

GRANTS 24-PLEX

1031, 1035 & 1039 High St | Grants, NM
OFFERING MEMORANDUM



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Exclusively Marketed By



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01

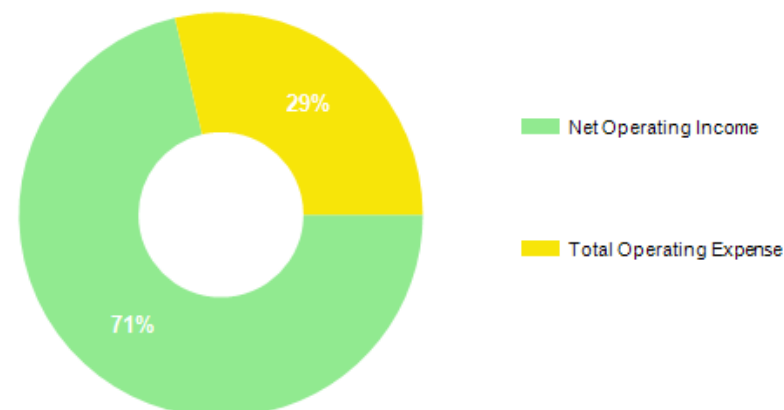
Financial Analysis

Income & Expense Analysis

GRANTS 24-PLEX

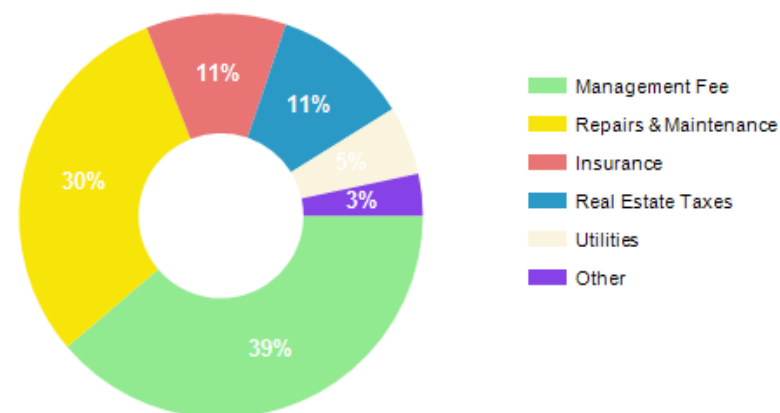
REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$217,920	\$217,920
Gross Potential Income	\$217,920	\$217,920
General Vacancy	-10.00%	
Effective Gross Income	\$196,128	\$217,920
Less Expenses	\$56,213 28.66%	\$56,215 25.79%
Net Operating Income	\$139,915	\$161,705



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$6,148	\$256	\$6,150	\$256
Insurance	\$6,300	\$263	\$6,300	\$263
Management Fee (10.00% of GSI)	\$21,792	\$908	\$21,792	\$908
Repairs & Maintenance	\$17,000	\$708	\$17,000	\$708
Landscaping	\$882	\$37	\$882	\$37
Utilities	\$3,091	\$129	\$3,091	\$129
Other Expenses	\$1,000	\$42	\$1,000	\$42
Total Operating Expense	\$56,213	\$2,342	\$56,215	\$2,342
% of EGI	28.66%		25.79%	

DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



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GRANTS 24-PLEX

Executive Summary

Investment Summary

02

OFFERING SUMMARY

ADDRESS	1031,1035 & 1039 High St Grants NM 87020
COUNTY	Cibola
LAND SF	32,422 SF
NUMBER OF UNITS	24
YEAR RENOVATED	2024

FINANCIAL SUMMARY

PRICE	\$1,350,000
PRICE PER UNIT	\$56,250
OCCUPANCY	90.00%
NOI (CURRENT)	\$139,915
NOI (Pro Forma)	\$161,705
CAP RATE (CURRENT)	10.36%
CAP RATE (Pro Forma)	11.98%
GRM (CURRENT)	6.19
GRM (Pro Forma)	6.19

Prime Location

- With convenient access to I-40, offering a strategic gateway to both Albuquerque and Arizona in just over an hour's drive. Unlock the potential for lucrative returns on investment with this well-positioned multi-family property at 1039, 1035 & 1031 High St. Located just off historic Santa Fe Avenue (Route 66 in Grants, NM), this well-maintained multi-unit complex offers a strong investment opportunity with both stability and upside potential. The property consists of three separate buildings, each housing eight units, for a total of 24 residences. The unit mix is primarily composed of 18 spacious two-bedroom one-bath layouts, complemented by a selection of 6 one-bedroom, one-bath units to accommodate a range of tenant needs. One of the 2 bedroom units is currently being used as an office and storage.
- Significant capital improvements have already been completed, providing immediate value and reducing future maintenance costs. All roofs have been replaced within the past five years using durable TPO roofing systems. Additionally, the property is equipped with newer swamp coolers and water heaters, enhancing overall efficiency and tenant comfort. The majority of units have been thoughtfully remodeled, featuring VCT flooring, fresh interior paint, updated kitchen cabinetry, and butcher block countertops. Ideally located near the revitalized Route 66 corridor, the property offers convenient access to local amenities, employment centers, and retail destinations. This prime location, combined with strong physical upgrades, positions the asset for consistent occupancy and dependable cash flow, making it an attractive opportunity for investors.
- One of the 2 bedrooms units is currently being used as an office and storeroom. It can eventually be converted back to a rental unit for more income or turned into a possible laundry room.



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03

Location

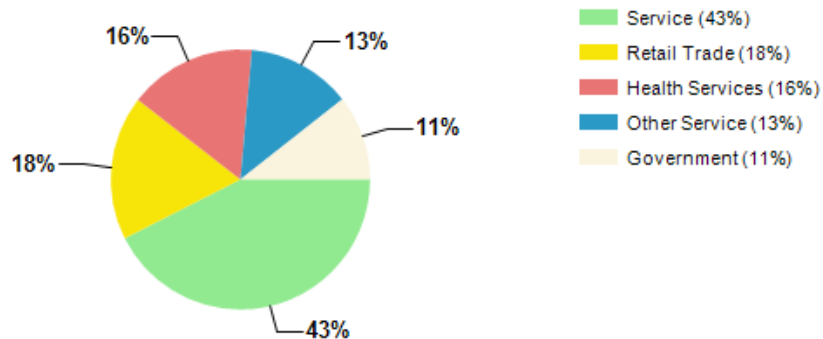
Location Summary
Local Business Map
Aerial View Map

GRANTS 24-PLEX

Grants NM

- Welcome to Grants, New Mexico- The place where opportunity meets adventure!
Grants is the county seat of Cibola County and a strategically positioned community along Interstate 40 and Historic Route 66, roughly 78 miles west of Albuquerque. It's a place where logistics are simple, access is direct, and the fundamentals tend to reward investors who value steady demand over hype.
Grants offer a unique blend of small-town charm and big potential. With a rich mining history, scenic landscapes, and close proximity to national parks, Grants is the perfect balance of work and play.
- When you look at a rental market, you're really looking at people who need to live near where they work, services, and daily life are anchored. In Grants, those anchors are clear: health care, public administration, and education are among the most common employment sectors for residents. And with Grants serving as a regional hub for surrounding communities, housing demand often shows up as a practical need- workforce renters, public-sector employees, and service-based households who want convenience, affordability, and a stable place to land.

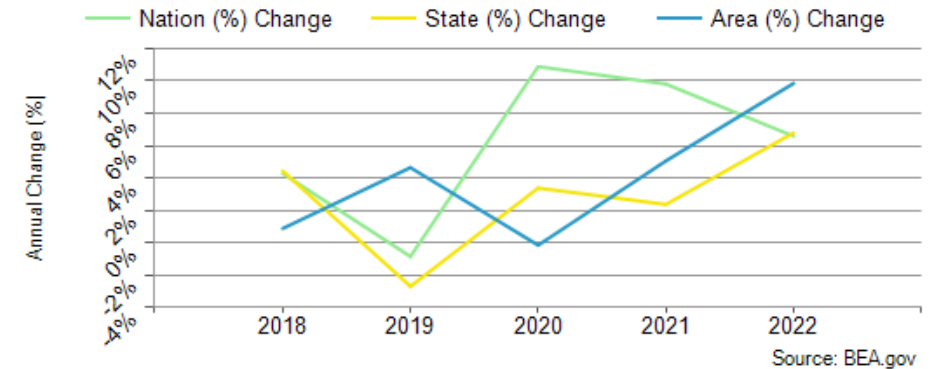
Major Industries by Employee Count

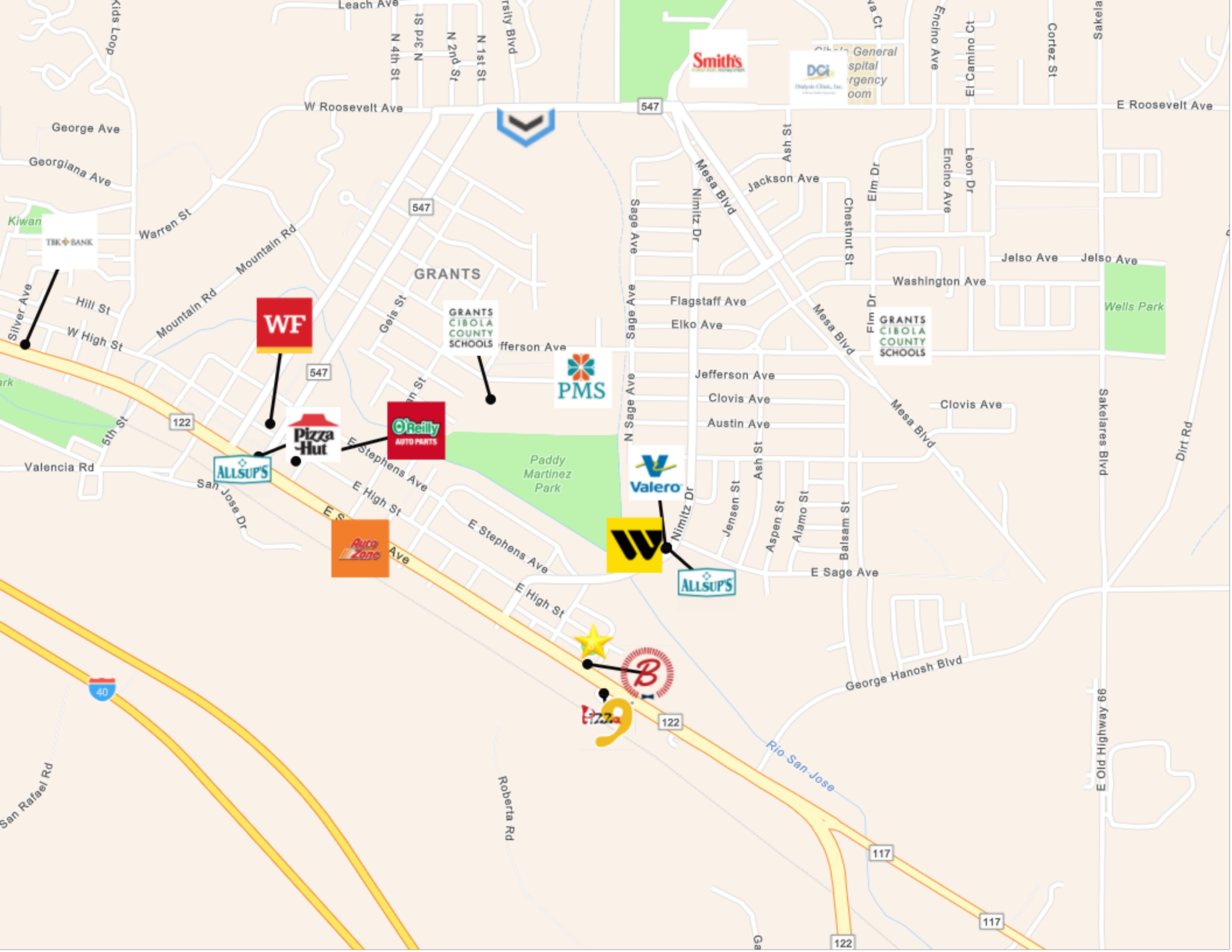


Largest Employers

McKinley County Schools	1,000
Grants-Cibola County Schools	800
McKinley County Government	500
City of Grants	300
McKinley County Sheriff's Office	200
McKinley County Detention Center	150
McKinley County Health Department	100
McKinley County Public Works Department	50

Cibola County GDP Trend







GRANTS 24-PLEX

04

Property Description

Property Features

Floor Plan- 2 Bedroom

Floorplan - 1 Bedroom

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	24
LAND SF	32,422
YEAR RENOVATED	2024
# OF PARCELS	3
BUILDING CLASS	C
TOPOGRAPHY	Level
LOCATION CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	3
POOL / JACUZZI	No
FIRE PLACE IN UNIT	No

FEES & DEPOSITS

APPLICATION FEE	None
SECURITY DEPOSIT	equal to rent
PET FEE	don't allow

MECHANICAL

HVAC	Electric Heat/Evap cooler
FIRE SPRINKLERS	No

UTILITIES

WATER	City
TRASH	City
ELECTRIC	PNM
INDIVIDUAL ELECTRIC METERS	Yes

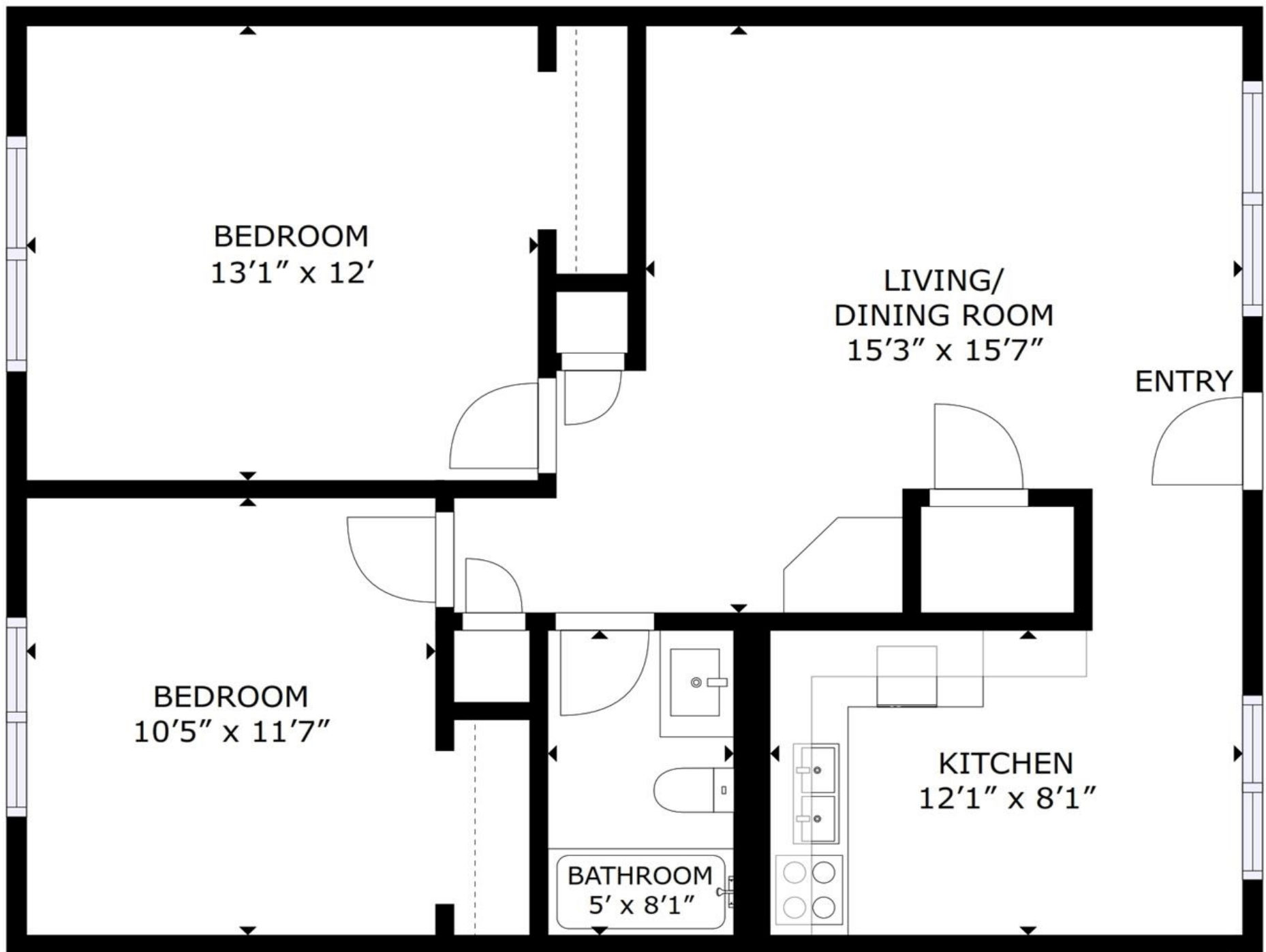
CONSTRUCTION

FOUNDATION	Slab
FRAMING	Frame
EXTERIOR	Stucco
ROOF	TPO
LANDSCAPING	Xeriscaping



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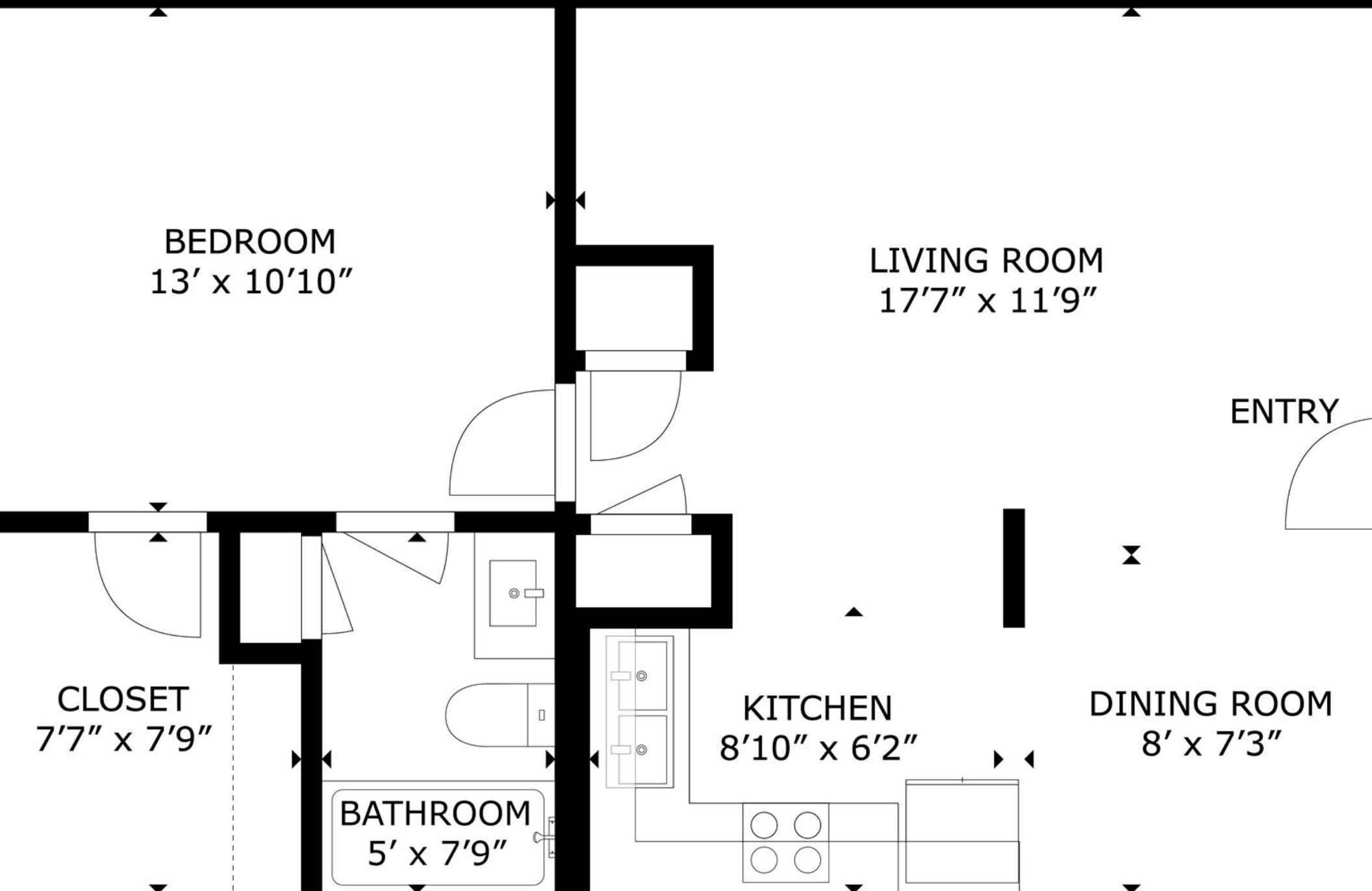


1031 E High St, Unit #2, Grants, NM, 87020

FLOOR 1: 750 sq ft

TOTAL LIVEABLE AREA (BASED ON INTERIOR DIMENSIONS): 750 sq ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.



1035 E High St, Unit #8, Grants, NM, 87020

FLOOR 1: 586 sq ft

TOTAL LIVEABLE AREA (BASED ON INTERIOR DIMENSIONS): 586 sq ft

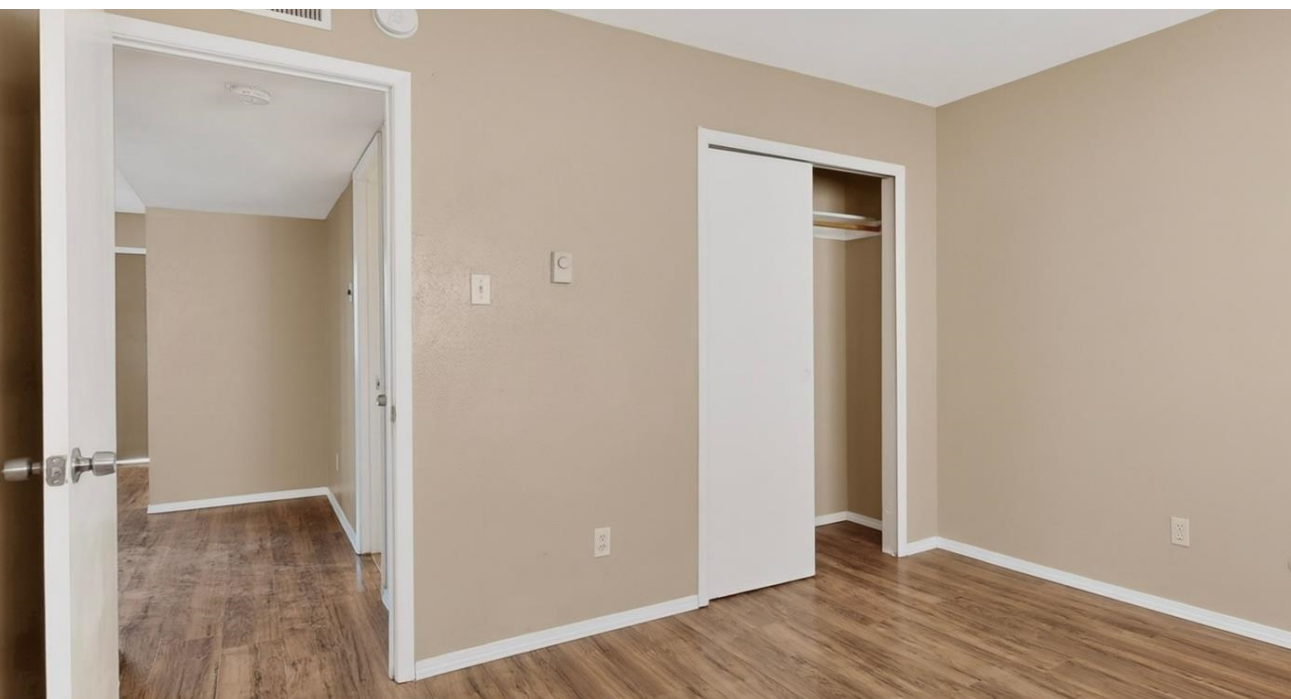
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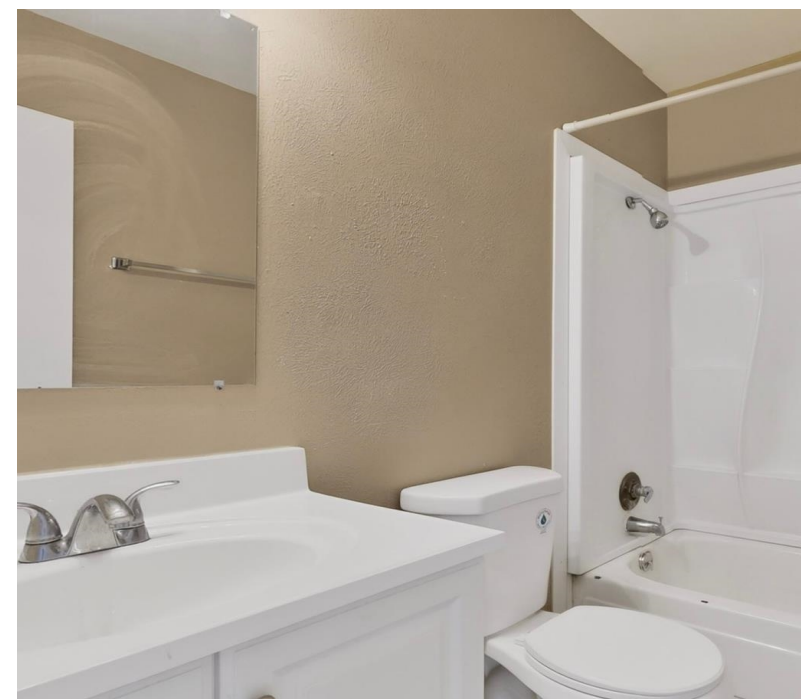
2 Bedroom Unit



Living Room



Bedroom



Bath



1 Bedroom Unit



Kitchen



Bedroom



Bath



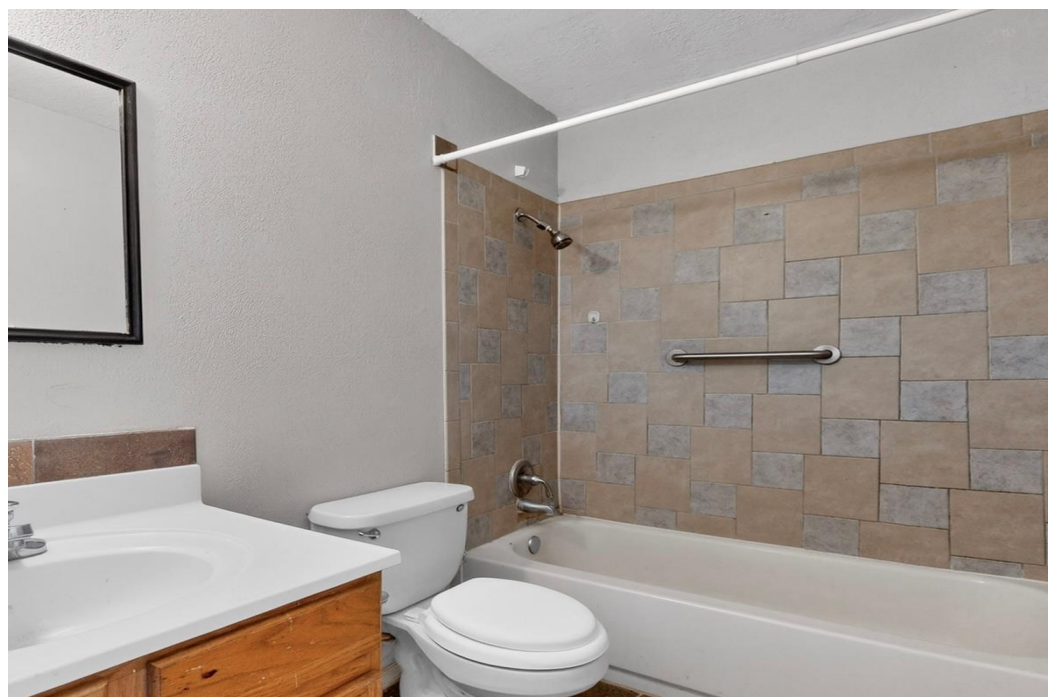
1 Bedroom Unit



Kitchen



Bedroom



Bath

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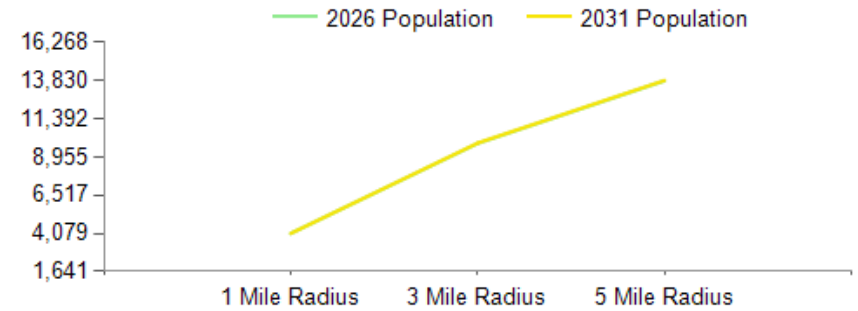
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Demographics

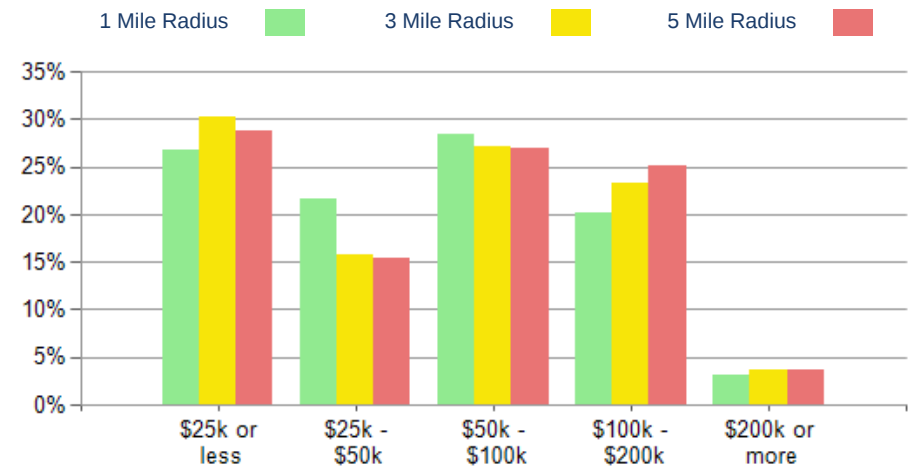
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,253	9,544	13,021
2010 Population	4,172	9,984	14,563
2026 Population	4,079	9,815	13,810
2031 Population	4,079	9,840	13,830
2026 African American	54	177	270
2026 American Indian	868	2,070	2,655
2026 Asian	90	208	224
2026 Hispanic	2,219	5,093	7,167
2026 Other Race	778	1,688	2,347
2026 White	1,569	3,748	5,594
2026 Multiracial	715	1,918	2,710
2026-2031: Population: Growth Rate	0.00%	0.25%	0.15%

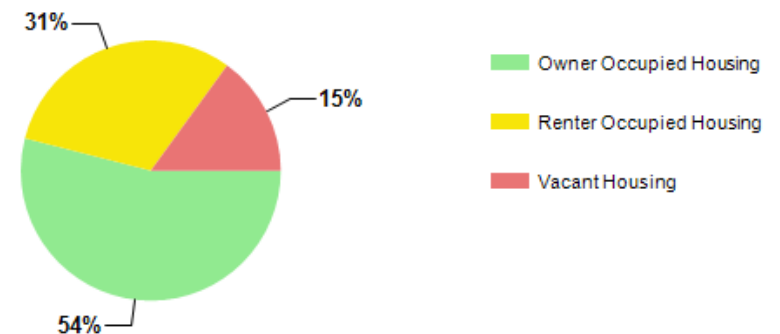
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	226	709	838
\$15,000-\$24,999	180	345	471
\$25,000-\$34,999	93	182	230
\$35,000-\$49,999	235	365	472
\$50,000-\$74,999	218	409	564
\$75,000-\$99,999	214	533	659
\$100,000-\$149,999	210	580	900
\$150,000-\$199,999	96	230	240
\$200,000 or greater	46	126	169
Median HH Income	\$52,461	\$58,080	\$61,806
Average HH Income	\$69,374	\$73,408	\$75,063



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

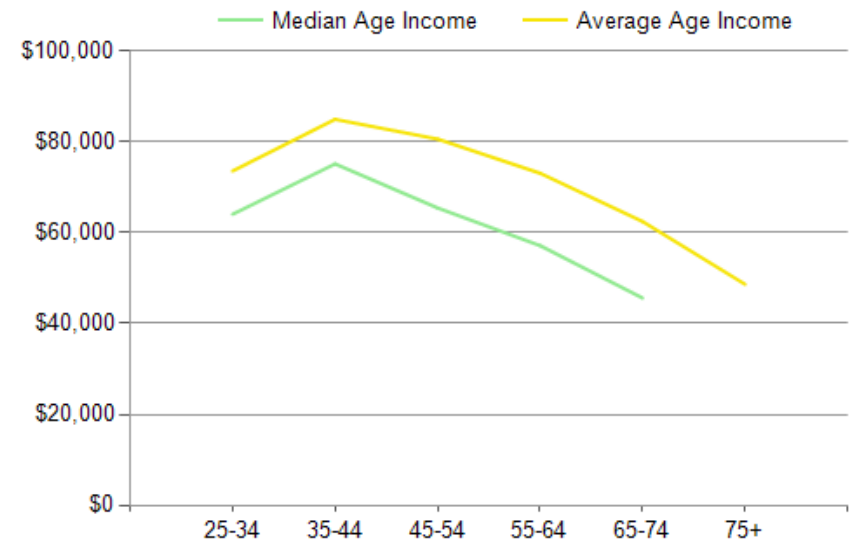
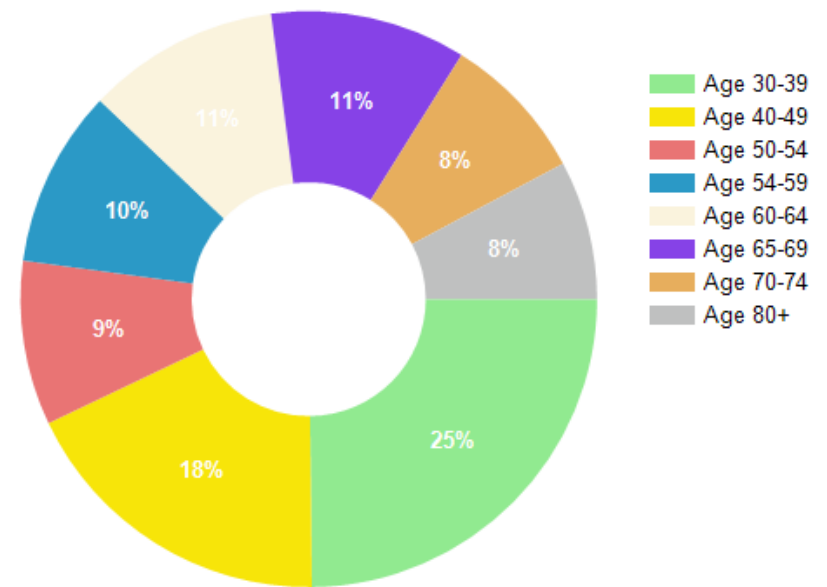


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	276	723	1,067
2026 Population Age 35-39	262	693	1,018
2026 Population Age 40-44	208	569	854
2026 Population Age 45-49	184	529	785
2026 Population Age 50-54	200	537	740
2026 Population Age 55-59	216	532	737
2026 Population Age 60-64	234	556	843
2026 Population Age 65-69	238	560	823
2026 Population Age 70-74	180	455	659
2026 Population Age 75-79	169	370	507
2026 Population Age 80-84	104	215	304
2026 Population Age 85+	79	183	245
2026 Population Age 18+	2,982	7,458	10,799
2026 Median Age	36	37	38
2031 Median Age	36	38	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,078	\$69,038	\$73,572
Average Household Income 25-34	\$73,597	\$73,703	\$77,307
Median Household Income 35-44	\$75,178	\$77,958	\$79,233
Average Household Income 35-44	\$84,986	\$87,215	\$89,334
Median Household Income 45-54	\$65,473	\$77,430	\$79,018
Average Household Income 45-54	\$80,644	\$89,398	\$90,170
Median Household Income 55-64	\$57,178	\$61,321	\$64,097
Average Household Income 55-64	\$73,123	\$75,402	\$77,337
Median Household Income 65-74	\$45,624	\$49,525	\$51,335
Average Household Income 65-74	\$62,487	\$69,622	\$69,974
Average Household Income 75+	\$48,662	\$53,229	\$54,681

Population By Age



Grants 24-Plex

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