



LOMAS SHOPPING CENTER-INVESTMENT SALE

NE CORNER OF LOMAS AND WALKER
9901 - 9931 LOMAS BLVD NE, ALBUQUERQUE, NM 87112



OFFERING MEMORANDUM



PRICE
\$1,380,000

SELLER FINANCING
CONSIDERED



CAP RATE
6.8%



NOI
\$107,932.98



GLA
12,405 SF

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Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

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INVESTMENT OVERVIEW

PROPERTY ADDRESS	9901 - 9931 Lomas Blvd NE Albuquerque, NM, 87112
LOCATION	NE Corner of Lomas and Walker
SUBMARKET	NE Heights
COUNTY	Bernalillo
LOT SIZE	1.15 AC
PARKING RATIO	6.22/1,000 SF
Frontage	430'
Year Built	1977
ZONING	MX-L (C-1)
CURRENT OCCUPANCY	93%
INTERNET ACCESS	Yes
ROOF TYPE	Flat
SIGNAGE	Two Plyon Signs
HVAC TYPE	HVAC
POWER	Single Phase
SELLER FINANCE TERMS	20% down, 6% interest, 30 year amrt, 5 year balloon



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PROPERTY OVERVIEW

9901-9931 Lomas Blvd NE retail investment opportunity is a high-traffic area within the Northeast Heights submarket. Positioned near the intersection of Lomas Blvd and Eubank Blvd, ensuring excellent visibility and accessibility for customers and tenants. This retail strip center includes various established tenants, which contribute to steady rental income streams. With a Local tenant base and a desirable commercial setting, the property offers consistent income and potential, ideal for retail investors. Surrounded by dense residential neighborhoods, and across the street from Los Altos Park, the location supports demand for retail services. This property has great Ingress/Egress options, High visibility on Lomas, and features two prominent monument signs. Great way to get cash flow while preparing for future redevelopment opportunities.

LOCATION OVERVIEW

9901-9931 Lomas Blvd NE, Northeast Heights submarket, one of the city's most desirable commercial areas. This region offers several advantageous features for retail and investment opportunities. The property is situated near the intersection of Lomas Blvd NE and Eubank Blvd NE, two major arterial roads that ensure high visibility and accessibility. This location experiences significant vehicular and pedestrian traffic daily, making it ideal for retail tenants. The Northeast Heights submarket is characterized by dense residential areas, providing a steady customer base for retail businesses. The surrounding neighborhoods feature a mix of middle to upper-income demographics. The area hosts a variety of complementary retail and service businesses, enhancing the attractiveness of the location for tenants. Its proximity to other shopping centers and local amenities makes it a key retail destination in Albuquerque. Easy access to public transportation and proximity to Interstate 40 make the location highly convenient for both customers and employees.



APOD & RENT ROLL | LOMAS SHOPPING CENTER – INVESTMENT SALE

Property Name	9901 - 9931 Lomas	
Location	MWQ of Lomas	
Type of Property	Retail	
Size of Property	12,405 (Sq. Ft./Units)	
Purpose of analysis	sale	
Assessed/Appraised Values		
Land	0	15%
Improvements	0	85%
Personal Property	0	0%
Total	0	100%
Adjusted Basis as of:	12-Feb-25	\$1,380,000
ALL FIGURES ARE ANNUAL		
	\$/SQ FT or \$/Unit	% of PRI
1	POTENTIAL RENTAL INCOME	136,020
2	Less: Vacancy & Cr. Losses	(8. % of PRI) 9,600
3	EFFECTIVE RENTAL INCOME	126,420
4	Plus: Other Income (collectable)	
5	GROSS OPERATING INCOME	126,420
OPERATING EXPENSES:		
7	Real Estate Taxes	9,391
8	Personal Property Taxes	
9	Property Insurance	5,496
10	Off Site Management	7.00% 8,849
11	Payroll	
12	Expenses/Benefits	
13	Taxes/Worker's Compensation	
14	Repairs and Maintenance	4.00% 5,057
Utilities:		
15	Water and Sewer	3,600
16		
17		
18		
19	Accounting and Legal	900
20	Licenses/Permits	
21	Advertising	
22	Supplies	
23	Miscellaneous Contract Services:	
24	Cleaning	
25	CAM	
26		
27		
28		
29	TOTAL OPERATING EXPENSES	33,293
30	NET OPERATING INCOME	93,127
31	Less: Annual Debt Service	
32	Less: Participation Payments	
33	Less: Leasing Commissions	
34	Less: Funded Reserves	
35	CASH FLOW BEFORE TAXES	\$93,127

Lomas Shopping Center					
Unit	Address	Square Feet (SF)	Base Rent (Per Month)	Base Rent (Per Year)	End
A&B	9901 Lomas	1,072	\$1,650.00	\$ 19,800.00	5/1/25
C		704	\$850.00	\$ 10,200.00	1/1/25
D		704	\$800.00	\$ 9,600.00	9/1/23
E		704	\$965.00	\$ 11,580.00	6/1/25
F		704	\$800.00	\$ 9,600.00	11/1/24
G		704	\$800.00	\$ 9,600.00	10/1/24
H		704	Vacant		
A	9931 Lomas	1,600	\$1,300.00	\$ 15,600.00	6/30/25
B&C		3,000	\$2,120.00	\$ 25,440.00	9/1/25
D		1,400	\$1,250.00	\$ 15,000.00	2/1/26
Totals		11,296	\$10,535.00	\$126,420.00	

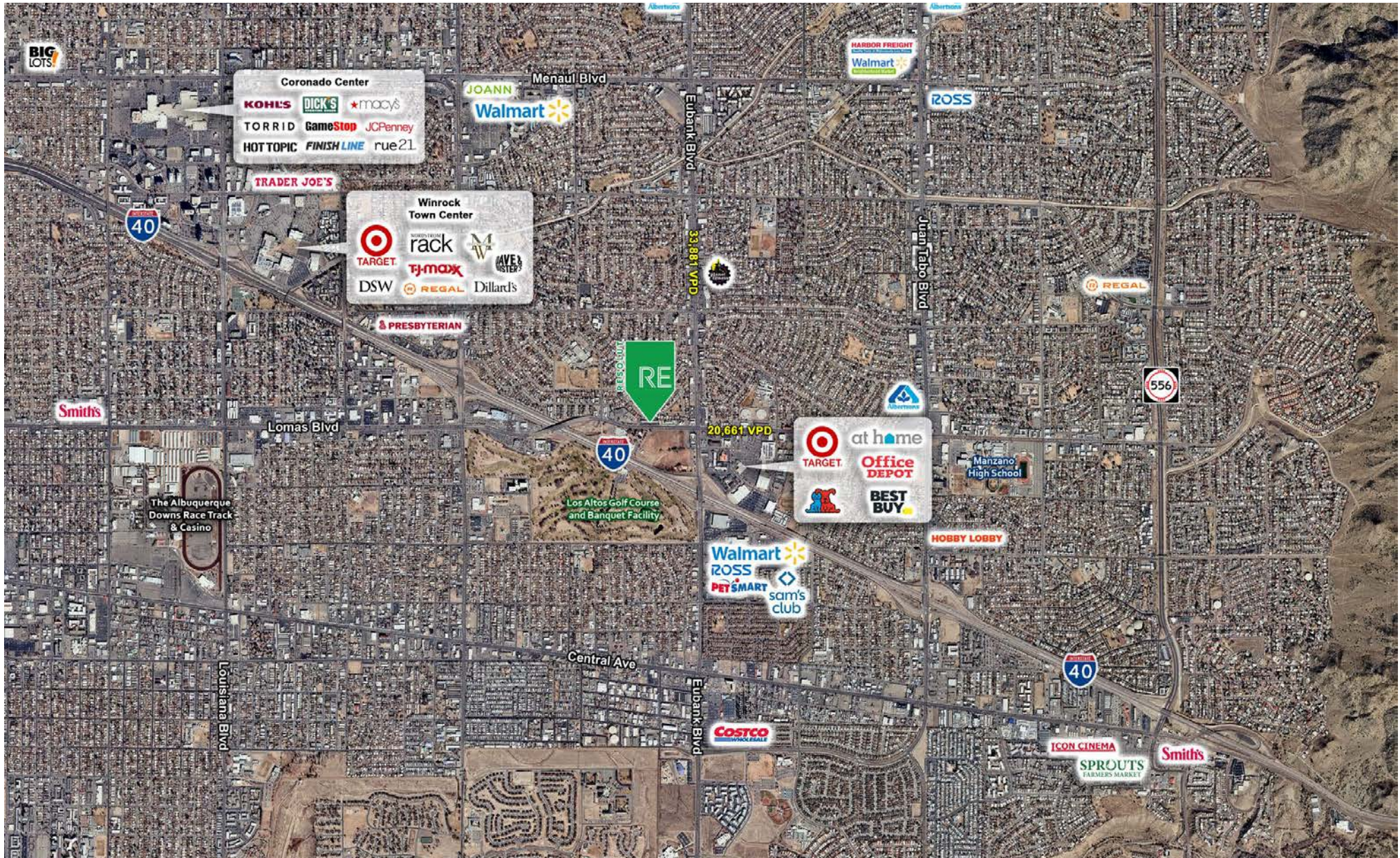
Expenses			
Taxes	9901 Lomas	annual	\$6,011.46
	9931 Lomas	annual	\$3,379.56
Insurance	Combined	annual	\$5,496
Water		annual	\$3,600



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LOCATION OVERVIEW | LOMAS SHOPPING CENTER - INVESTMENT SALE







BILLY LEHMANN
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Billy Lehmann is an Albuquerque native and founder of Rio Grande Automotive in the North Valley, where he gained valuable experience in, and an affinity for, commercial leasing and purchasing processes during his 13 years of ownership. Sparked by this experience, he sold his business in 2021 to pursue his passion for commercial real estate full time, beginning with personal investment in properties. Wanting to use his experience to help others on their commercial real estate path, Billy joined the New Mexico office of RESOLUT RE in 2023 where he facilitates landlord/tenant relations as well as seller/buyer transactions in the green chile capital of the world!

“The team atmosphere at RESOLUT RE is not comparable to any other commercial real estate brokerage. The collaboration between clients and brokers nationwide is what sets RESOLUT RE apart from everyone else.”

– Billy Lehmann

FOR MORE INFORMATION PLEASE VISIT:

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**ROB POWELL
PRINCIPAL**

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Robert Powell is a veteran health plan consultant, an entrepreneur, a mentor, a commercial real estate investor and broker. Recognized in the industry for his investment strategies. Rob is currently a coach for the prestigious Massimo Group. Rob coaches several Commercial brokers across the country.

Rob's real estate investments and experiences are written about in the following books:

- The Encyclopedia of Commercial Real Estate Advice by Terry Painter
- Commercial Real Estate for Dummies by Peter Harris
- Maui Millionaires by Diane Kennedy
- Making Big Money In Foreclosures by Peter Conti
- Buying Real Estate Without Cash or Credit by David Finkel

Rob served as the President for the 2013 CCIM New Mexico Chapter and was awarded The Power Broker designation in 2014, 2015, 2016, and 2019. He has assisted CRE investors in acquiring/disposing real estate investments for the following: Chick-fil-a, Church's Chicken, Applebee's, Walgreens Pharmacy, Walmart Neighborhood, Chili's Restaurants, Western Refining, Boston Market, GIANT Fueling stations, IHOP Restaurant, Loves Trucking, Dick's Sporting Goods, Dollar General, and McDonald's.

Rob has also processed leases for Autozone, Crunch Fitness, Verus Research, Family Dollar, Thomson Reuters, Concho Resources, Solar City, Zimmer Biomet, Sears Corporation, Lowe's Super Save Food Market, Family Dollar, Whataburger, Goodwill, US Army, Wells Fargo, NAPA Auto Parts, Purchase Green, and many many others. He owns and manages commercial real estate and has real estate investments in various locations throughout the Southwest Region of the United States. Rob's investments include retail shopping centers, a manufactured housing community, an industrial park, residential apartment buildings, commercial land, a Hilton and Marriott Hotel, and storage facilities. He graduated from the Rawls College of Business at Texas Tech University in Lubbock, Texas with an MBA.Centers (ICSC).

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