



**BARON REALTY GROUP**



## **Seville Apartments**

**1400 Alamo Street**

**Las Cruces, NM 8800**



**BARON REALTY GROUP**

**BUYING | SELLING | FINANCING | LEASING**

**Baron Realty Group**

**Office: 516-394-5429**

**[www.barongroups.com](http://www.barongroups.com)**

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# Property Overview

- **Building Size : 17,884 SqFt**
  - **Lot Size : 0.77 Acres**
    - **Stories : 2**
    - **Units : 24**
    - **Year Built : 1964**
    - **Occupancy : 92%**
  - **Building Type : Masonry**
    - **Pool**
  - **Large Open Courtyard**
    - **Cap Rate : 6.51%**
    - **NOI : \$71,617**
  - **Listing Price : \$1,100,00**



<b>Apt.</b>	<b>Monthly</b>	<b>Rent Collected</b>	<b>Annually</b>	<b>Comments</b>
1	\$ 495.00	\$ 505.00	\$ 6,060.00	\$10 Pet Fee
2	\$ 450.00	\$ 450.00	\$ 5,400.00	
3	\$ 475.00	\$ 475.00	\$ 5,700.00	
4	\$ 350.00	\$ 350.00	\$ 4,200.00	
5	\$ 495.00	\$ 505.00	\$ 6,060.00	\$10 Pet Fee
6	\$ 400.00	\$ 400.00	\$ 4,800.00	
7	\$ 475.00	\$ 475.00	\$ 5,700.00	
8	\$ 475.00	\$ 500.00	\$ 6,000.00	\$ 25 Pet Fee
9	\$ 475.00	\$ 490.00	\$ 5,880.00	\$15 Pet Fee
10	\$ 475.00	\$ 475.00	\$ 5,700.00	
11	—	—	—	VACANT
12	\$ 475.00	\$ 475.00	\$ 5,700.00	
13	\$ 450.00	\$ 450.00	\$ 5,400.00	
14	\$ 400.00	\$ 400.00	\$ 4,800.00	
15	—	—	—	Office
16	\$ 435.00	\$ 435.00	\$ 5,220.00	
17	\$ 475.00	\$ 475.00	\$ 5,700.00	
18	—	—	—	VACANT
19	—	—	—	VACANT
20	\$ 495.00	\$ 495.00	\$ 5,940.00	
21	\$ 495.00	\$ 495.00	\$ 5,940.00	
22	\$ 495.00	\$ 495.00	\$ 5,940.00	
23	\$ 495.00	\$ 505.00	\$ 6,060.00	
24	\$ 375.00	\$ 375.00	\$ 4,500.00	
<b>Total</b>	<b>\$ 9,155.00</b>	<b>\$ 9,225.00</b>	<b>\$ 110,700.00</b>	

<b>Expense</b>	<b>Annually</b>
Laundry Room Maintenance	\$900.00
CenturyLink	\$1,045.00
Carpet Cleaning	\$884.62
Plumbing	\$901.10
El Paso Electric	\$516.45
Pest Control	\$477.20
Supplies & Parts	\$7,555.32
City of Las Cruces (utilities)	\$8,474.21
Maintenance	\$4,649.00
Insurance	\$4,759.49
Apartments Cleaning	\$300.00
Advertisements	\$717.43
Property Taxes	\$7,902.64
Total	\$39,082.46