

APPRaisal RE RT - SMALL RESIDENTIAL INC ME PROPERTY

1494

File No. J 15

Borrower Apodaca, Manuel
Property Address 1828-1834 Mesa Vista Road NE
City Albuquerque
Legal Description Lots 10 & 11, Block 2, Sigma Chi Addition
Sale Price \$ NA
Lender/Client Mr. Alan Prickett
Occupant Tenants

Location Urban
Built-up Over 75%
Present land use Condominiums
Change in present land use Not likely

Property values Increasing
Housing demand/supply In balance
Predominant occupancy Owner
Single Family: Price range \$60,000 to \$200,000

Typical multifamily bldg. Type Wood
Typical rents \$ 175 to \$450
Est. neighborhood apt. vacancy 4%
Rent controls No

Note: FHLMC/FNMA do not consider race or the racial composition of the neighborhood to be reliable appraisal factors.
Describe those factors, favorable or unfavorable, affecting marketability (incl. mkt. area population size & financial ability). The subject is located in a mixed use neighborhood.

Dimensions 135.9Fx113.5Lx137.2Rx114.3RS(Plat D-16)
Zoning classification R-2 Residential
Highest and best use Present use

OFF-SITE IMPROVEMENTS
Street Access: Public
Surface Asphalt
Maintenance: Public
San. Sewer: Storm Sewer, Sidewalk

Comments (favorable or unfavorable conditions including any apparent adverse easements or encroachments) No apparent adverse easements or encroachments noted at time of inspection.

Existing Proposed
No. Bldgs. 3
Basic Structural System Wood frame
Foundation Walls Concrete

Insulation Average
Heating: Central
Air Conditioning: Central
Kitchen Cabinets, Drawers and Counter space Adequate
Total No. Appliances: Range/Oven, Refrigerator, Washer, Dryer, Dishwasher, Compact

Age: Actual Est 45 yrs, Effective 16 yrs, to 20 yrs.
COMMENTS: (Including functional or physical inadequacies, repairs needed, modernization, etc.) The subject is a wood framed six unit (18 room, 6 bath) multi family dwelling that appears to be in overall average condition.

Three irregular shaped buildings
OTHER IMPROVEMENTS (Including special energy efficient items) Three fireplaces

ESTIMATED REPRODUCTION COST NEW
TOTAL ESTIMATED COST NEW OF IMPROVEMENTS \$ 17,500
LESS DEPRECIATION: Physical \$ 59,886 Functional \$ 166,350

Apartments In Subject Property

Unit #	Apartment Type	Square Footage	Current Rent	Condition
Unit #1	Studio	435.37	\$175	Good
Unit #2	2 Bedroom	871.91	\$375	Average
Unit #3	1 Bedroom	724.06	\$220	Average
Unit #4	1 Bedroom	754.06	\$225	Good
Unit #5	1 Bedroom	758.81	\$175	Poor
Unit #6	1 Bedroom	730.71	\$200	Good

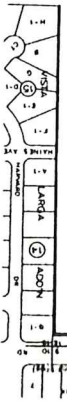
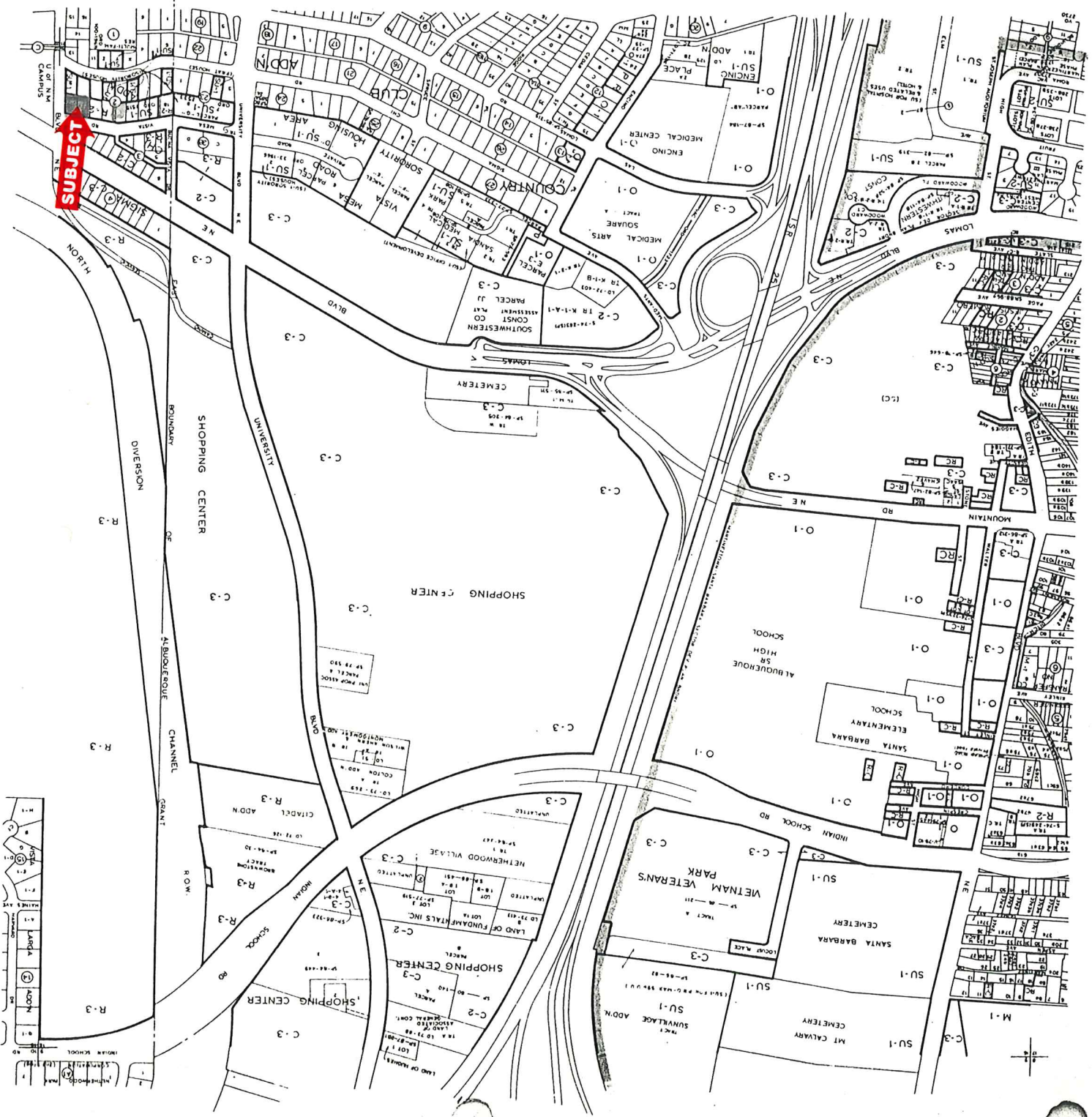
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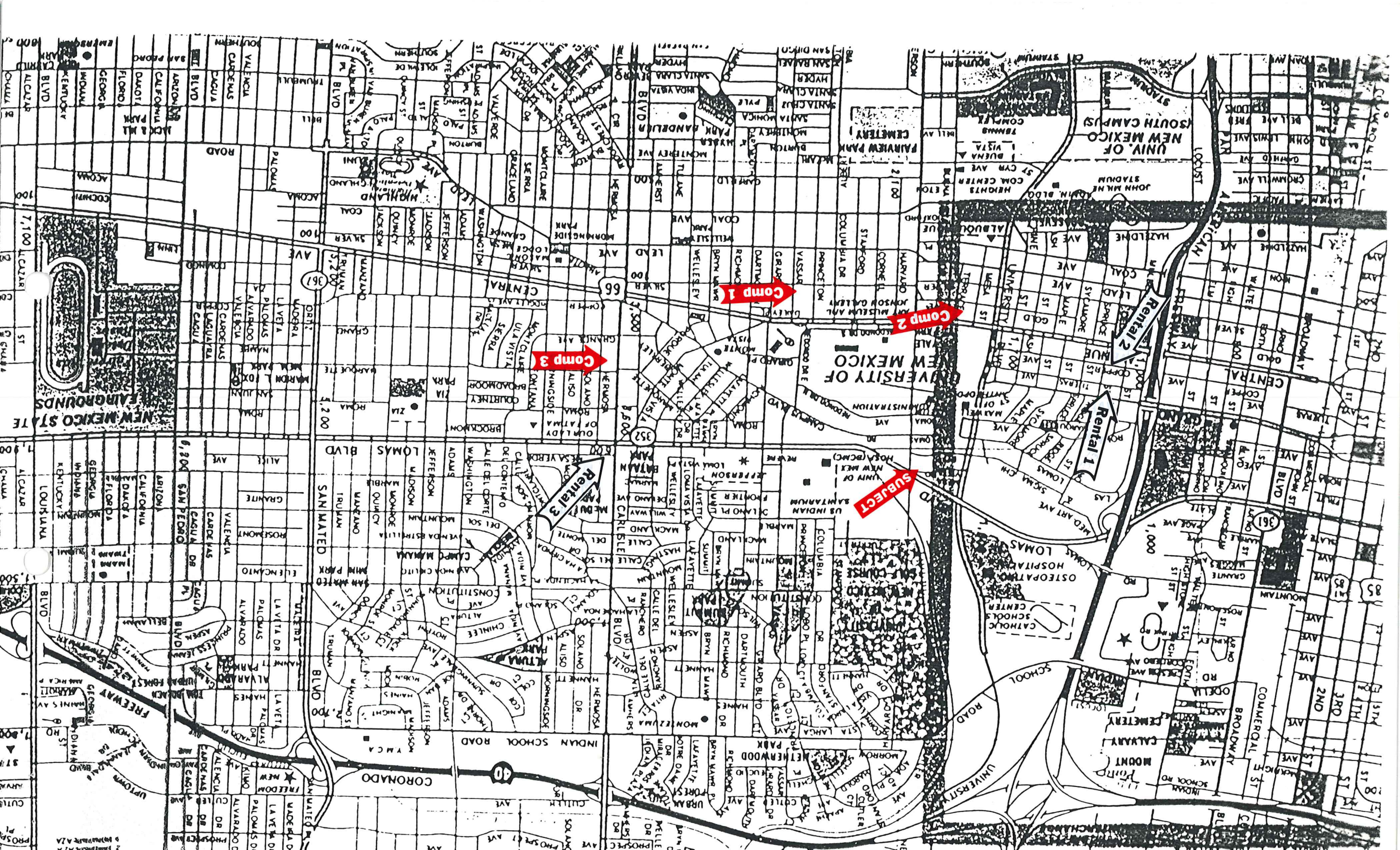
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

MAY 1988

UNIFORM MAPS CODE
1-015-028

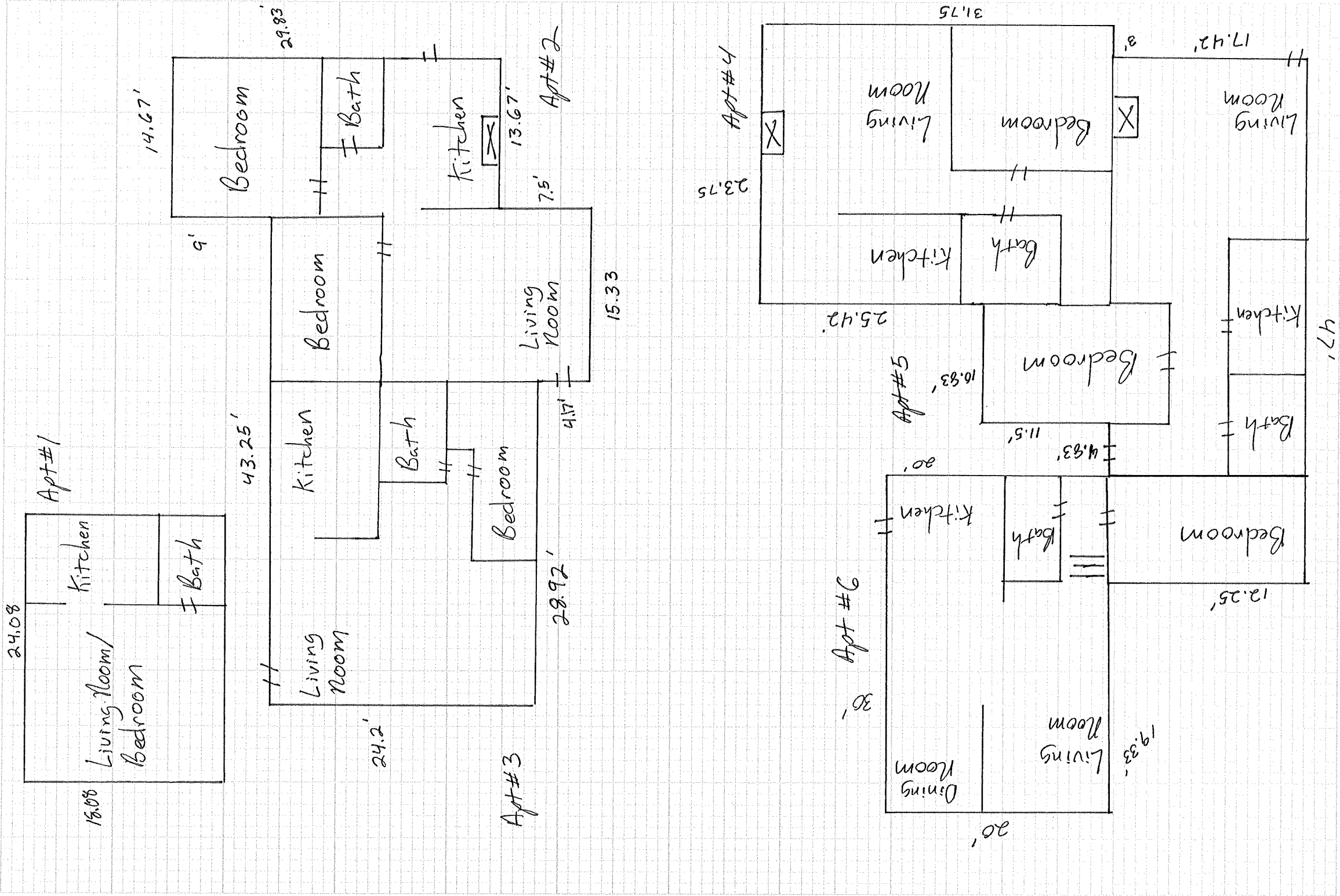
LEGAL DESCRIPTION
T 10 N
R 3 E
SEC 9





SKETCH ADDENDUM

Borrower/Client	City	County	State
Property Address	Zip Code		
Lender			





One-to Four-Family Investment Property
Operating Income Statement

Date: 3/14/89

Property Address 1828-1834 Mesa Vista NE (Street) Albuquerque, NM 87106 (City, State, Zip)

Rent Schedule

Unit No. 1	Rooms	Bedrms	Baths @ \$	Per Month
Unit No. 2	Rooms	Bedrms	Baths @ \$	Per Month
Unit No. 3	Rooms	Bedrms	Baths @ \$	Per Month
Unit No. 4	Rooms	Bedrms	Baths @ \$	Per Month
Total	Rooms	Bedrms	Baths @ \$	Per Month

Utility Expense

Electricity	On Owner	On Tenant
Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cooking	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hot Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Is unit currently rented? Unit No. 1 No Yes Date _____ Unit No. 2 No Yes Date _____
 If so, list date lease expires. Unit No. 3 No Yes Date _____ Unit No. 4 No Yes Date _____

Annual income and expense projection for next 12 months By Applicant Adjustments by Lender's Underwriter

Income (include market income for owner-occupied unit)

Annual Rental @ 100% Occupancy \$ 20,100 \$ _____
 Other Income + _____
 Total \$ _____
 Less Vacancy/Rent Loss - 402 (2 %) _____ (%)
 Effective Gross Income \$ 19,698 \$ _____

Expenses (include expenses for owner-occupied unit)

Heating \$ _____
 Cooking _____
 Hot Water _____
 Electricity _____
 Water/Sewer _____
 Casual Labor _____
 Interior Paint/Decorating _____
 General Repairs/Maintenance 1,370 _____
 Management Expense 2,400 (%) _____ (%)
 Supplies _____
 Equipment Replacement—See Schedule 3,094 _____
 Carpeting Replacement—See Schedule _____
 Miscellaneous Insurance 547 _____
 Utilities 220 _____
 _____
 _____
 _____
 _____
 Total Operating Expenses \$ 7,631 \$ _____

PHOTOGRAPH ADDENDUM

Borrower/Client

Property Address

City

County

State

Zip Code

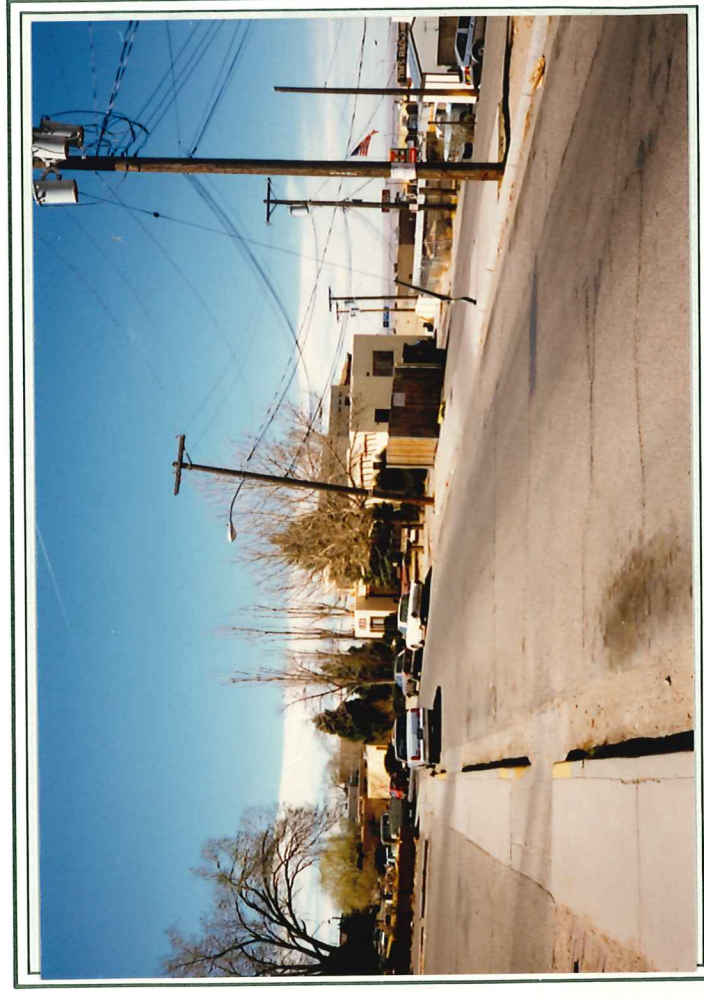
Lender



**FRONT OF
SUBJECT PROPERTY**



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

PHOTOGRAPH ADDENDUM

Borrower/Client

Property Address

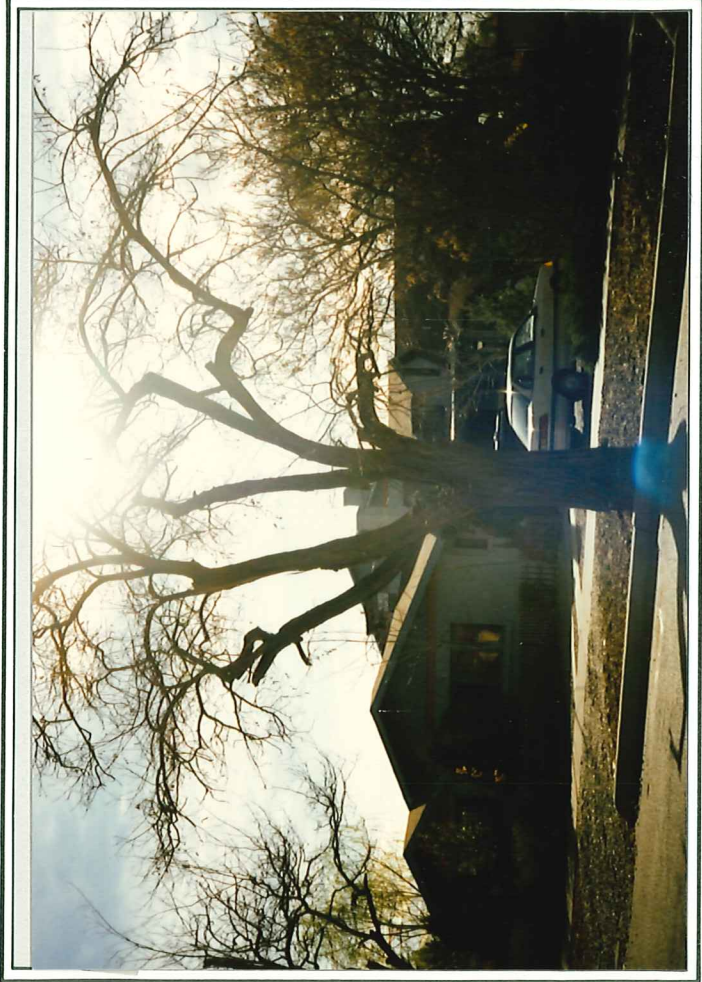
City

County

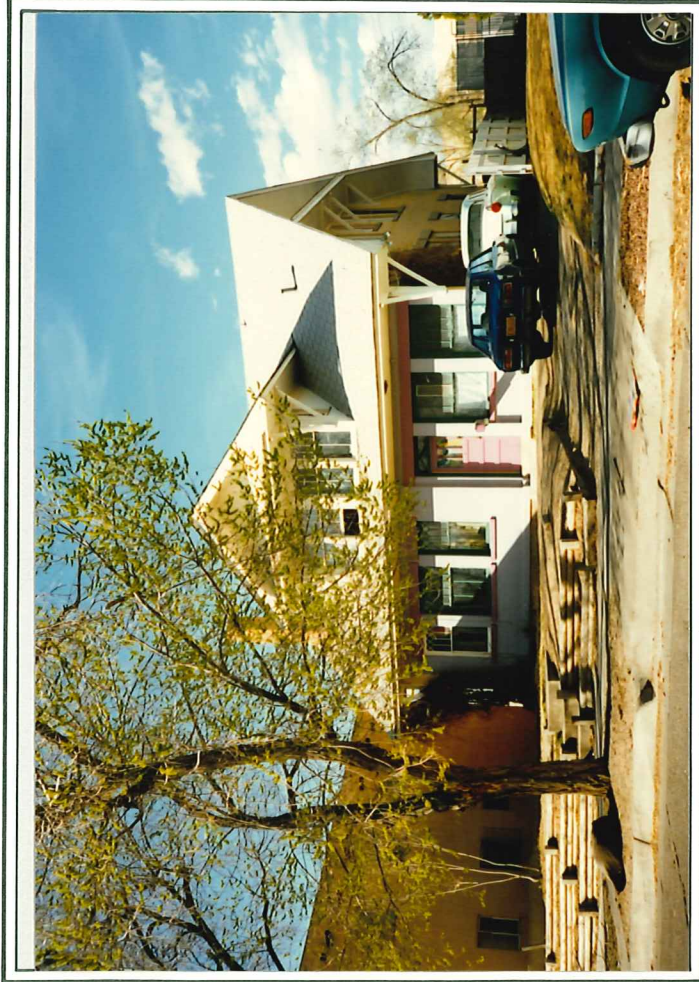
State

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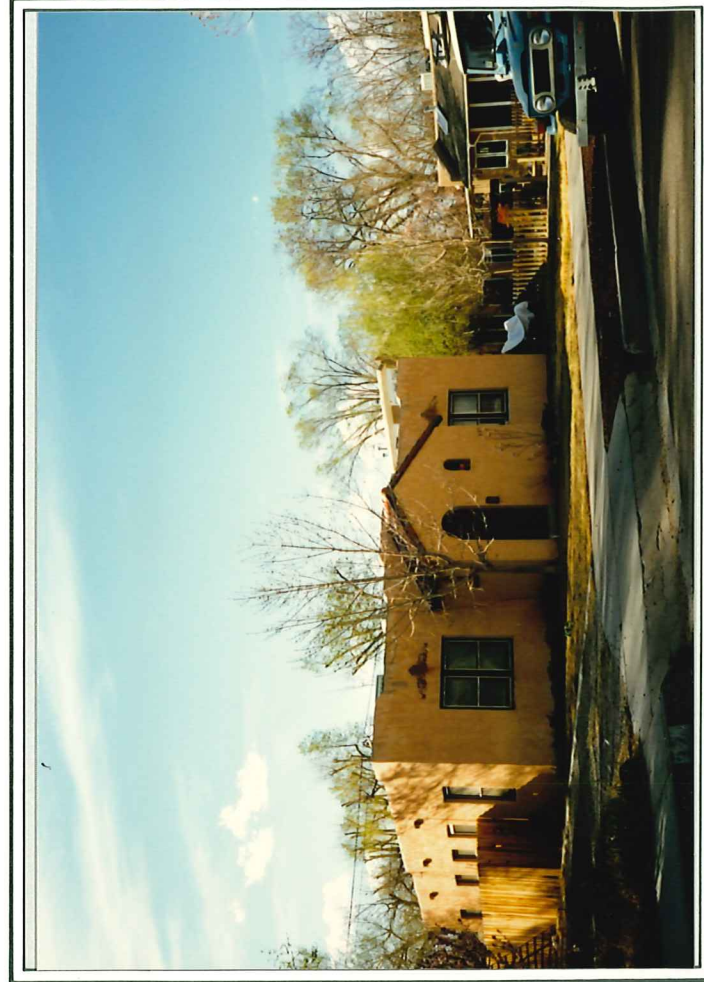
Lender



COMPARABLE SALE #1



COMPARABLE SALE #2



COMPARABLE SALE #3

ADDITIONAL PHOTOGRAPHS ON REVERSE SIDE