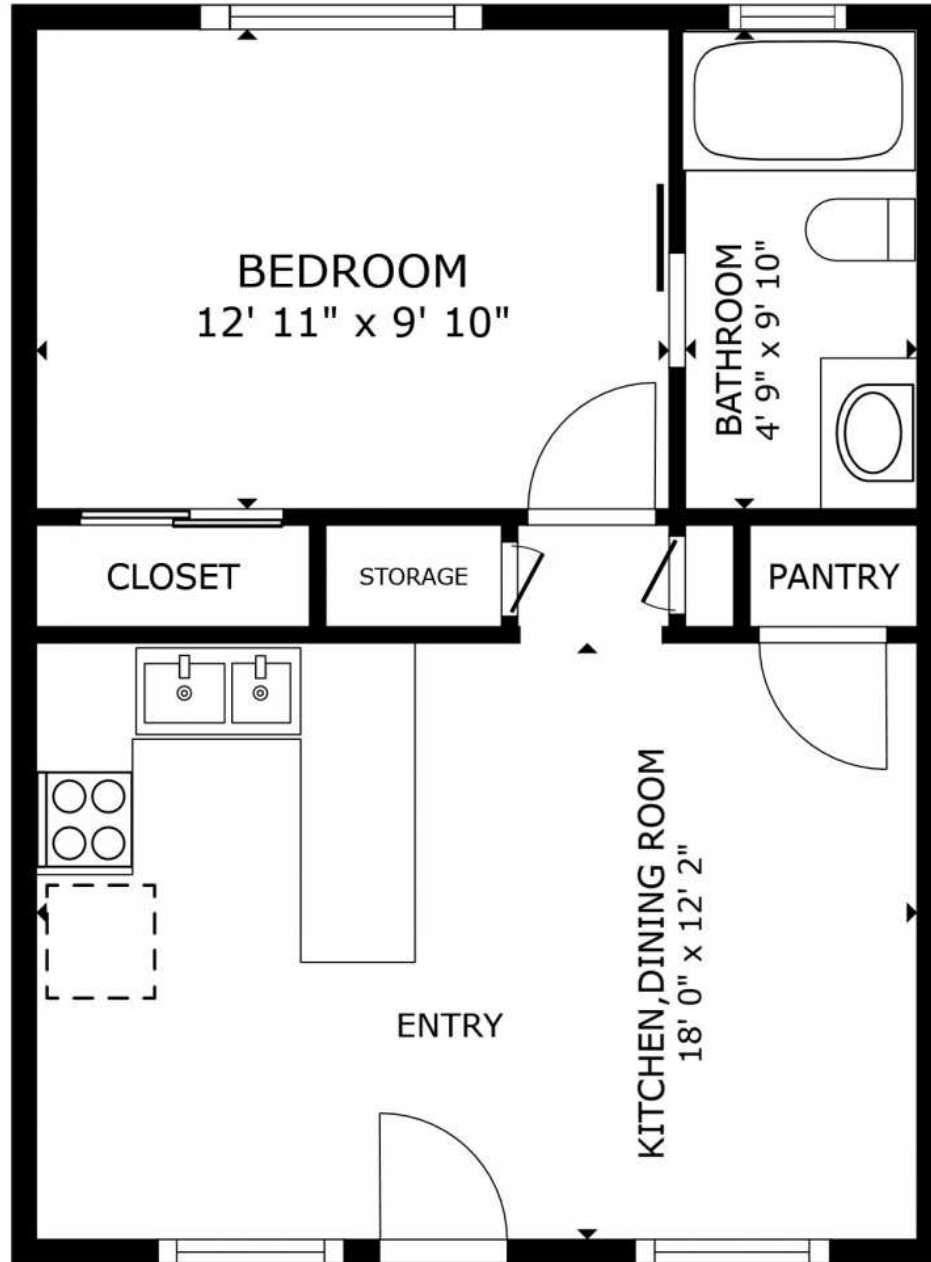
Property Photos



Property Photos - Interior (provided by owner)



Floorplans - Virtual Tour - Unit D



FLOOR PLAN



Virtual Tour: www.nmapartment.com/rosemont3d

Measurements are Approximate

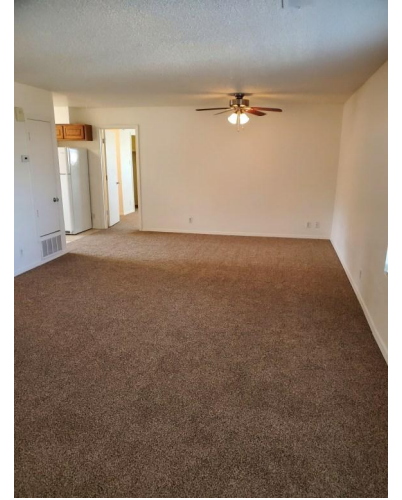
Interior Pics - Unit D



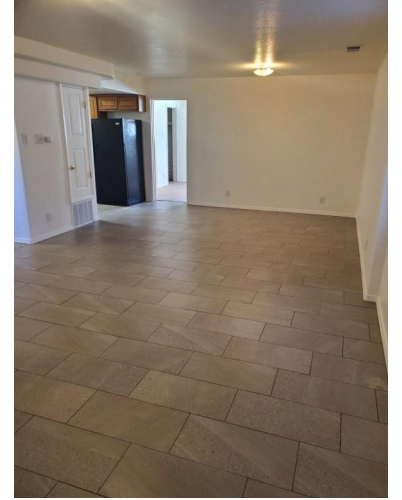
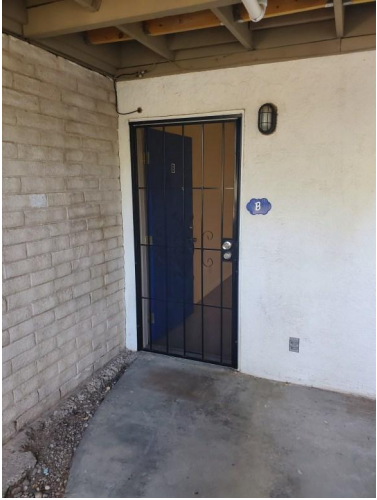
Interior Pics - Unit D



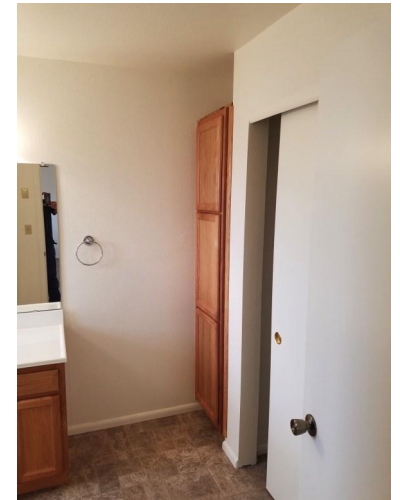
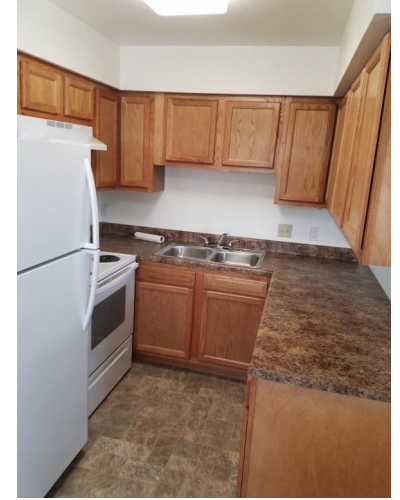
Interior Pics - Unit A



Interior Pics - Unit B



Interior Pics - Unit C



Survey

RETRACEMENT SURVEY OF

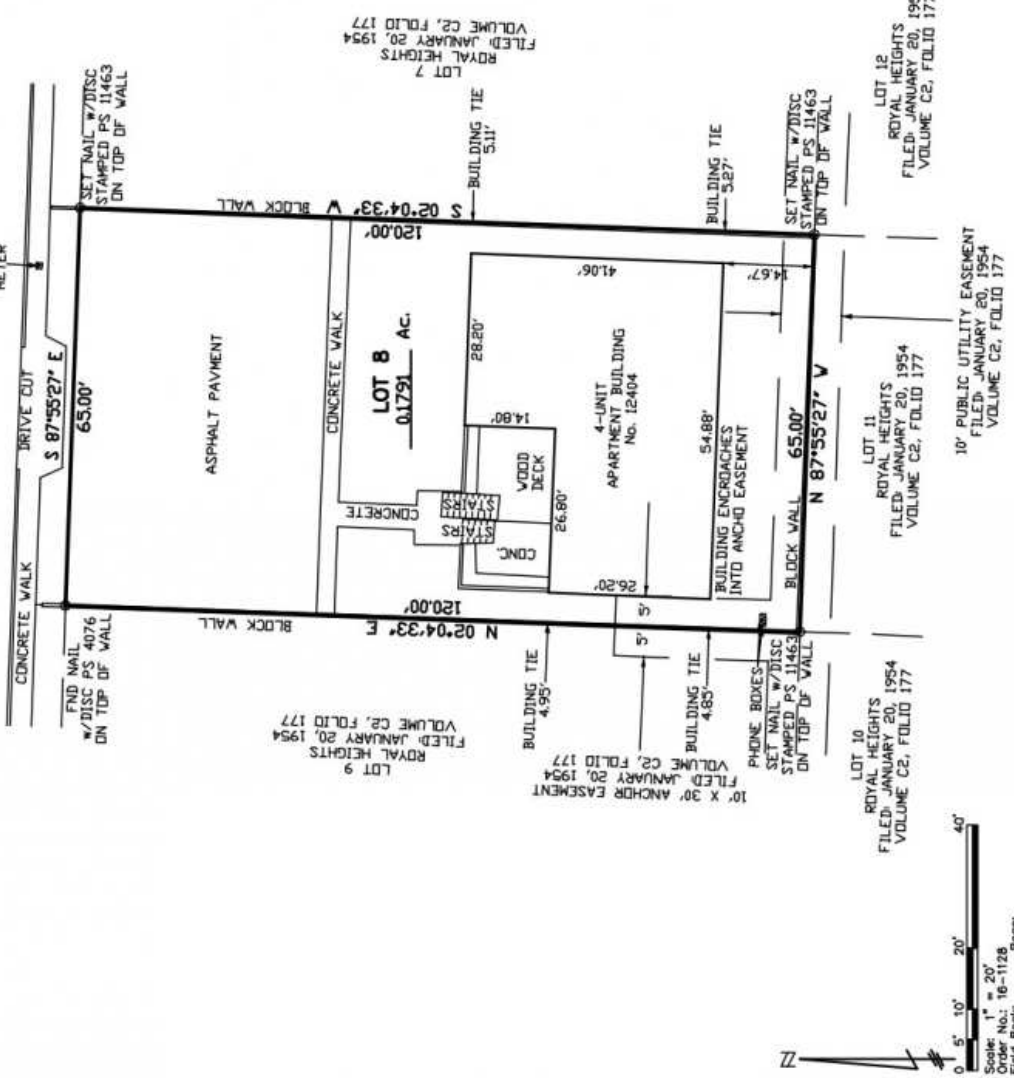
LEGAL DESCRIPTION:

LOT NUMBERED EIGHT (8) IN BLOCK NUMBERED EIGHT (8) OF ROYAL HEIGHTS, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 20, 1954, IN PLAT BOOK C2, PAGE 177

GENERAL NOTES:

- 1: OWNER OF RECORD PER STEWART, TITLE CO. TITLE BINDER DATED: NOVEMBER 3, 2016 IS JANE A. WELLS
- 2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY STEWART, TITLE CO. COMMITMENT No. 01147-34011
- 3: PLATS USED TO ESTABLISH BOUNDARY:
A: PLAT OF ROYAL HEIGHTS
FILED: JANUARY 20, 1954 IN BOOK C2, FOLD 177
- 4: FIELD WORK PERFORMED ON NOVEMBER, 2016

ROSEMONT AVENUE N. E.
50' R/W
(CE/177)



Scale: 1" = 20'
Folio No.: 16-1128
Page:
Ordered By:

SURVEYOR'S CERTIFICATE
State of New Mexico) S.S.
County of Bernalillo)

I, Anthony L. Harris, a Professional Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that I have surveyed the above described property and I am responsible for the said survey, and that the plat hereon drawn is a true and correct representation of the same as shown and established by the field notes and measurements taken thereon. I have also shown and established all easements shown on the plat of record; that there are no encroachments from the said property onto adjoining properties onto said property, unless shown hereon and that it shows the location of all permanent improvements pertinent to the said survey.

Given under my hand and seal at Albuquerque, New Mexico, this 22ND day of NOVEMBER, 2016.

Anthony L. Harris

Anthony L. Harris N.M.P.S.#11463 THE SURVEY OFFICE, LLC
3833 Lomas Boulevard N.E. ALBUQUERQUE, NEW MEXICO 87110
Telephone (505) 998-0303 • FAX (505) 998-0306



City of Albuquerque Property Report

Platted Parcel Address:	12404 ROSEMONT AV NE
Assessor Parcel Address:	12404 ROSEMONT AVE NE
Report Date:	1/11/2026



www.cabq.gov/gis

Bernalillo County Assessor Ownership Data [\(Click here for more information\)](#)

Owner Name:	HORIZON PROPERTYS LLC		
Owner Address:	PO BOX 51777 ALBUQUERQUE NM 87181-1777		
Uniform Property Code (UPC):	102205817817030917	Tax Year:	2024
		Tax District:	A1A
Legal Description:	LT 8 BLK 8 ROYAL HEIGHTS SUBDIVISION		
Property Class:	R	Document Number:	2016109483 112116 WD- ENT
		Acres:	0.1791

Albuquerque Planning and Zoning Data [Bernalillo County Planning and Zoning](#)

Jurisdiction:	ALBUQUERQUE	Zone Atlas Page:	J-22
IDO Zone District:	R-MH	IDO District Definition:	Multi-family High Density
Land Use:	01 Low-density Residential	Lot:	8
		Block:	8
		Subdivision:	ROYAL HEIGHTS

Neighborhood Associations [Office of Neighborhood Coordination](#)

City Recognized Neighborhood Associations:	N/A
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Services

Police Beat:	532	Area Command:	FOOTHILLS
Residential Trash Pickup and Recycling:	Monday		

City Council Districts

City Council District:	9 - Renée Grout	Councilor Email:	rgrou@cabq.gov
Policy Analyst:	Rachel Miller	Policy Analyst Email:	rrmiller@cabq.gov
		Policy Analyst Phone #:	505-768-3123

Other Legislative Districts

US Congressional District:	1 - Melanie Stansbury
County Commission District:	5 - Eric Olivas
NM House Of Representatives:	28 - Pamela Herndon
NM Senate:	20 - Martin Hickey

APS School Service Areas [Albuquerque Public Schools](#)

Elementary School:	CHELWOOD	Middle School:	JACKSON	High School:	MANZANO
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FEMA Flood Zone:	X	FEMA Flood Map Service Center
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Property Map



Walk Score
62

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score
27

Some Transit

A few nearby public transportation options.

Bike Score
67

Bikeable

Some bike infrastructure.

Reasons to invest in Albuquerque, NM

Albuquerque is home to three of the six F.A.A.N.G. tech companies:

f Facebook Data Center

A **amazon** Distribution center under construction—announced 1,000

A Apple

N **NETFLIX** announced \$1 Billion of new programming

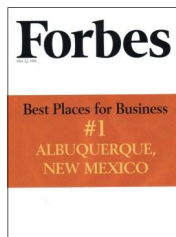
G Google

Due to Sandia and Los Alamos National (nuclear) Laboratories - New Mexico has more PhDs per capita than any other state.

#3rd place in United States for Film and TV

The city has made a major investment in its transportation corridor - along historic Route 66 the new A.R.T. or Albuquerque Rapid Transit has been installed - a \$130M investment and upgrade into this transit corridor. Did you know that apartment communities in the top 10% of walk, bike or transit scores achieve 25% higher rents?

Albuquerque offers over 300 days of sunshine, ski and golf in the same day, hundreds of miles of biking/hiking trails, more parks/open space per person and North America's largest bosque forest.



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**
- ☑ **3rd best city for rent growth**
All Property Management as reported in ABQ Journal—
- ☑ **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

Kiplinger Millionaires in America 2020: All 50 States Ranked | Slide 9 of 52
44. New Mexico



MILLIONAIRE HOUSEHOLDS: 40,450
TOTAL HOUSEHOLDS: 813,135
Concentration of Millionaires: 4.97%

RANK: 44 (+1 from last year)

MEDIAN INCOME FOR ALL HOUSEHOLDS: \$47,169

MEDIAN HOME VALUE: \$174,700

New Mexico is a land of stark contrasts when it comes to its millionaire population. Los Alamos, New Mexico – best known for the world-famous Los Alamos National Laboratory – seems like an unlikely place to find a lot of millionaires. **But at 13.2%, it has the second-highest concentration of millionaires per capita of any city in the U.S.**

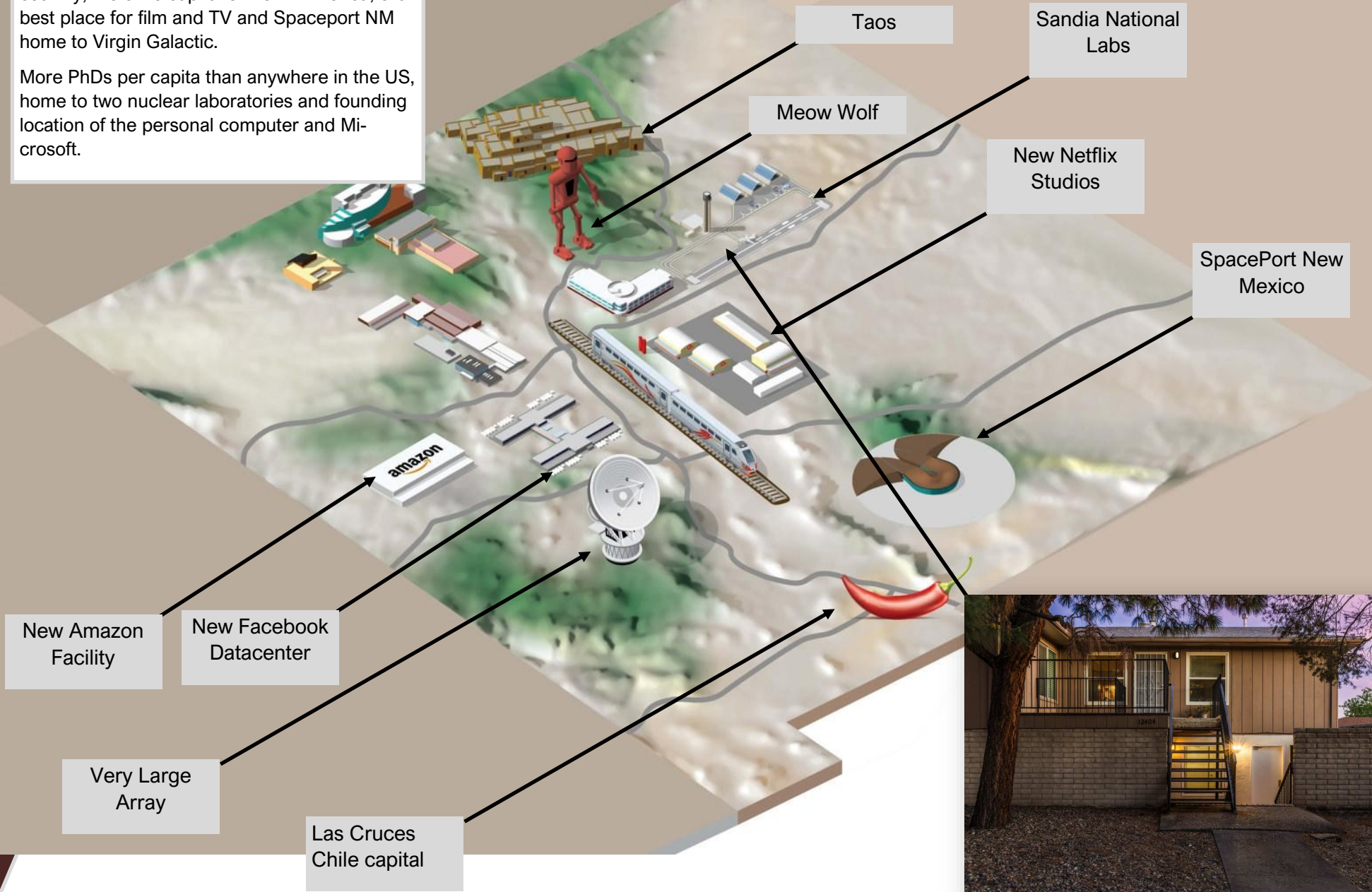
In addition to medicine, top-paying jobs are found in general internal medicine, engineering management and psychiatry.

Yet outside of Los Alamos, the state's concentration of millionaires puts it in the bottom 10 in the U.S. Fewer than 1 in 20 households claiming investable assets of \$1 million or more.

New Mexico is on the international map

New Mexico is home to the oldest Capitol in the country, the chile capital 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 37 years. In that time, I have listed/sold over 19,439 units totaling \$915.84M in over 1,009 transactions. I also teach investment sales analysis for the CCIM institute (28 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 everyone 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**

Is the Seller offering a credit for a buyer to self represent or paying a fee for a buyer's broker?

NM Apartment Advisors has created a mechanism, where you can email 24/7 to discover what compensation/[credit](#) a seller is offering by sending an

Email to compensation@nmapartment.com with the subject: [NMAA-2583004](#)

To receive a document confirming buyer's broker compensation and/or buyer's credit from the seller for this listing.

Further Information

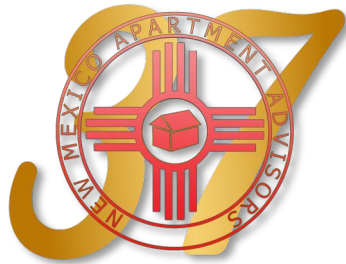
Do not walk property, or disturb tenants.

To register for access to confidential documents go to:

www.nmapartment.com/rose12404

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. If there is any information you need on the market, submarket, or the property,

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