

1276 WASHINGTON AVE

1276 Washington Ave | Grants, NM

OFFERING MEMORANDUM



Richard Hanna, CCIM
Hanna Commercial, LLC
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158

Amy Monarch
Hanna Commercial, LLC
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53082



1276 Washington Ave

CONTENTS

- 01 Financial Analysis**
Income & Expense Analysis
- 02 Executive Summary**
Investment Summary
- 03 Rent Roll**
Rent Roll
- 04 Location**
Location Summary
Local Business Map
Aerial View Map
- 05 Property Description**
Property Features
Property Images
- 06 Demographics**
General Demographics

Exclusively Marketed By



Richard Hanna, CCIM

Hanna Commercial, LLC
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158



Amy Monarch

Hanna Commercial LLC
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057



Brokerage License No.: 9158

1276 WASHINGTON AVE

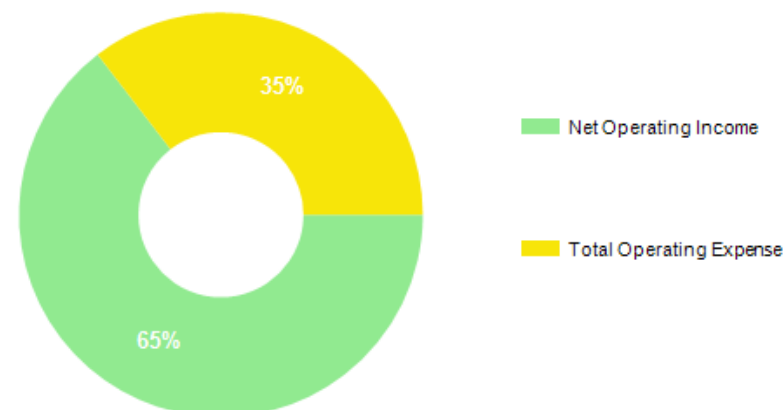
01

Financial Analysis

Income & Expense Analysis

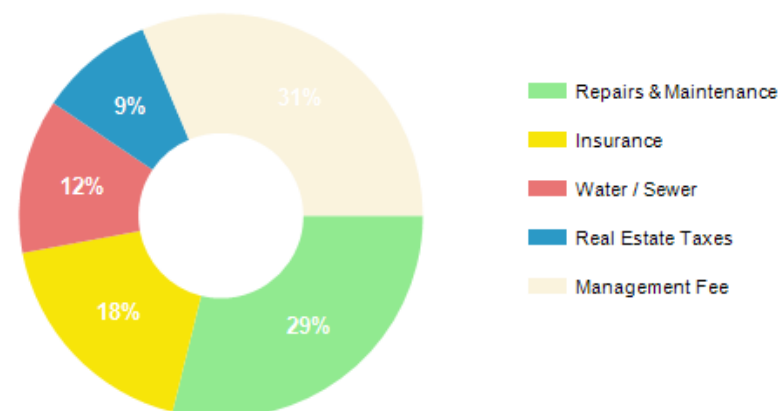
REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$36,000	\$38,400
Gross Potential Income	\$36,000	\$38,400
General Vacancy	-5.00%	-5.00%
Effective Gross Income	\$34,200	\$36,480
Less Expenses	\$12,124 35.45%	\$8,324 22.81%
Net Operating Income	\$22,076	\$28,156



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$1,120	\$280	\$1,120	\$280
Insurance	\$2,204	\$551	\$2,204	\$551
Management Fee	\$3,800	\$950		
Repairs & Maintenance	\$3,500	\$875	\$3,500	\$875
Water / Sewer	\$1,500	\$375	\$1,500	\$375
Total Operating Expense	\$12,124	\$3,031	\$8,324	\$2,081
Expense / SF	\$4.66		\$3.20	
% of EGI	35.45%		22.81%	

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.



Richard Hanna, CCIM
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158

Amy Monarch
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057



02

Executive Summary

Investment Summary

1276 WASHINGTON AVE

OFFERING SUMMARY

ADDRESS	1276 Washington Ave Grants NM 87020
COUNTY	Cibola
BUILDING SF	2,600 SF
LAND ACRES	.17
NUMBER OF UNITS	4
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$270,000
PRICE PSF	\$103.85
PRICE PER UNIT	\$67,500
OCCUPANCY	95.00%
NOI (CURRENT)	\$22,076
NOI (Pro Forma)	\$28,156
CAP RATE (CURRENT)	8.18%
CAP RATE (Pro Forma)	9.02%
GRM (CURRENT)	7.50
GRM (Pro Forma)	7.03

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	5,435	10,031	12,939
2026 Median HH Income	\$65,370	\$55,969	\$61,640
2026 Average HH Income	\$78,162	\$72,944	\$74,977



Richard Hanna, CCIM
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158

Amy Monarch
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057



- Discover the potential for high returns at 1276 Washington, a charming two-story multi-family property nestled in the vibrant northwest part of town, just a stone's throw away from I-40. Each of the well-appointed suites boasts 650 square feet of living space, featuring a cozy living room, two inviting bedrooms, a sleek bathroom, and two additional closets for ample storage. The spacious kitchens are perfect for whipping up culinary delights, making these suites a desirable choice for tenants seeking comfort and convenience.
- Step into a world of opportunity at 1276 Washington, where the promise of a lucrative investment awaits. This meticulously maintained building received a fresh coat of exterior paint in 2023, enhancing its curb appeal and ensuring a lasting first impression. With its prime location and updated aesthetics, this property is primed to attract discerning buyers looking to capitalize on the thriving rental market in the area.
- Unleash the potential for exceptional ROI at 1276 Washington, where every detail has been thoughtfully designed to maximize profitability. The layout of each suite is optimized for functionality and comfort, offering tenants a cozy retreat to call home. The strategic placement of the property near I-40 ensures easy access to major transportation routes, making it a convenient choice for tenants commuting to work or exploring the city.



Richard Hanna, CCIM
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158

Amy Monarch
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057

1276 WASHINGTON AVE

03

Rent Roll

Rent Roll

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent
A	2 bd + 1 ba	650	\$1.15	\$750.00	\$800.00
B	2 bd + 1 ba	650	\$1.23	\$800.00	\$800.00
C	2 bd + 1 ba	650	\$1.08	\$700.00	\$800.00
D	2 bd + 1 ba	650			\$800.00
Totals / Averages		2,600	\$1.15	\$2,250.00	\$3,200.00



Richard Hanna, CCIM
 Qualifying Broker
 (505) 332-0522
 rhanna@richardhanna.com
 9158

Amy Monarch
 Associate Broker
 (505) 332-0522
 Amy@RichardHanna.com
 53057

1276 WASHINGTON AVE

04

Location

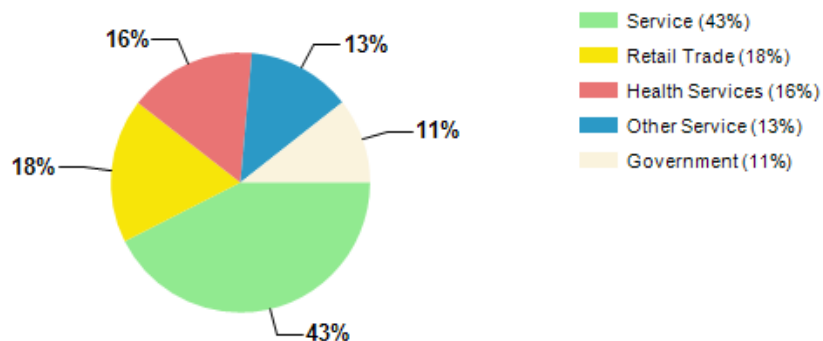
Location Summary
Local Business Map
Aerial View Map

Grants, New Mexico- Your Gateway to Opportunity

- 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.
- 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.

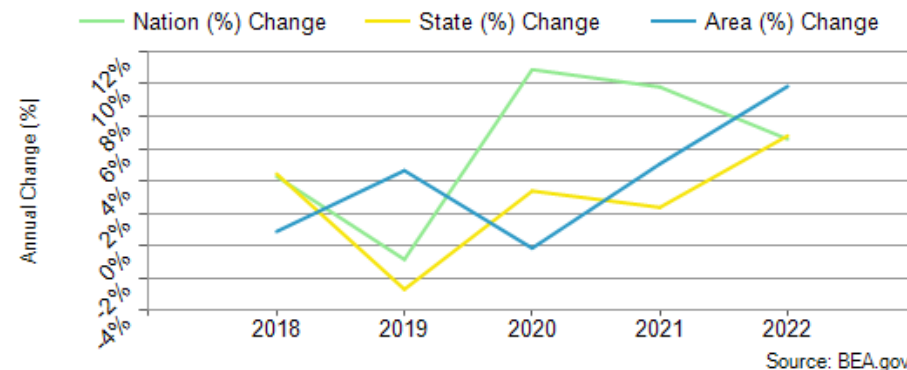
Major Industries by Employee Count

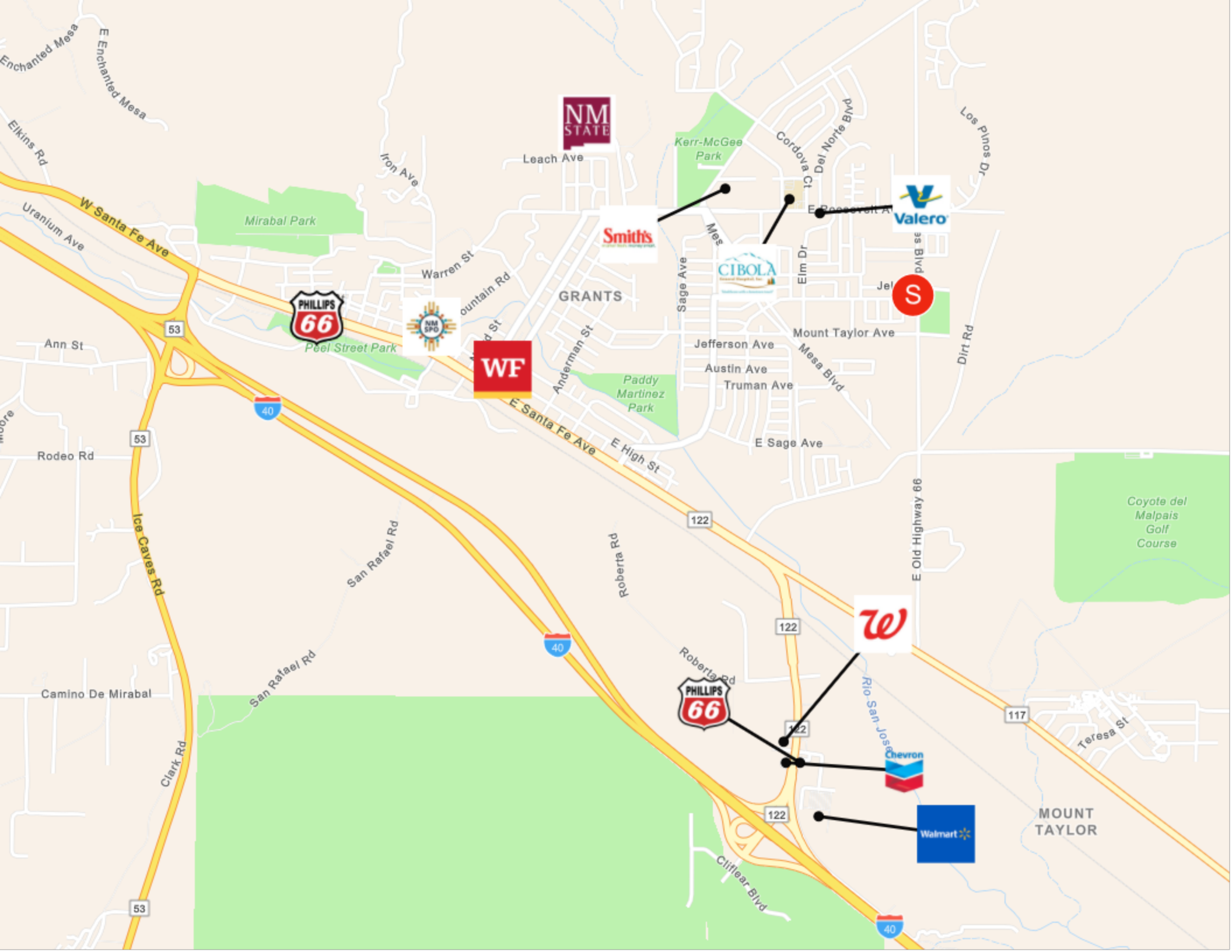


Largest Employers

Russell Cellular - Authorized Verizon Dealer	2,600
Walmart	
Blake's Lotaburger	
Ed Corley Ford	
Sonic Drive-In	
Diamond M Well Service	
Delta Tire	
El Cafecito	

Cibola County GDP Trend





COLORADO

● FARMINGTON

● SANTA FE

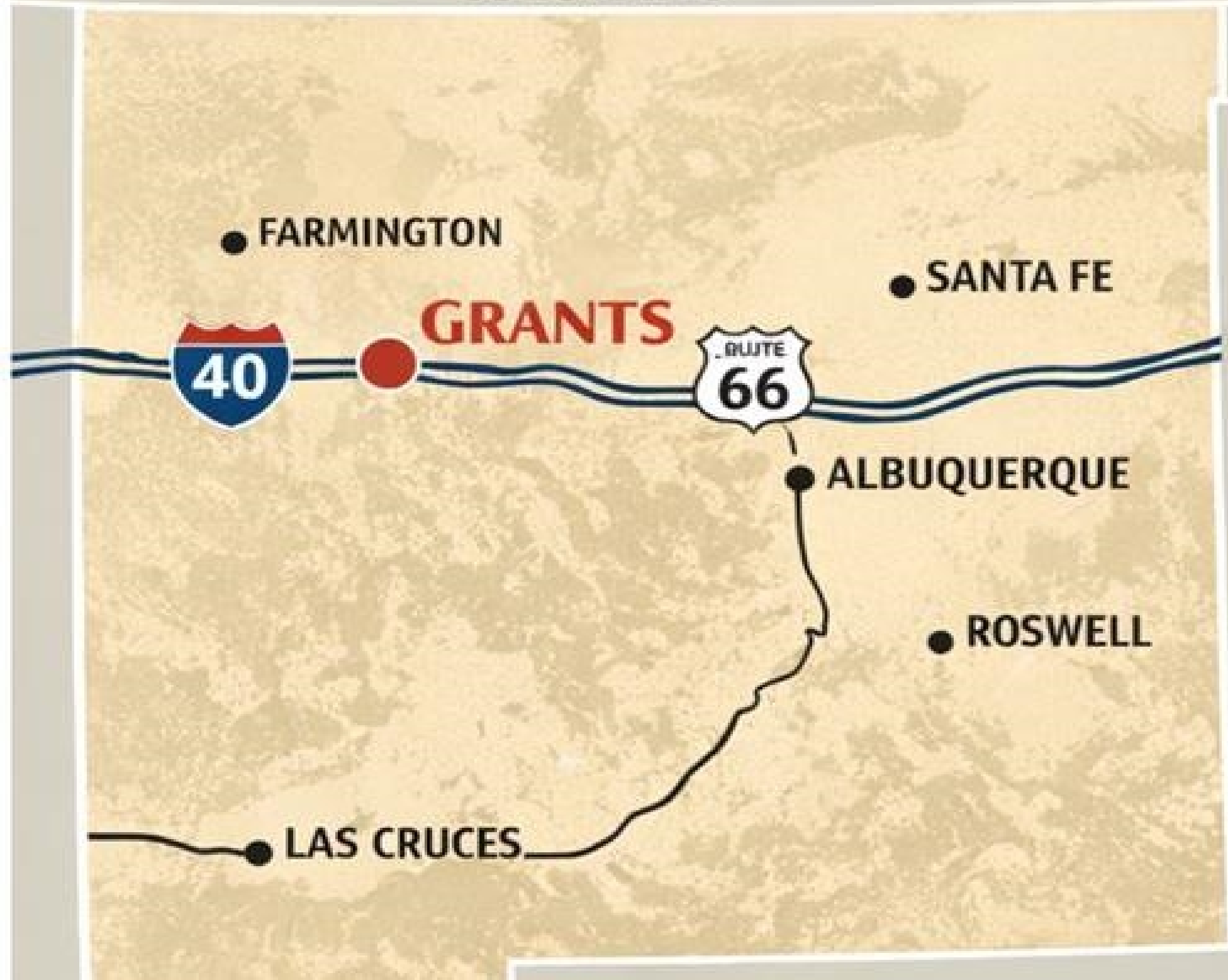
GRANTS



● ALBUQUERQUE

● ROSWELL

● LAS CRUCES



1276 WASHINGTON AVE

05

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	2,600
LAND ACRES	.17
# OF PARCELS	1
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

FEES & DEPOSITS

SECURITY DEPOSIT	Equal to first month rent
PET FEE	25 per month

MECHANICAL

HVAC	Evaporative
------	-------------

UTILITIES

WATER	Landlord
TRASH	Landlord
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

FOUNDATION	Cement
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Tar & Gravel
STYLE	Flat
LANDSCAPING	Xeriscaping



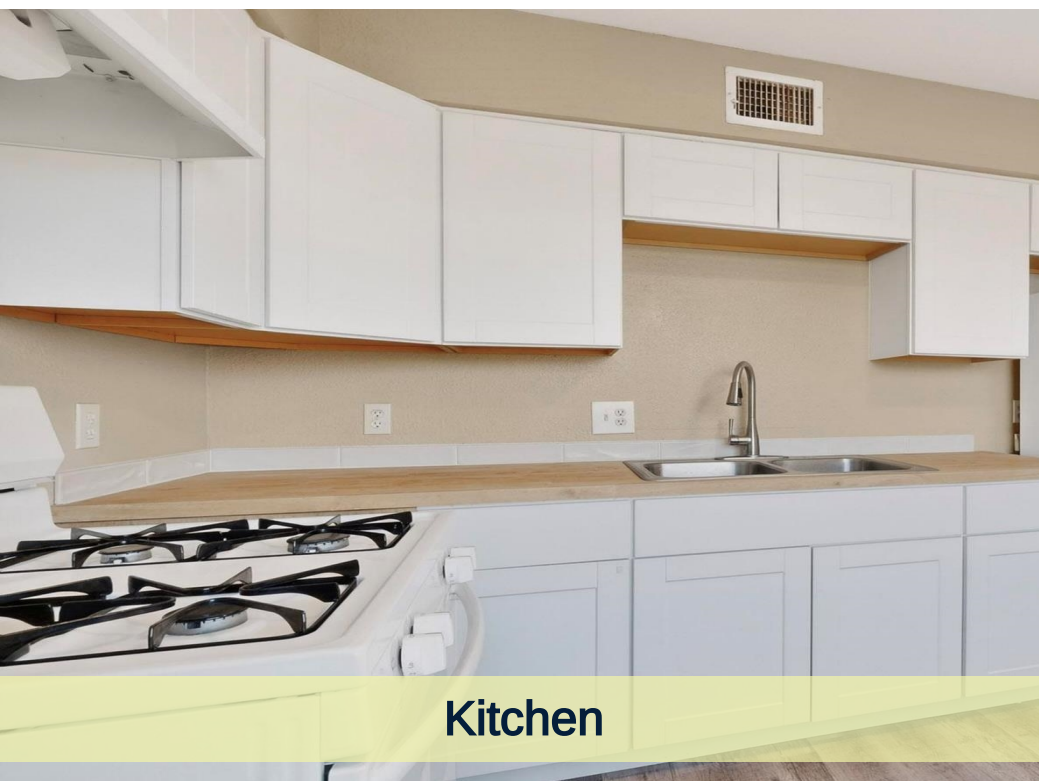
Front of Building



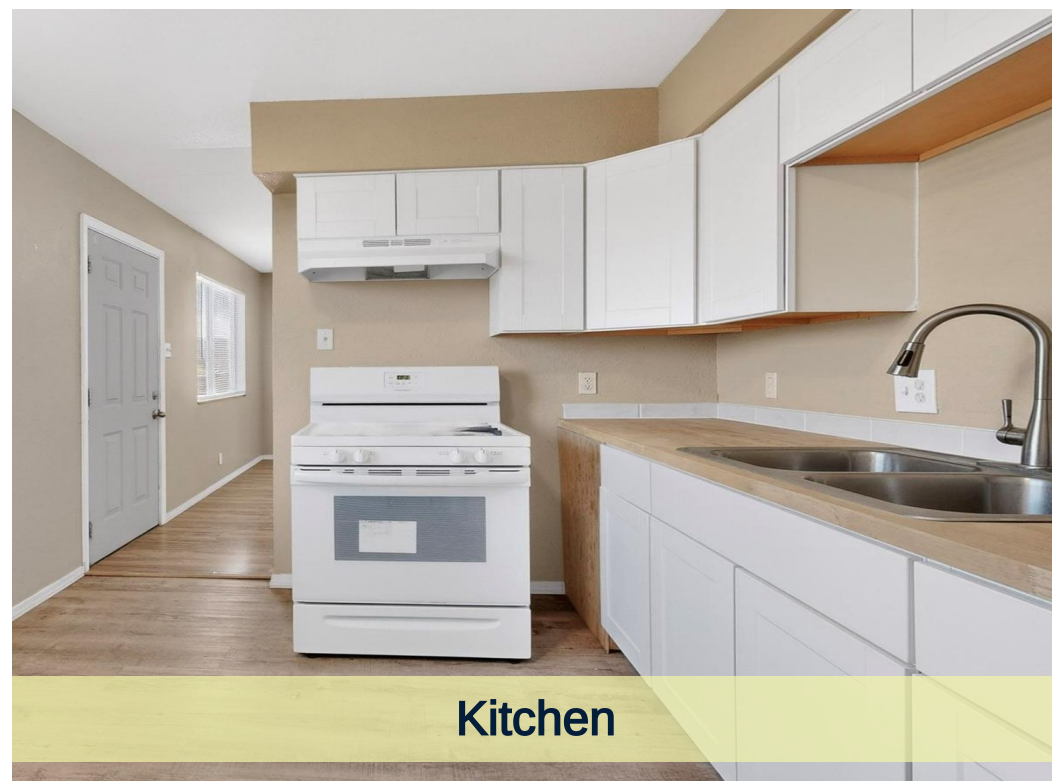
Front Door Living Room



Living Room



Kitchen



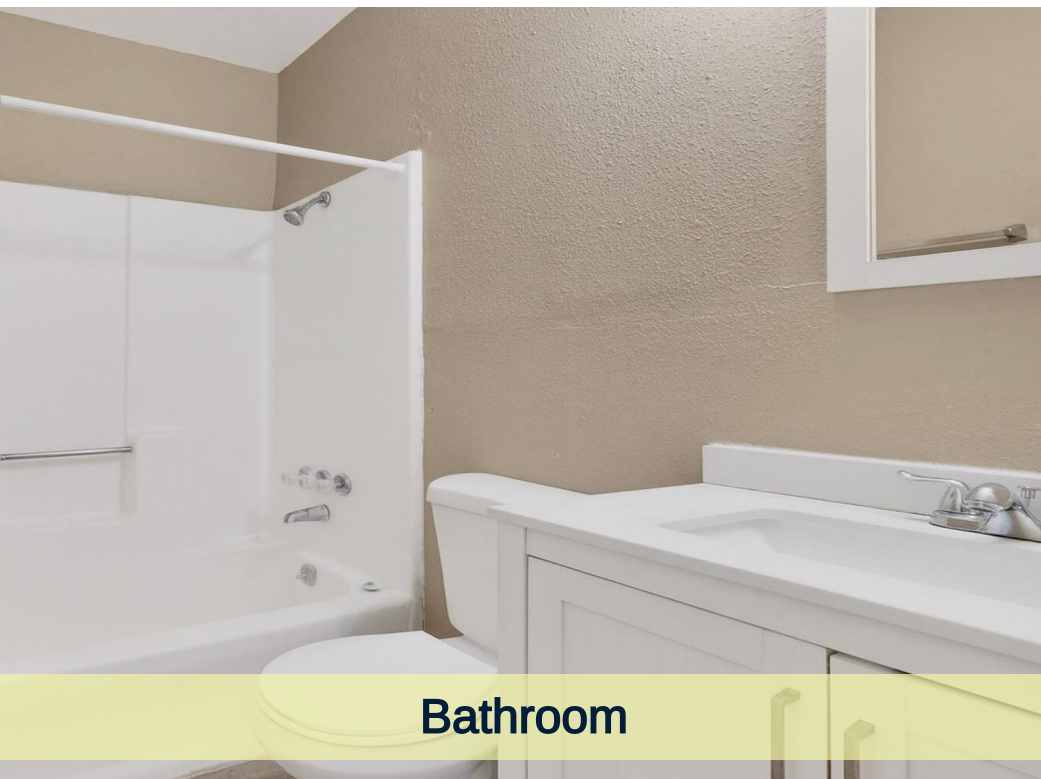
Kitchen



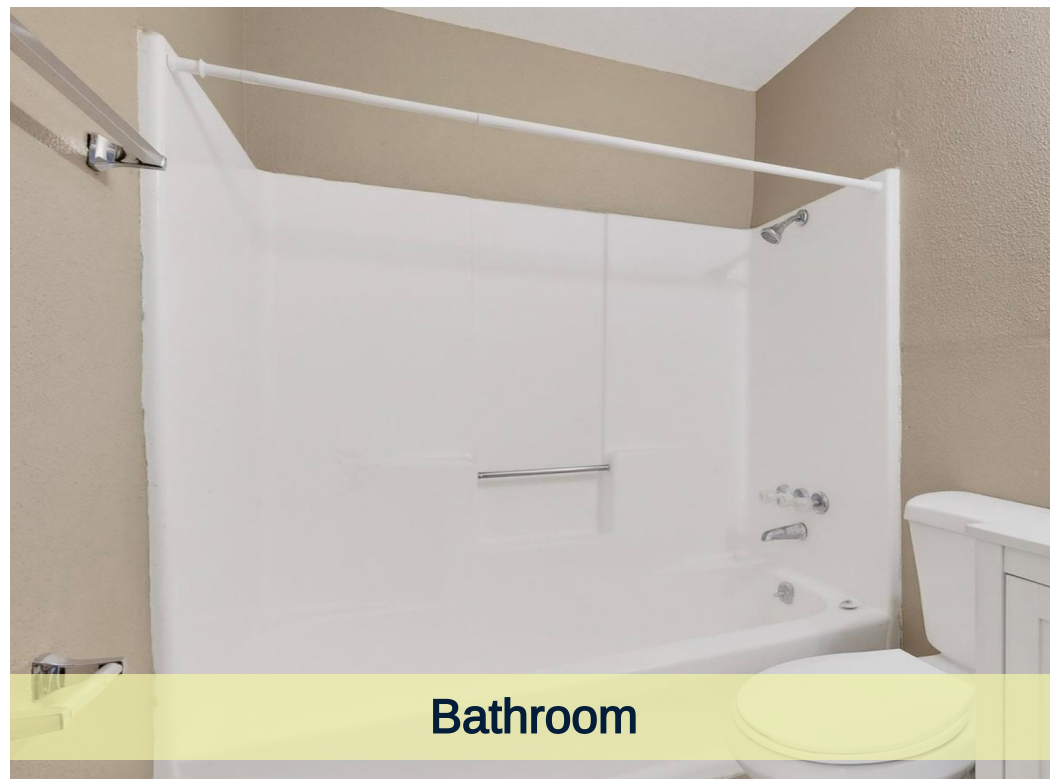
Bedroom 1



Bedroom 2



Bathroom



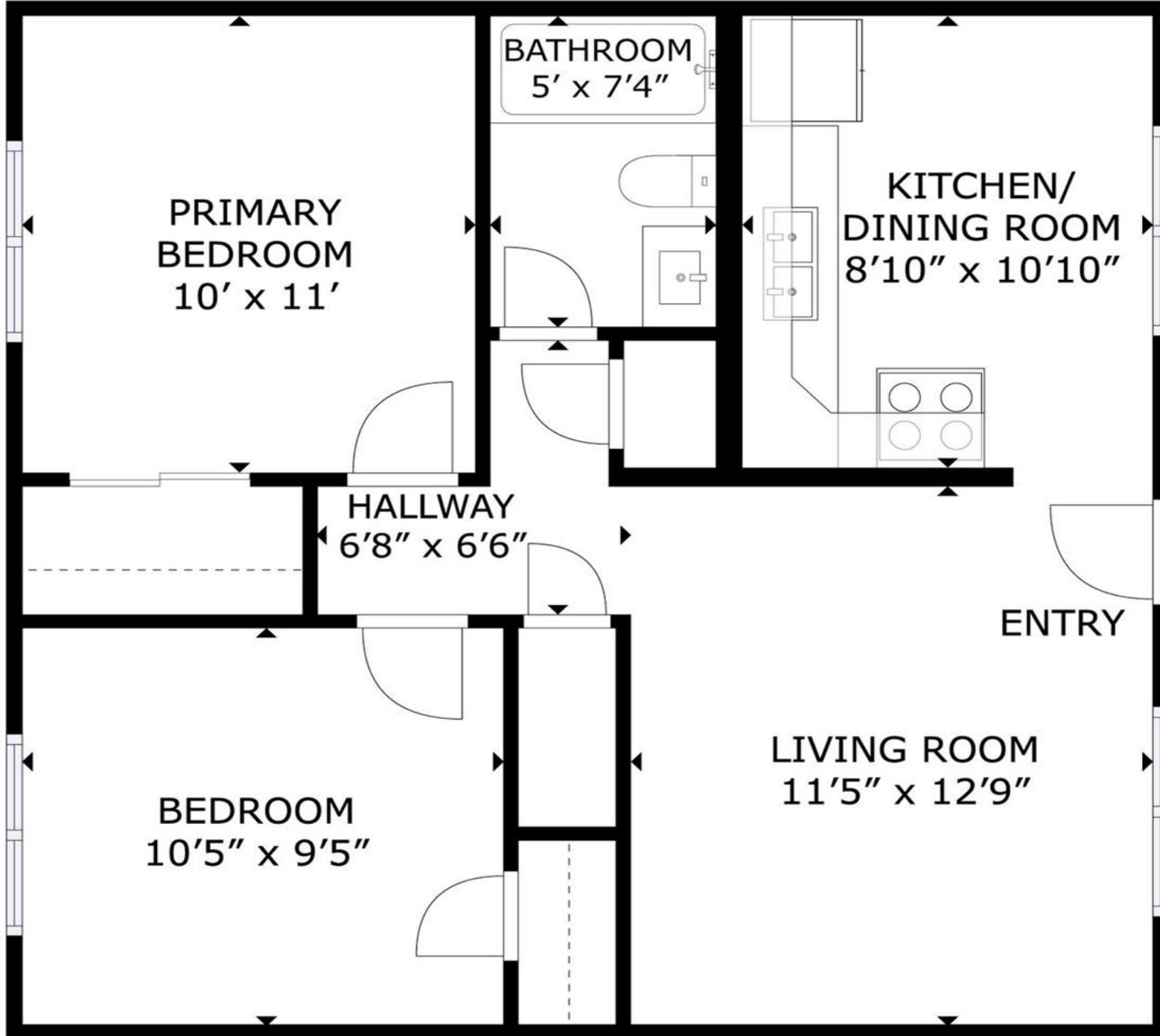
Bathroom



Back of Building



Parking Lot



1276 Washington Avenue, Unit D, Grants, NM, 87020

Floorplan

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 649 sq ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.

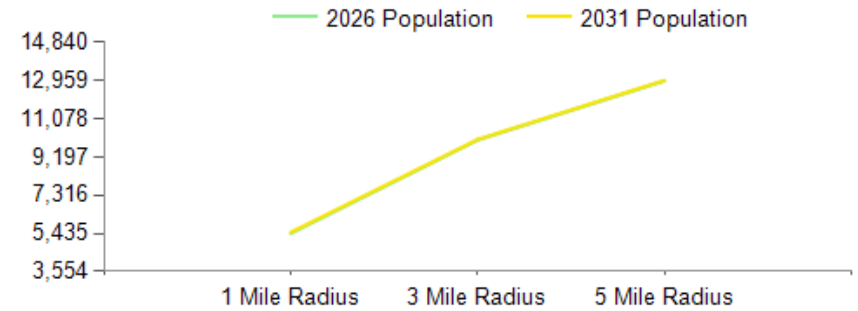
06

Demographics

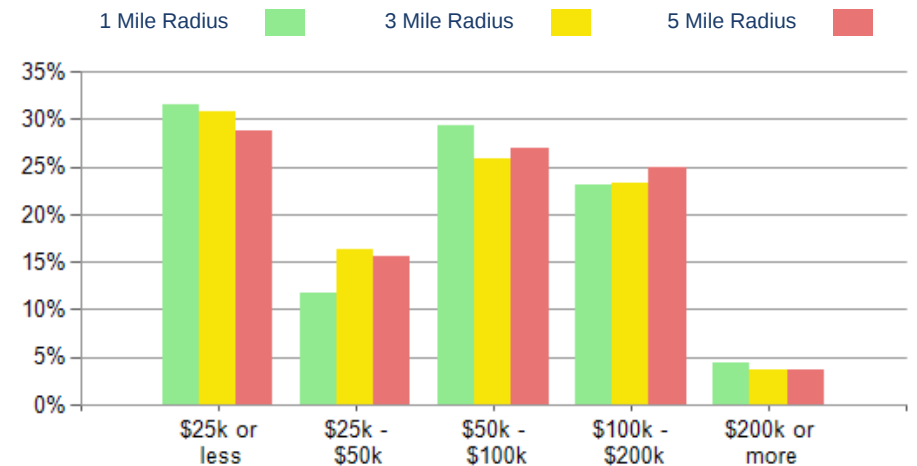
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,583	9,750	12,608
2010 Population	5,319	9,979	13,174
2026 Population	5,435	10,031	12,939
2031 Population	5,488	10,055	12,959
2026 African American	60	180	215
2026 American Indian	1,344	2,087	2,533
2026 Asian	156	209	217
2026 Hispanic	2,634	5,281	6,786
2026 Other Race	977	1,720	2,250
2026 White	2,081	3,747	5,086
2026 Multiracial	816	2,081	2,628
2026-2031: Population: Growth Rate	0.95%	0.25%	0.15%

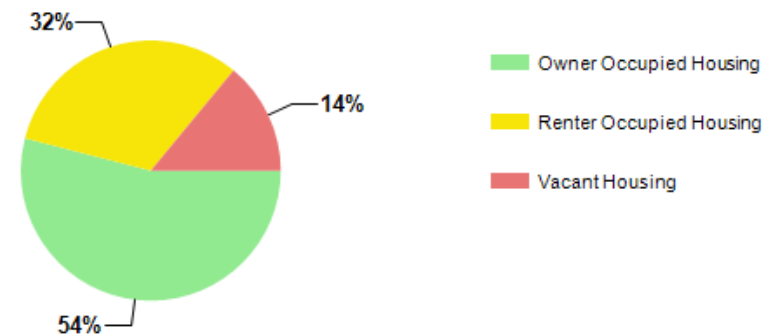
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	481	688	825
\$15,000-\$24,999	176	335	456
\$25,000-\$34,999	100	179	226
\$35,000-\$49,999	144	360	464
\$50,000-\$74,999	229	367	549
\$75,000-\$99,999	380	492	647
\$100,000-\$149,999	328	547	868
\$150,000-\$199,999	151	225	241
\$200,000 or greater	89	119	165
Median HH Income	\$65,370	\$55,969	\$61,640
Average HH Income	\$78,162	\$72,944	\$74,977



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

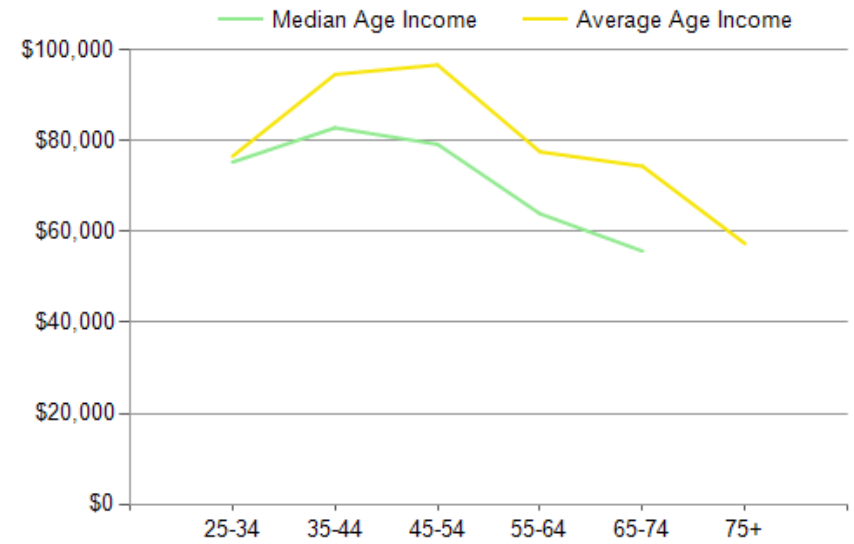
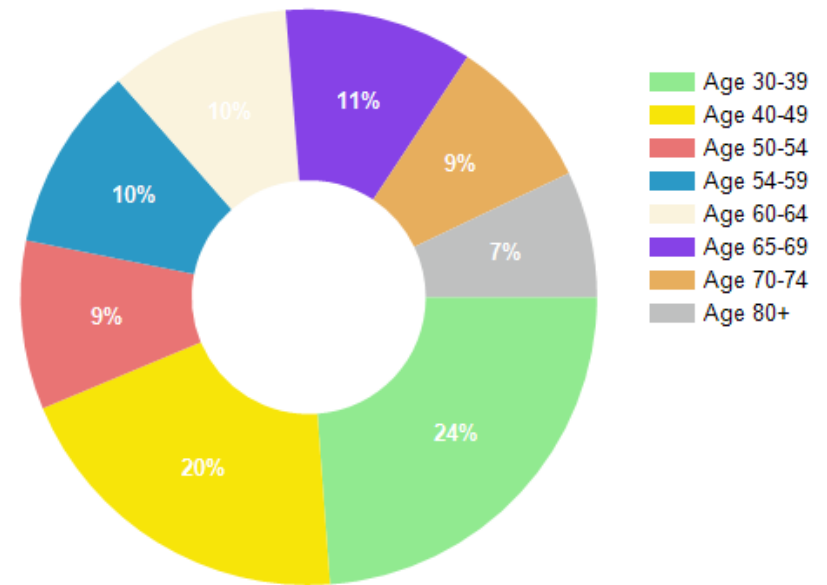


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	347	783	948
2026 Population Age 35-39	352	732	901
2026 Population Age 40-44	299	598	774
2026 Population Age 45-49	284	533	725
2026 Population Age 50-54	278	551	689
2026 Population Age 55-59	304	549	708
2026 Population Age 60-64	299	566	797
2026 Population Age 65-69	310	569	795
2026 Population Age 70-74	253	462	634
2026 Population Age 75-79	208	363	493
2026 Population Age 80-84	124	217	288
2026 Population Age 85+	92	185	236
2026 Population Age 18+	3,959	7,670	10,004
2026 Median Age	36	37	38
2031 Median Age	37	38	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,335	\$66,272	\$72,924
Average Household Income 25-34	\$76,629	\$72,681	\$77,113
Median Household Income 35-44	\$82,895	\$77,658	\$78,976
Average Household Income 35-44	\$94,654	\$86,734	\$89,209
Median Household Income 45-54	\$79,264	\$76,883	\$78,879
Average Household Income 45-54	\$96,743	\$89,361	\$90,177
Median Household Income 55-64	\$63,958	\$59,170	\$64,121
Average Household Income 55-64	\$77,599	\$74,752	\$77,256
Median Household Income 65-74	\$55,722	\$48,205	\$51,111
Average Household Income 65-74	\$74,431	\$69,303	\$70,044
Average Household Income 75+	\$57,388	\$52,524	\$54,592

Population By Age



1276 Washington Ave

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Hanna Commercial, LLC and it should not be made available to any other person or entity without the written consent of Hanna Commercial, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Hanna Commercial, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Hanna Commercial, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Hanna Commercial, LLC has not verified, and will not verify, any of the information contained herein, nor has Hanna Commercial, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed By



Richard Hanna, CCIM

Hanna Commercial, LLC
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158



Amy Monarch

Hanna Commercial LLC
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057



Brokerage License No.: 9158

powered by CREOP