



MLS Area Major: 150 - Rio Rancho MiD
Zone Atlas: 52
Property Sub-Type: Four Plex
Subdivision Name: Star Heights 2
Builder: Unknown
Total # of Buildings: 2
Total Stories in Bldg:
On Market Date: 07/10/2026
DOM: 2

Age: Select One
Year Built: 1980
Year Built Source: Assessor
Build Description: Resale
Apx Structured SqFt: 6,684
SqFt Source: Floorplan
Price/SqFt: 154.1
Lot SqFt: 24,829
Acres: 0.57
Lot Size Source: On-Line

Public Remarks: Prime Multi-Family Investment Opportunity in Rio Rancho! Discover this rare investment consisting of two separately parceled 4-plex buildings offered for sale together. These eight well-maintained 2-bedroom, 1-bath units are currently occupied by long-standing tenants, delivering immediate, stable income with strong upside potential. Located in a high-demand rental market where quality multi-family properties are extremely difficult to find, this portfolio offers a turnkey solution for the savvy investor. The units are clean, functional, and have been thoughtfully cared for, resulting in reliable cash flow and minimal deferred maintenance. Don't miss this exceptional chance to acquire a performing 8-unit asset in one of the area's most desirable locations.

Total Units: 8**Source:** Owner Provided**Unit Summary:** Total Units: 8; Average Unit Size: 835; Average Actual Rent: 800; Annualized: 76,800; Total Actual Rent: 6,400**# of Unit Types (1):** # of Units: 8; # of Bedrooms: 2; # Baths: 8; Approx. SqFt: 835; Actual Rent: 800; Max Rent: 1,250; Market Rent: 1,250

Features	Expenses	Construction & Utilities
Amenities: Outside Lights Flooring: Carpet Appliances included: Dishwasher; Refrigerator Parking: 2+Spaces Per Unit Roof: Bitumen Accessory Dwelling Unit: No	Net Operating Income: Operating Expenses: 22,478 Income & Expenses: Annual Gross Income: 76,800; Operating Expenses: 22,478 Finance Considered: Cash, Conventional, FHA, VA, Other - See Remarks Owner Pays: Sewer, Trash Removal, Water	Cooling: Centrally Ducted: Yes, Evaporative Cooling Heating: Central, Forced Air Green Energy Generation: None Power Production Ownership: Green Electric Type: Electric Provider: Public Utility Metering: Individual Electric, Individual Gas Utilities: Electricity Connected, Natural Gas Connected, Sewer Connected Irrigation Source: Water Conservation:
Listing & Contract Info	Misc.	County Data
Original List Price: \$1,030,000 Finance Considered: Cash; Conventional; FHA; VA; Other - See Remarks	Bank Owned: No LBP Disclosure: No Disability Access: Unknown Owner Occupant Unit: No Rental Info: Current Lse Agreement, Month To Month Sales Info: Trade/Xch Considered: No Flood Zone: X	County: Sandoval Short Legal Desc: Subd: Star Heights 2 Block: Yy Lot: 8, 9 UPC Code: 1011069267181 Tax Annual Amount: \$3,716.00 GRT Code: 29-524 Tax Exemption: No Zoning: R-3

Directions: From unser and 5th head West on 5th, Right on 18th St. Left on Geraldine.

Presented by
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