



Spring 2016

NEW MEXICO

APARTMENT MARKET SURVEY & TREND REPORT

"AMSTR"™



In Cooperation with:



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Includes information regarding the AANM Market Survey

* The Airport/Kirtland AFB, Mesa del Sol, New Mexico NE, NW, SE, and South Valley Report Zones are not analyzed in this edition.

PUBLISHER'S STATEMENT

MyRentComps.com is an online information system designed to serve industry professionals within the rental multi-family industry, including owners, property and asset managers, onsite managers, lenders, brokers, appraisers, etc. The power of this system is derived from its ability to conduct the collection and dissemination of the most current real-time market data available.

MyRentComps.com is an automated Internet based (website) rental, occupancy, and relevant information collection system that provides to apartment managers, regional asset managers, large and independent owner/managers the ability to obtain real-time access to the rents and occupancies of competitive properties in their markets. Participating properties get FREE comparable property information online daily, weekly, or monthly - as they need it - at the time and place of their convenience.

As most managers and/or owners perform local "market surveys" on a weekly or monthly basis of their comparable properties, MyRentComps.com allows properties to update relevant market information on a daily or weekly (or whenever they wish) basis online within seconds, and then all the comparable properties that participate can instantly get competitive information with literally, a click of a button.

Another benefit to apartment managers, regional asset managers, independent owner/managers and other industry professionals is that because of the real-time nature of the data we collect, we will be able to provide affordable, timely reports on various reporting levels while the information is current and not after it has become historical trend data.

MyRentComps.com is pleased to present this edition of a Summary Report for the state of New Mexico using our patented online data collection service. The Spring 2016 "*New Mexico Apartment Market Survey & Trend Report*" is an aggregated analysis of all the data collected through the MyRentComps.com platform. This report will be modified and enhanced as we continue to publish based on market needs and the feedback we get from our customers.

MyRentComps.com is working with and affiliated with various state and local apartment associations throughout the country. The goal when working with apartment organizations is to not only offer free benefits to all of the properties and owners in the areas they service, but to also provide current market data for these areas as well. MyRentComps.com will make every effort to provide accurate and statistically valid market data to assist in analyzing market position and other individual client informational needs.

For more information regarding the "*New Mexico Apartment Market Survey & Trend Report*", or if you are in need of customized analysis of this data, please contact MyRentComps.com at (855) 206-3791. If you are a manager or owner of rental multifamily property and would like a free MyRentComps account, please email us at Support@MyRentComps.com. More information about MyRentComps is located at the back of this report.

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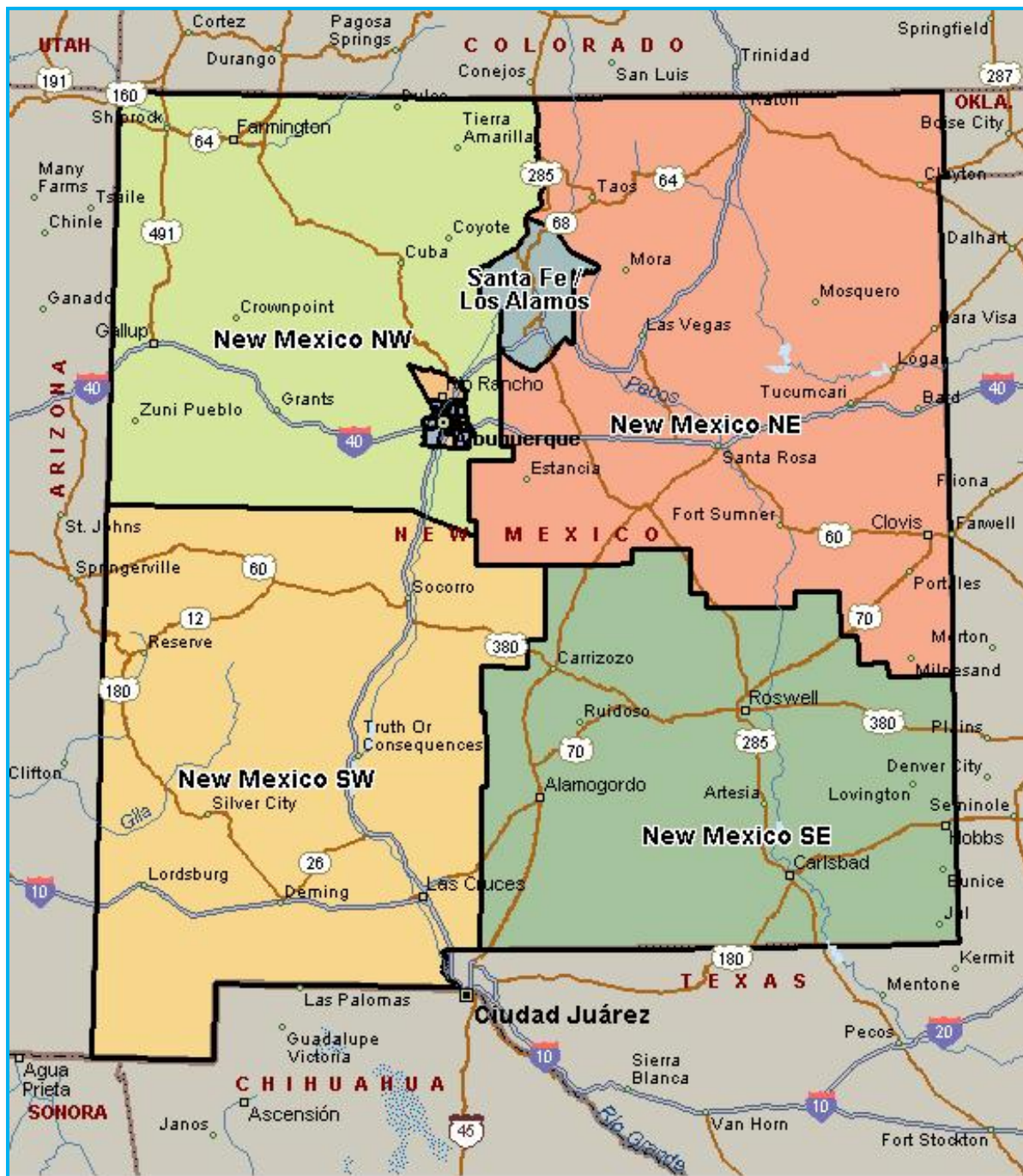
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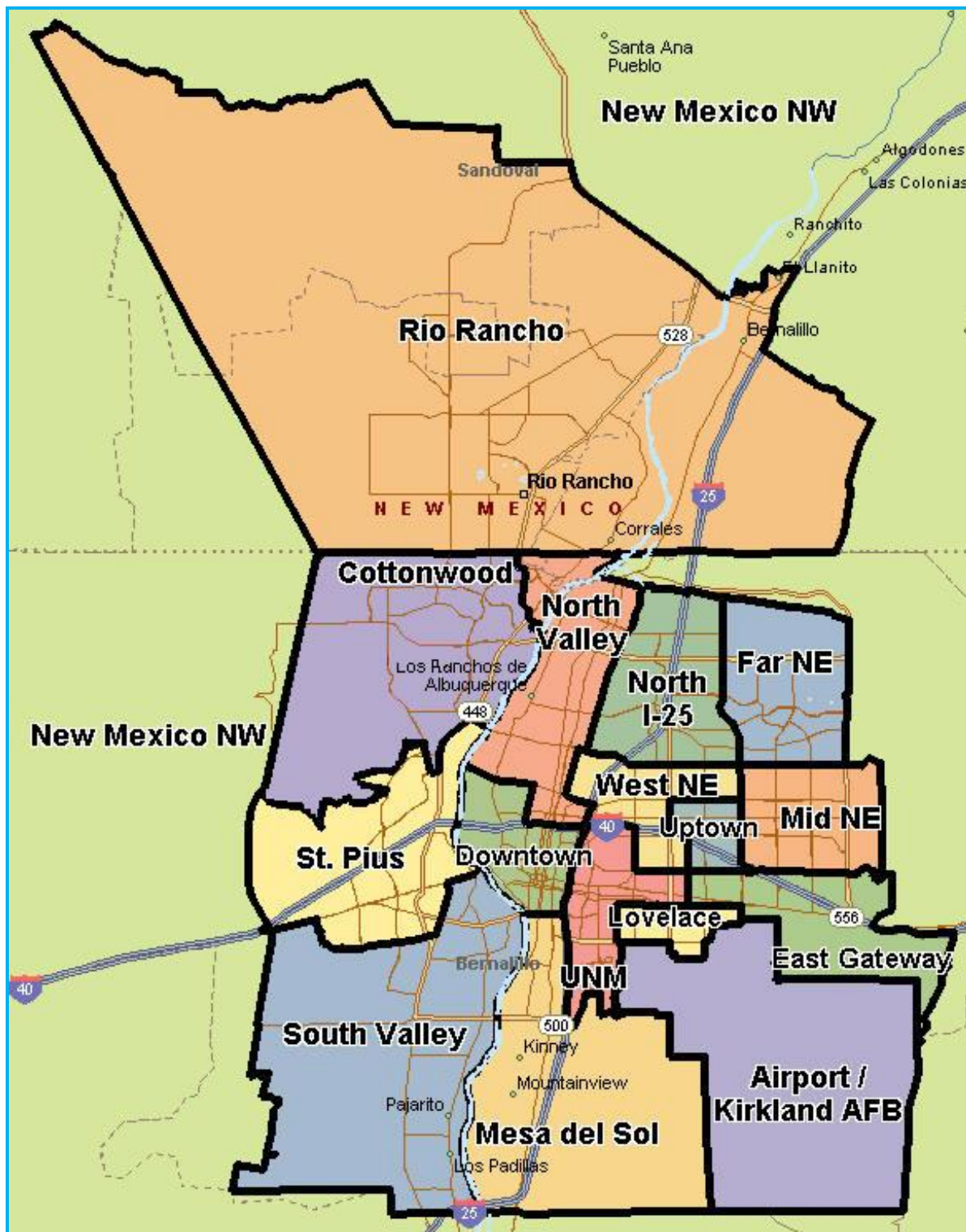
New Mexico Report Zones



* The Airport/Kirtland AFB, Mesa del Sol, New Mexico NE, NW, SE, and South Valley Report Zones are not analyzed in this edition.

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Greater Albuquerque Area Report Zones



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New Mexico Report Zones

Walk Score, Transit Score, and Bike Score Analysis

Report Zone	Occupancy	Avg SqFt	Avg Rent	Avg Rent/SqFt	Walk Score	Transit Score	Bike Score
Airport / Kirkland AFB							
Cottonwood	96.47%	926	\$858	\$0.93	36.4	28.1	50.1
Downtown	94.63%	684	\$723	\$1.06	74.3	46.6	87.3
East Gateway	93.80%	822	\$708	\$0.86	46.7	40.4	63.2
Far NE	95.47%	879	\$880	\$1.01	47.7	27.5	61.4
Lovelace	95.87%	756	\$637	\$0.84	54.2	39.0	81.1
Mesa del Sol							
Mid NE	94.92%	770	\$669	\$0.87	56.1	29.6	64.3
North I-25					63.1	32.8	63.5
North Valley	96.56%	770	\$734	\$0.95	50.6	31.2	57.8
Rio Rancho	96.74%	843	\$773	\$0.92	38.6		
South Valley	90.10%	1081	\$1,045	\$0.97	36.4	29.2	55.9
St. Pius	95.54%	846	\$707	\$0.83	42.1	29.8	60.6
UNM	96.19%	680	\$765	\$1.12	60.1	41.7	87.6
Uptown	95.02%	636	\$682	\$1.07	57.5	38.8	76.5
West NE	96.70%	691	\$681	\$0.99	55.9	33.7	74.9
Santa Fe / Los Alamos	97.81%	787	\$861	\$1.10	49.9	25.0	80.1
New Mexico NE					40.2		
New Mexico NW					38.7	40.0	81.5
New Mexico SE					36.4		
New Mexico SW	96.52%	839	\$675	\$0.81	41.5		

* Go to www.WalkScore.com to find out more info on what these scores mean.

Walk Score data is used by analysts and researchers in the fields of real estate, urban planning, government, public health, and finance. Walk Score received grants from the Rockefeller Foundation and the Robert Wood Johnson Foundation to align their algorithms with the latest academic research. Visit www.WalkScore.com for more details.

Walk Score®: Measures walkability on a scale from 0 – 100 based on walking routes to destinations such as grocery stores, schools, parks, restaurants, and retail.

Transit Score®: Measures transit accessibility on a scale from 0 - 100. Calculates distance to closest stop on each route, analyzes route frequency and type.

Bike Score™: Measures bike accessibility on a scale from 0 - 100 based on bike infrastructure, topography, destinations and road connectivity.

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Analysis of New Mexico Properties

Grouped by Property Walk Score, Transit Score, and Bike Score

Walk Score Group	# Properties Scored	# Units Scored	Occupancy	Avg Rent	Avg SqFt	Avg Rent/SqFt
0 - 9	4	616	98.38%	\$675	848	\$0.80
10 - 19	5	989	59.05%	\$846	984	\$0.86
20 - 29	12	1,461	93.09%	\$811	858	\$0.95
30 - 39	23	4,202	96.03%	\$827	835	\$0.99
40 - 49	53	10,174	95.31%	\$766	825	\$0.93
50 - 59	48	7,752	91.91%	\$737	832	\$0.89
60 - 69	42	6,711	95.72%	\$689	736	\$0.94
70 - 79	14	2,318	97.07%	\$816	814	\$1.00
80 - 89	3	729	95.47%	\$707	741	\$0.95
90 - 100	4	342	94.74%	\$804	717	\$1.12
All	208	35,294	93.79%	\$757	814	\$0.93

Transit Score Group	# Properties Scored	# Units Scored	Occupancy	Avg Rent	Avg SqFt	Avg Rent/SqFt
0 - 9						
10 - 19	2	524	97.14%	\$941	979	\$0.96
20 - 29	41	8,372	91.14%	\$839	861	\$0.97
30 - 39	80	16,100	93.97%	\$722	810	\$0.89
40 - 49	34	2,984	93.40%	\$704	748	\$0.94
50 - 59	6	656	95.27%	\$712	596	\$1.19
60 - 69						
70 - 79						
80 - 89						
90 - 100						
No Score	45	6,658	96.44%	\$754	801	\$0.94
ALL	208	35,294	93.79%	\$757	814	\$0.93

Bike Score Group	# Properties Scored	# Units Scored	Occupancy	Avg Rent	Avg SqFt	Avg Rent/SqFt
0 - 9						
10 - 19						
20 - 29						
30 - 39	2	465	95.70%	\$822	895	\$0.92
40 - 49	7	1,534	73.14%	\$799	871	\$0.92
50 - 59	31	7,651	95.62%	\$796	854	\$0.93
60 - 69	48	8,351	95.86%	\$711	815	\$0.87
70 - 79	30	3,415	95.05%	\$735	818	\$0.90
80 - 89	13	1,876	95.74%	\$695	649	\$1.07
90 - 100	15	1,439	94.93%	\$819	739	\$1.11
No Score	62	10,563	92.82%	\$766	809	\$0.95
ALL	208	35,294	93.79%	\$757	814	\$0.93

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Greater Albuquerque Area (Includes All Report Zones in Greater Albuquerque Area) Summary Analysis of ALL Responding Units

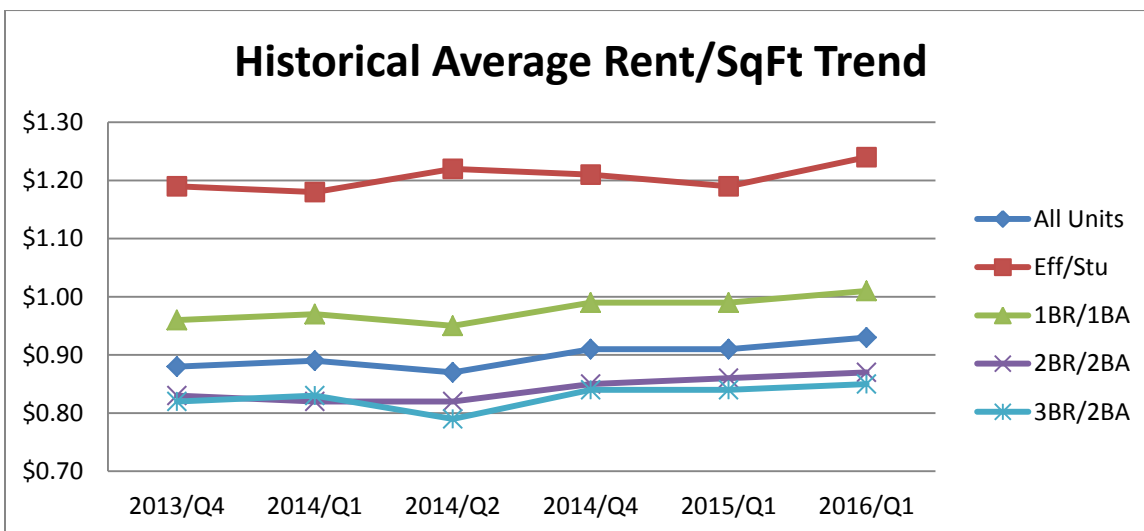
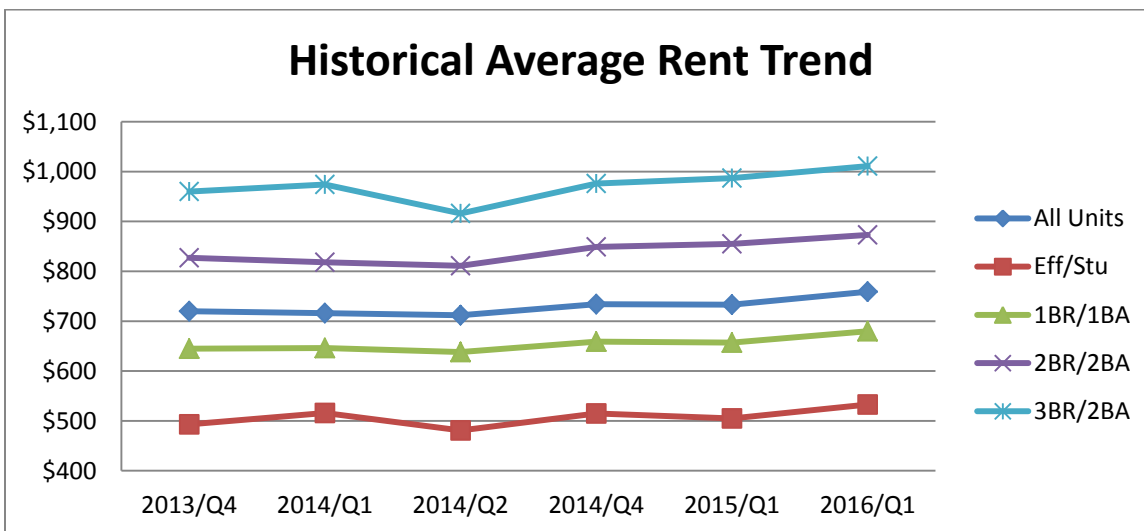
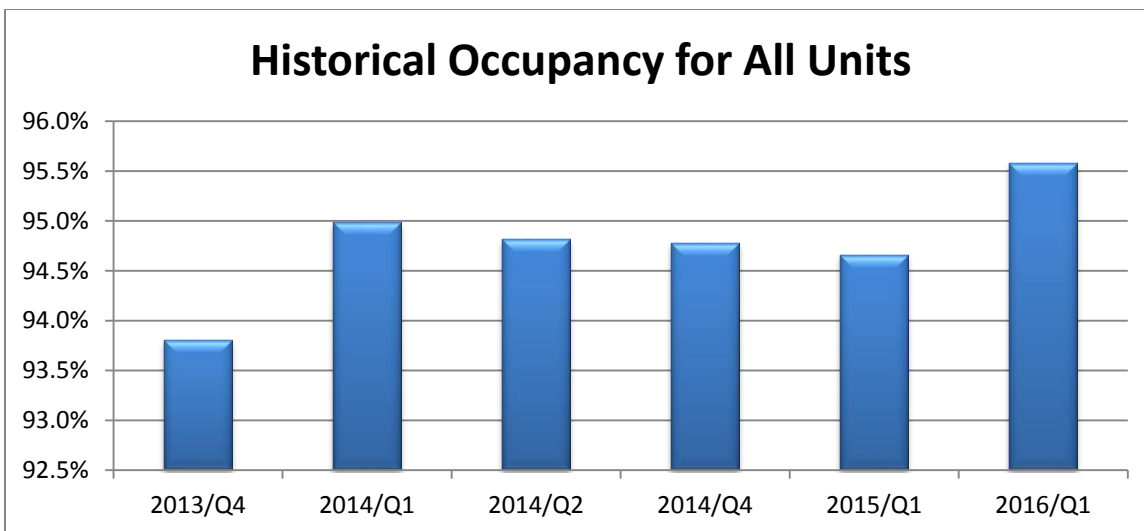


Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
Summary Analysis (All Units)						
All Units	31,107	1,375	95.58%	816	\$758	\$0.93
EFF	272	15	94.49%	456	\$582	\$1.28
STU	2,014	94	95.33%	427	\$525	\$1.23
1BR/1BA	13,102	493	96.24%	673	\$679	\$1.01
1BR/1.5BA	7	0	100.00%	1,240	\$840	\$0.68
1BR/2BA	40	2	95.00%	829	\$706	\$0.85
2BR/1BA	3,995	170	95.74%	858	\$730	\$0.85
2BR/1.5BA	603	37	93.86%	887	\$758	\$0.85
2BR/2BA	8,589	423	95.08%	1,001	\$873	\$0.87
2BR/2.5BA	139	10	92.81%	1,271	\$1,208	\$0.95
3BR/1BA	3	0	100.00%	1,178	\$709	\$0.60
3BR/1.5BA	45	6	86.67%	1,179	\$977	\$0.83
3BR/2BA	2,054	109	94.69%	1,185	\$1,010	\$0.85
3BR/2.5BA	117	9	92.31%	1,262	\$1,160	\$0.92
3BR/3BA	56	2	96.43%	1,460	\$1,012	\$0.69
3BR/3.5BA	4	0	100.00%	1,532	\$1,679	\$1.10
4BR/2BA	58	4	93.10%	1,120	\$935	\$0.83
4BR/2.5BA	9	1	88.89%	1,415	\$1,334	\$0.94

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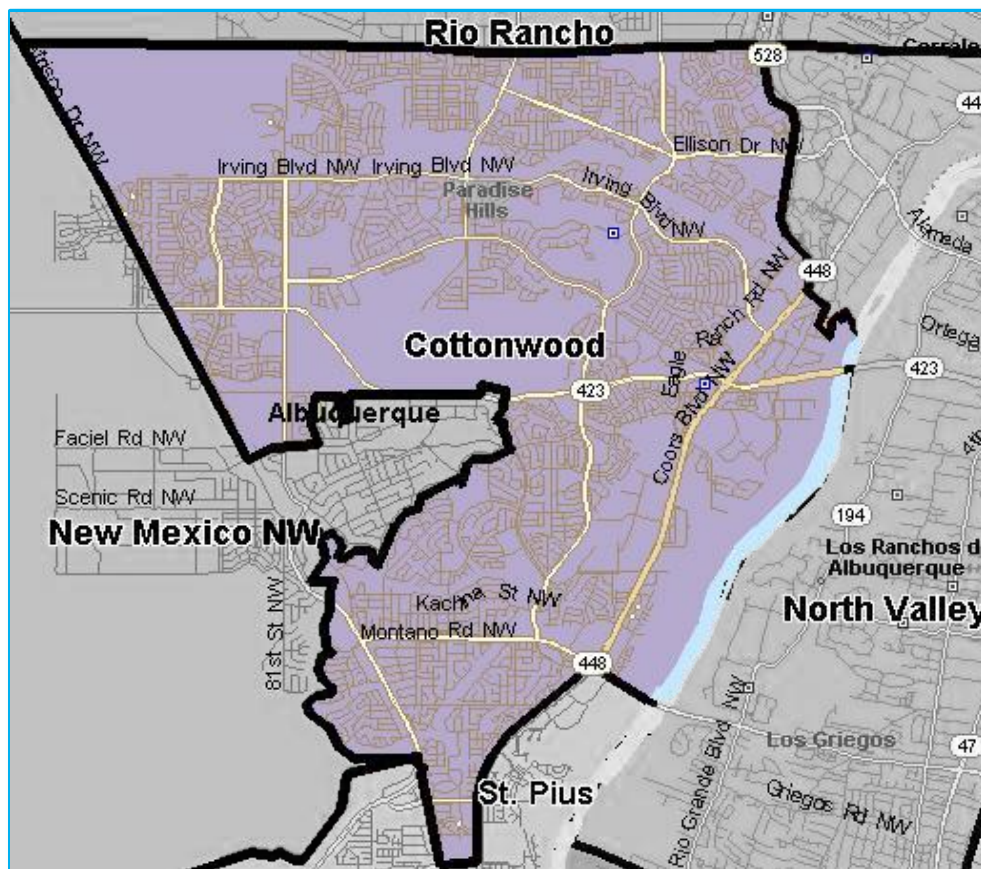
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Greater Albuquerque Area



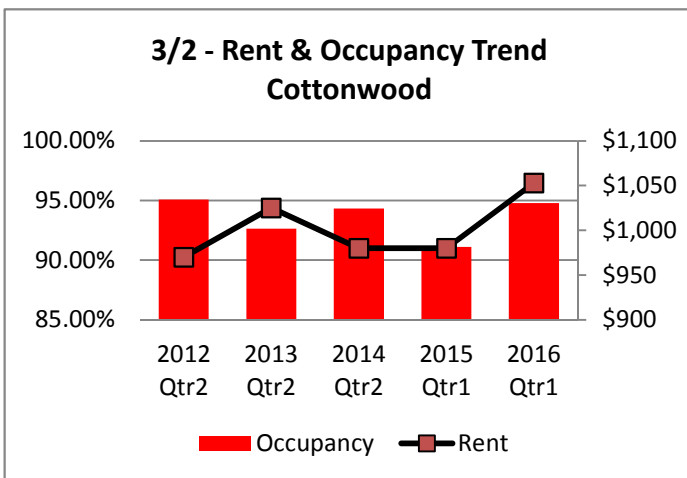
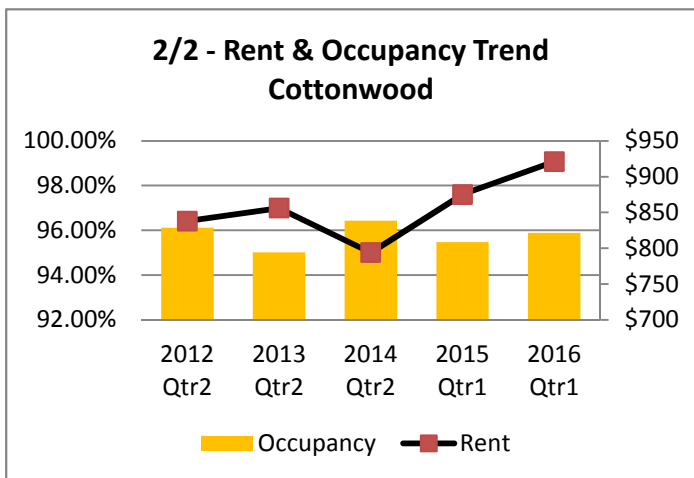
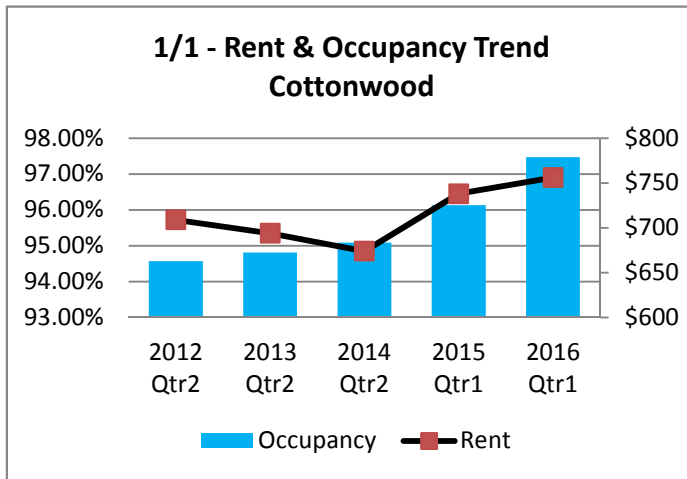
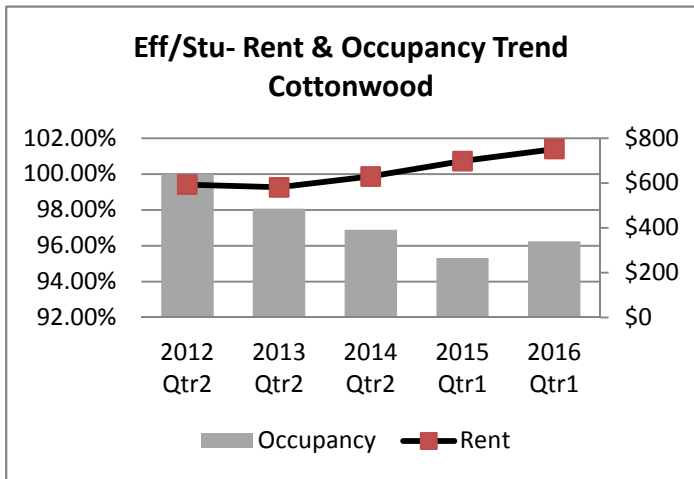
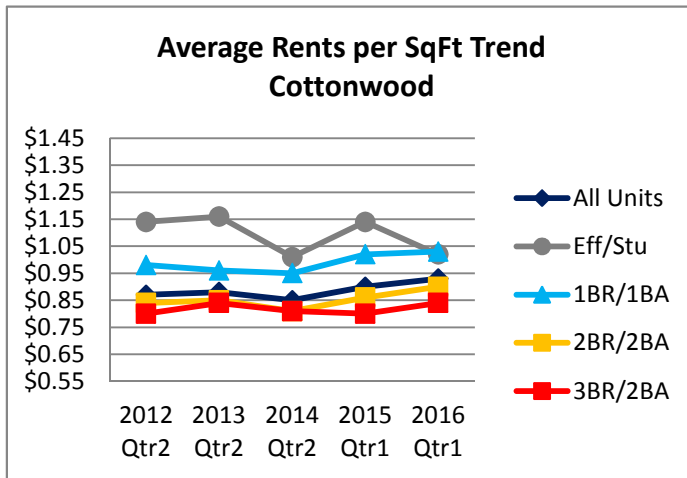
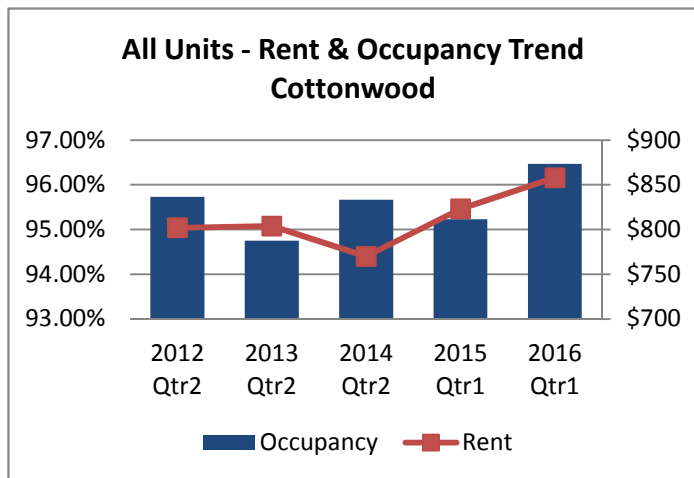
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Cottonwood Summary Analysis of ALL Responding Units



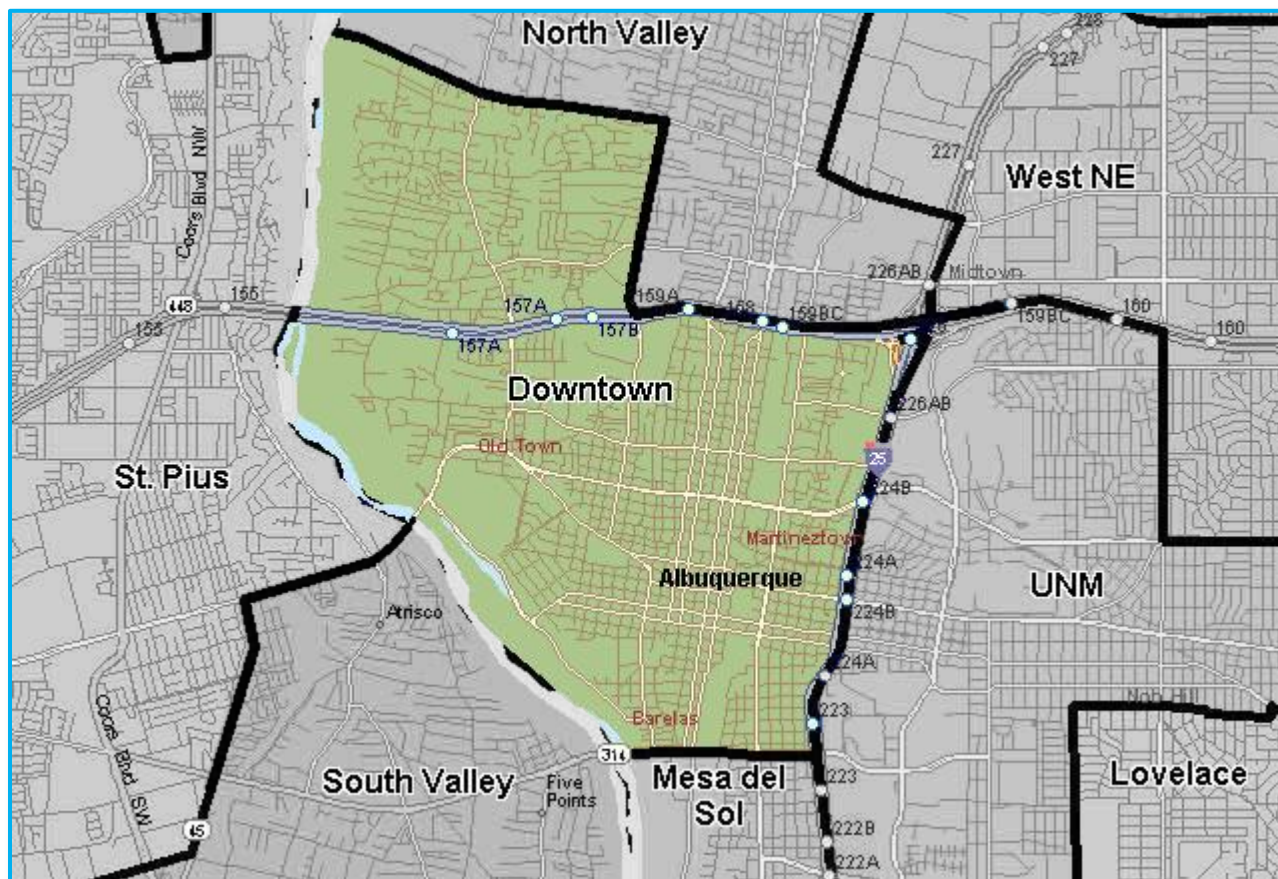
Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
Summary Analysis (All Units)						
All Units	3,510	124	96.47%	926	\$858	\$0.93
EFF	28	2	92.86%	1,071	\$960	\$0.90
STU	52	1	98.08%	555	\$638	\$1.15
1BR/1BA	1,343	34	97.47%	735	\$756	\$1.03
2BR/1BA	249	7	97.19%	879	\$745	\$0.85
2BR/1.5BA	39	1	97.44%	963	\$745	\$0.77
2BR/2BA	1,314	54	95.89%	1,022	\$921	\$0.90
3BR/1.5BA	6	0	100.00%	1,200	\$860	\$0.72
3BR/2BA	479	25	94.78%	1,249	\$1,053	\$0.84

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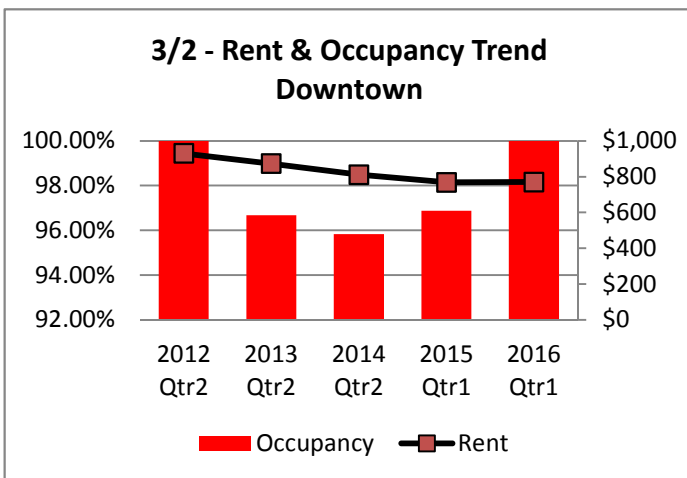
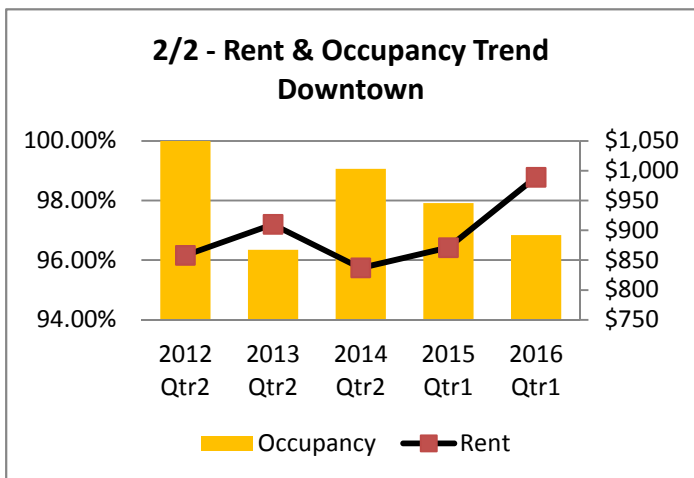
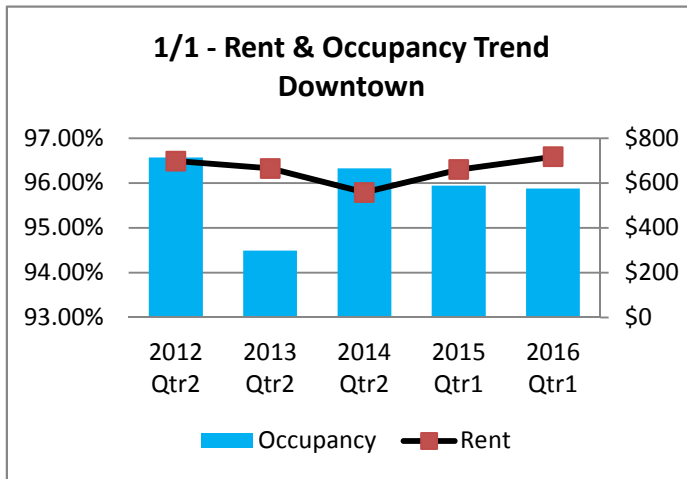
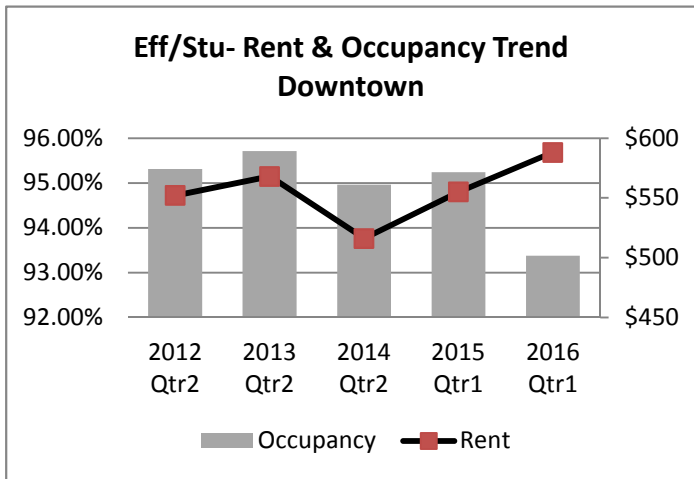
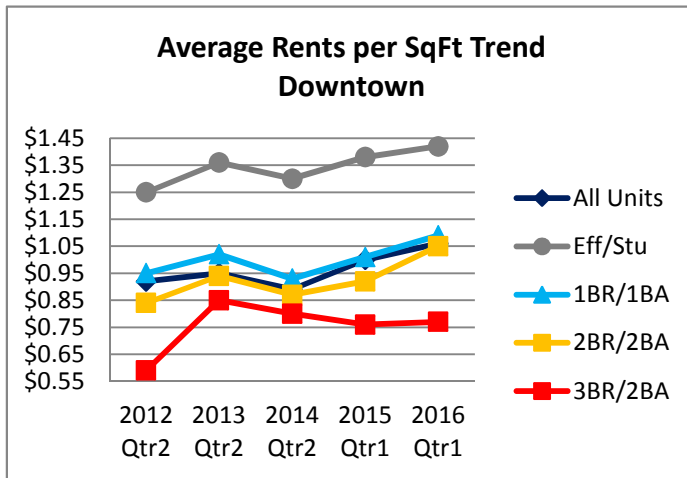
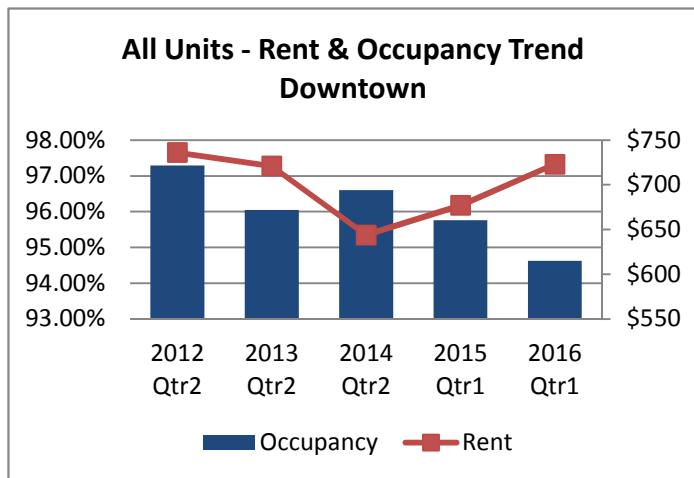
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Downtown Summary Analysis of ALL Responding Units



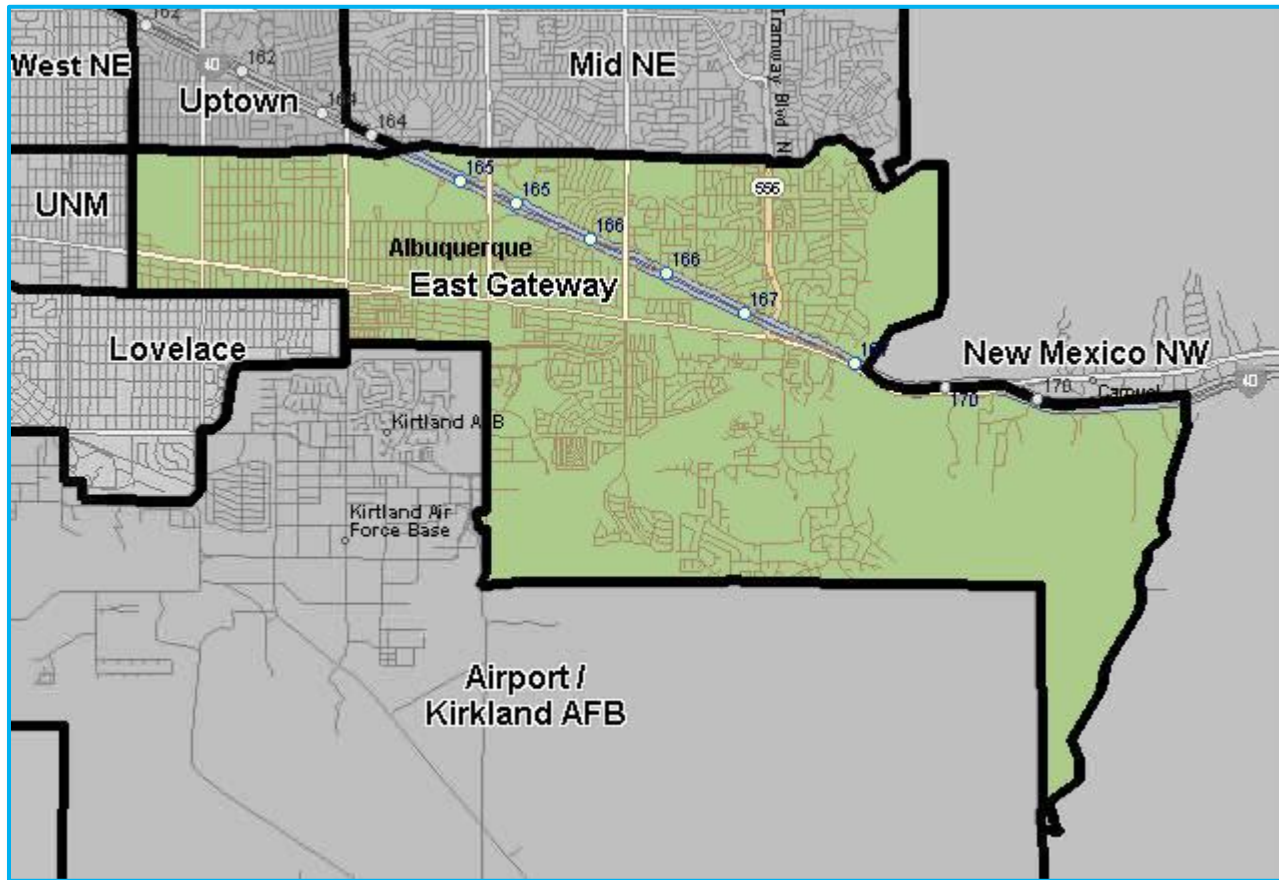
Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
Summary Analysis (All Units)						
All Units	708	38	94.63%	684	\$723	\$1.06
STU	136	9	93.38%	414	\$588	\$1.42
1BR/1BA	340	14	95.88%	661	\$717	\$1.09
2BR/1BA	105	12	88.57%	780	\$665	\$0.85
2BR/2BA	95	3	96.84%	938	\$989	\$1.05
3BR/2BA	32	0	100.00%	1,005	\$770	\$0.77

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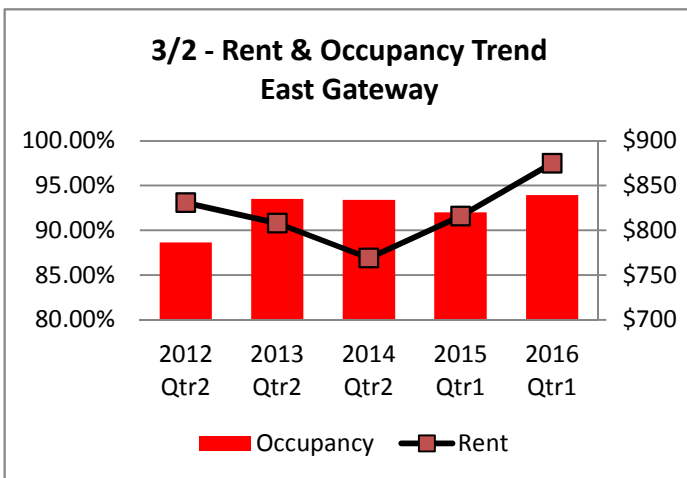
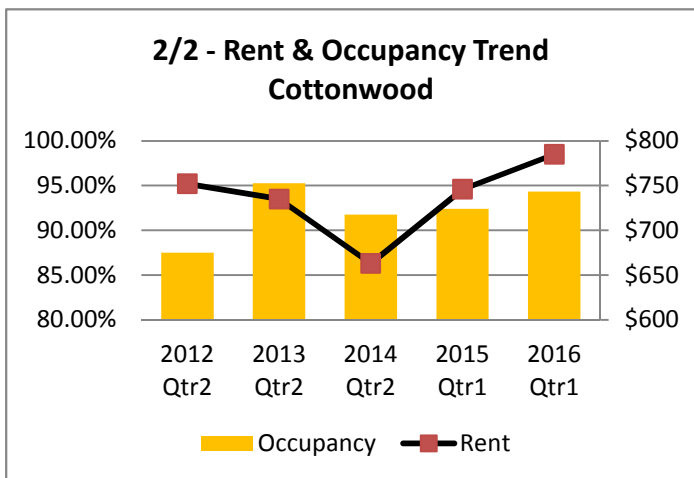
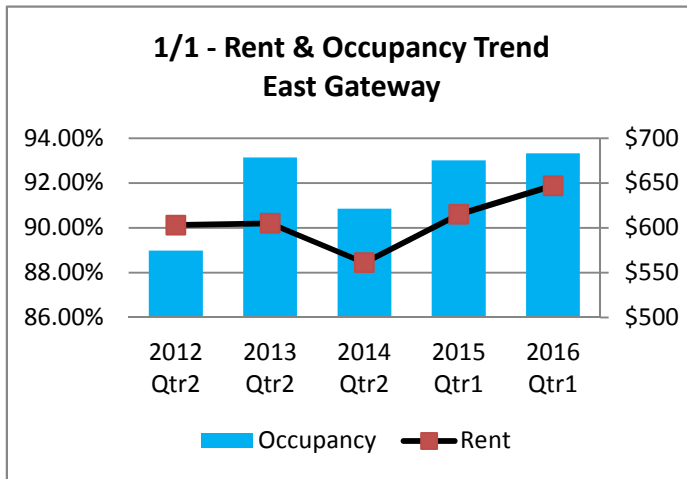
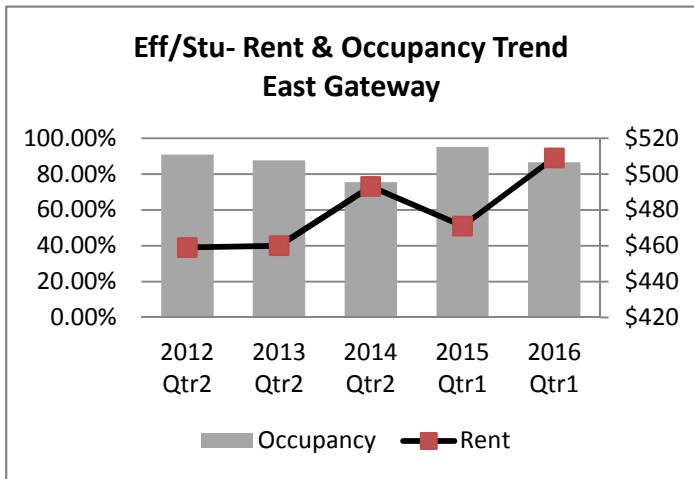
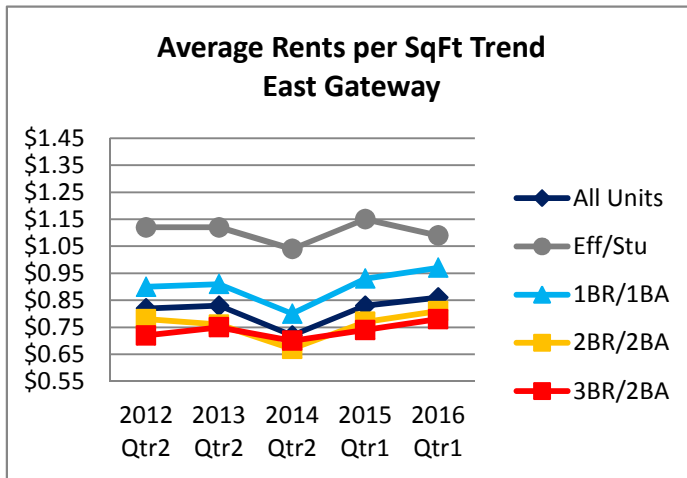
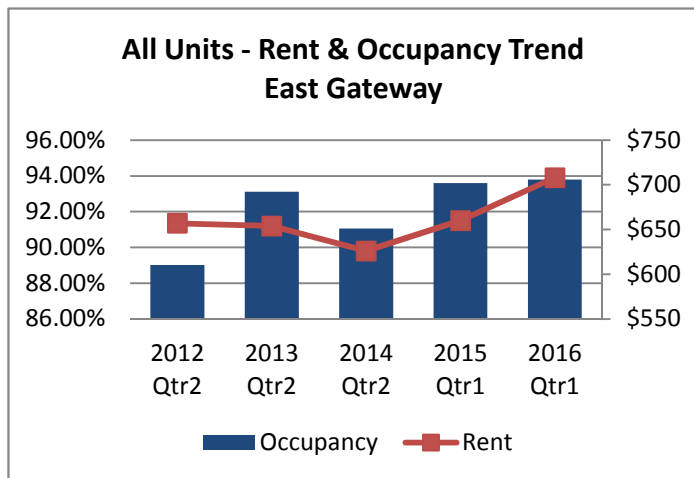
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East Gateway Summary Analysis of ALL Responding Units



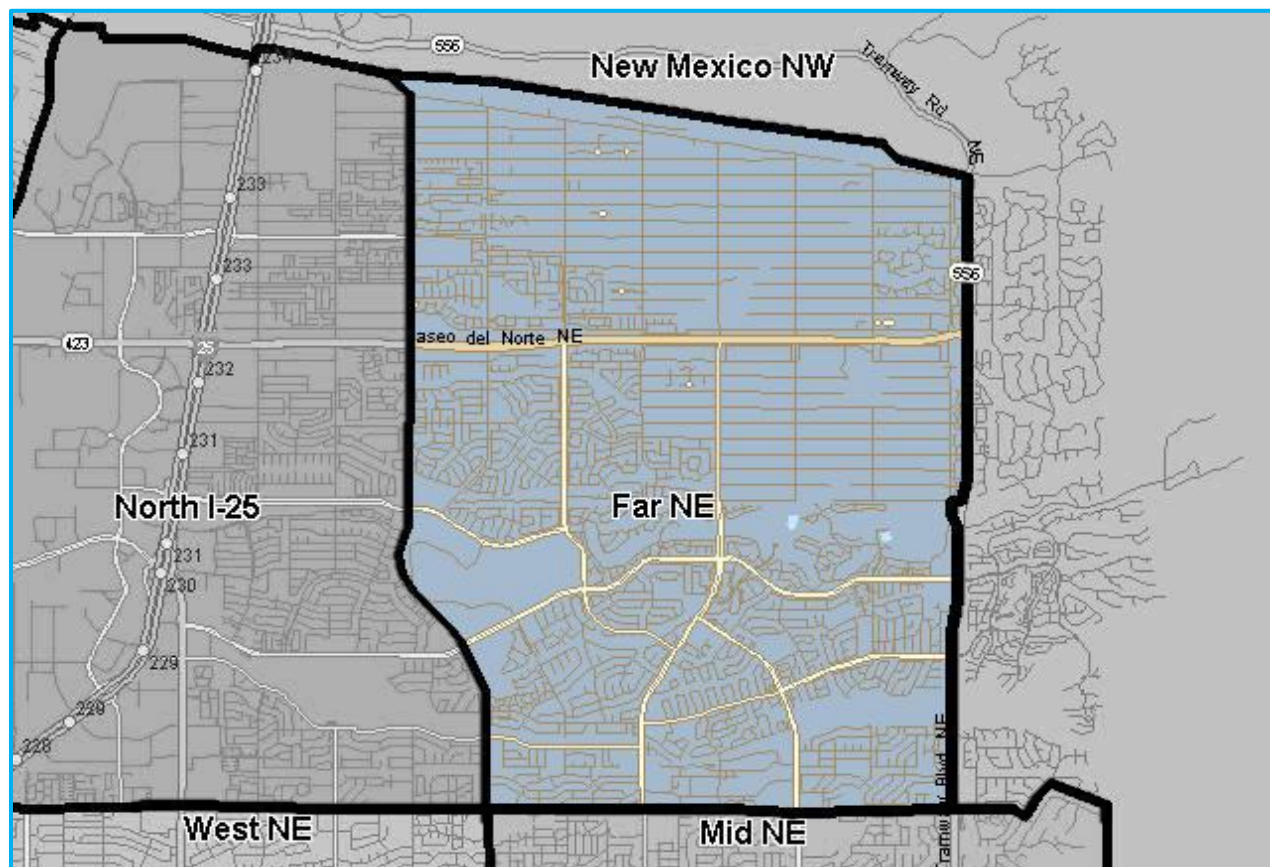
Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
Summary Analysis (All Units)						
All Units	2,305	143	93.80%	822	\$708	\$0.86
EFF	25	3	88.00%	396	\$445	\$1.11
STU	57	8	85.96%	495	\$537	\$1.08
1BR/1BA	929	62	93.33%	667	\$647	\$0.97
1BR/1.5BA	7	0	100.00%	1,240	\$840	\$0.68
2BR/1BA	396	19	95.20%	843	\$671	\$0.80
2BR/1.5BA	4	0	100.00%	1,000	\$549	\$0.55
2BR/2BA	672	38	94.35%	967	\$785	\$0.81
3BR/2BA	215	13	93.95%	1,115	\$875	\$0.78

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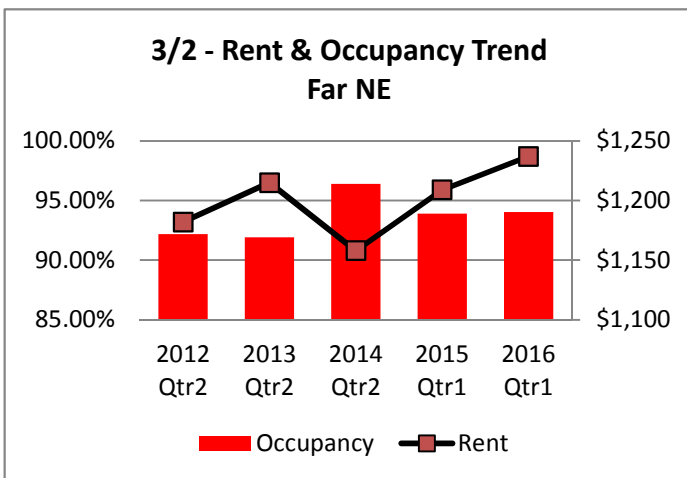
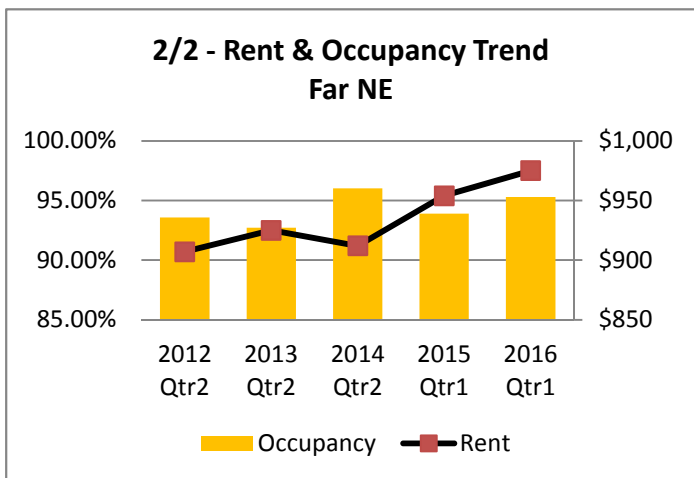
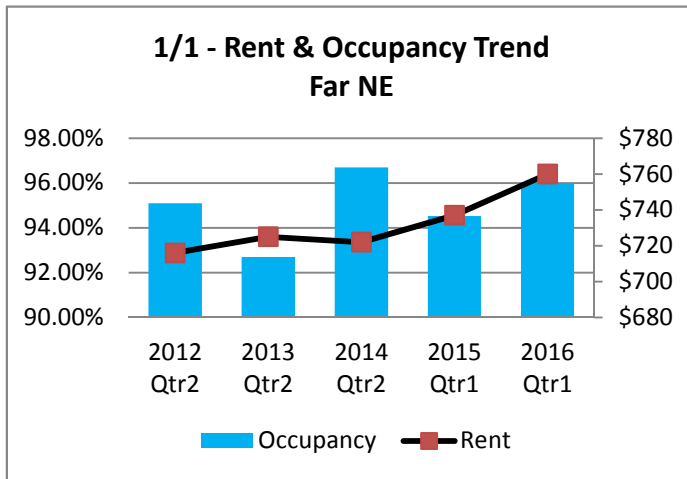
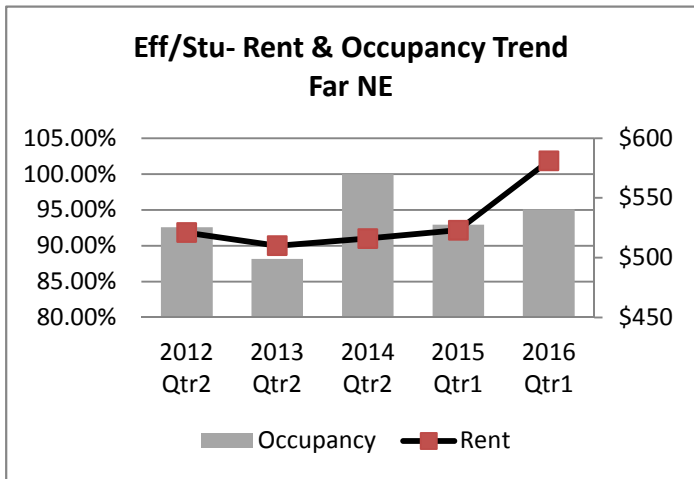
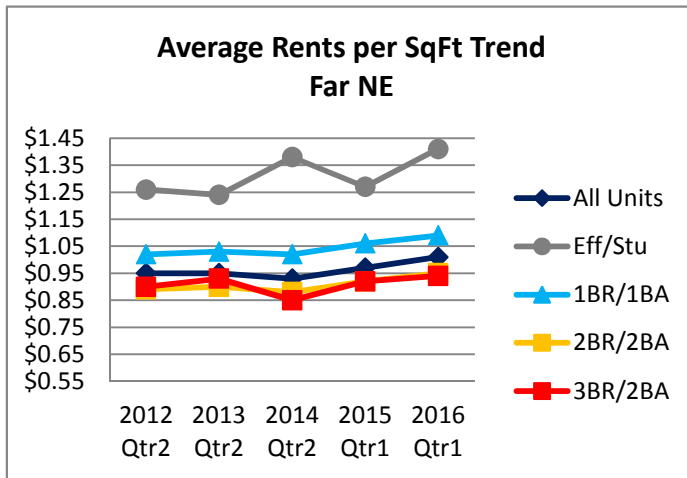
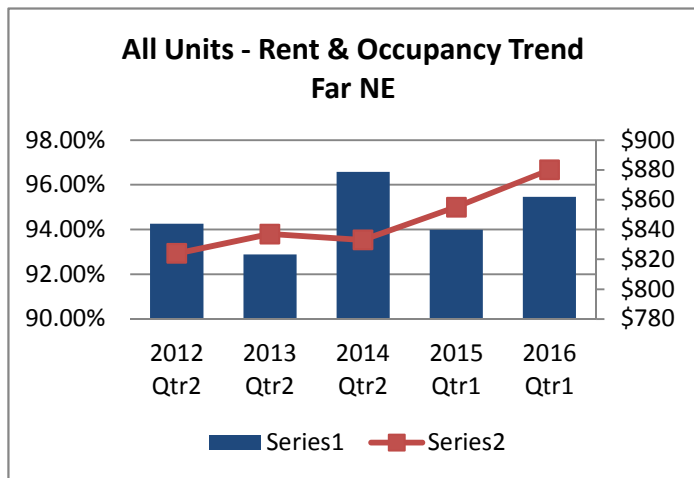
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Far NE Summary Analysis of ALL Responding Units



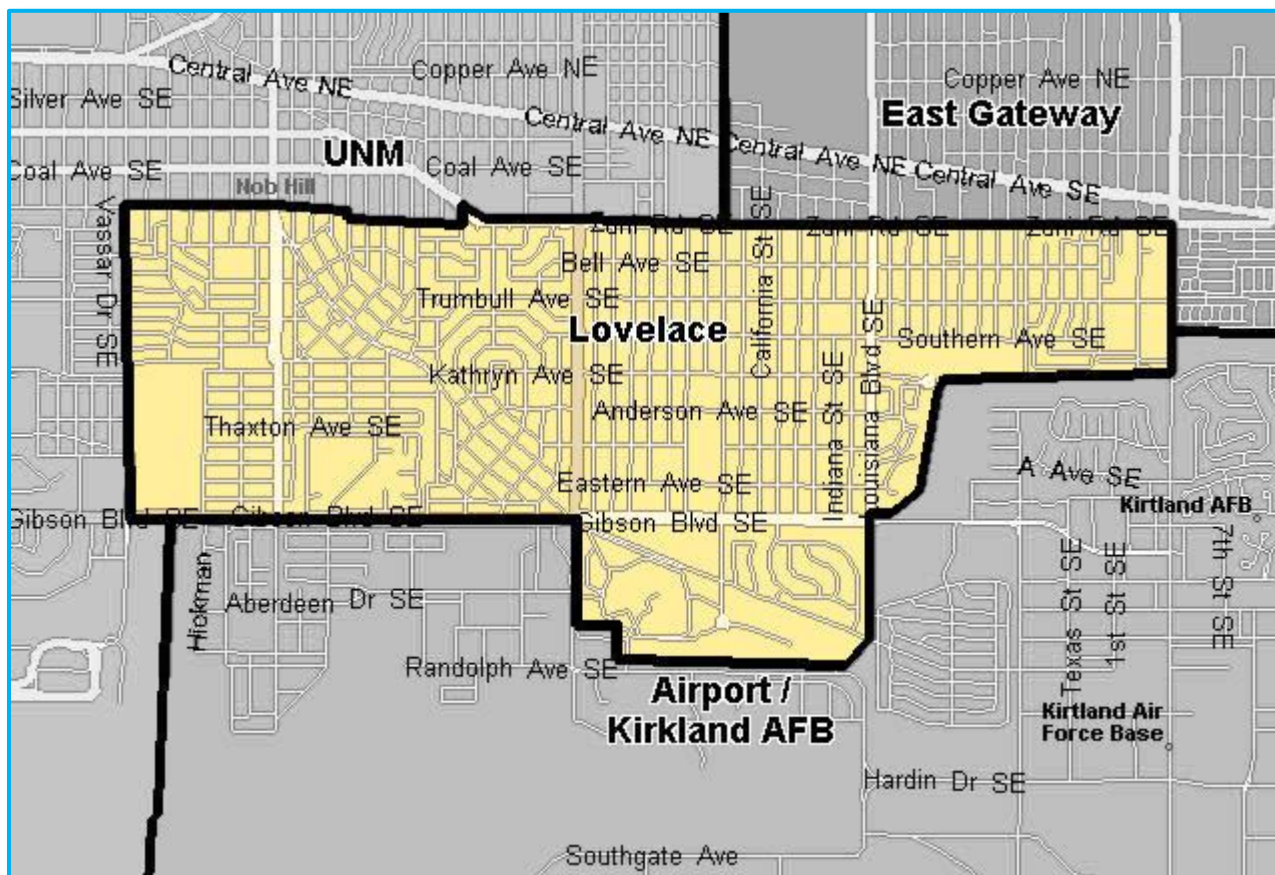
Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq F
Summary Analysis (All Units)						
All Units	5,877	266	95.47%	879	\$880	\$1.01
STU	162	8	95.06%	412	\$581	\$1.41
1BR/1BA	2,643	106	95.99%	702	\$760	\$1.09
2BR/1BA	508	26	94.88%	915	\$895	\$0.99
2BR/2BA	2,107	99	95.30%	1,034	\$975	\$0.95
2BR/2.5BA	76	5	93.42%	1,295	\$1,181	\$0.91
3BR/2BA	369	22	94.04%	1,317	\$1,237	\$0.94
3BR/3BA	12	0	100.00%	1,660	\$1,296	\$0.78

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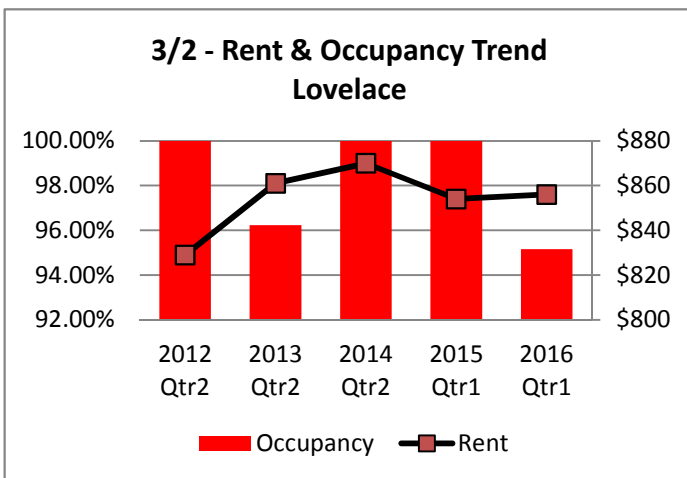
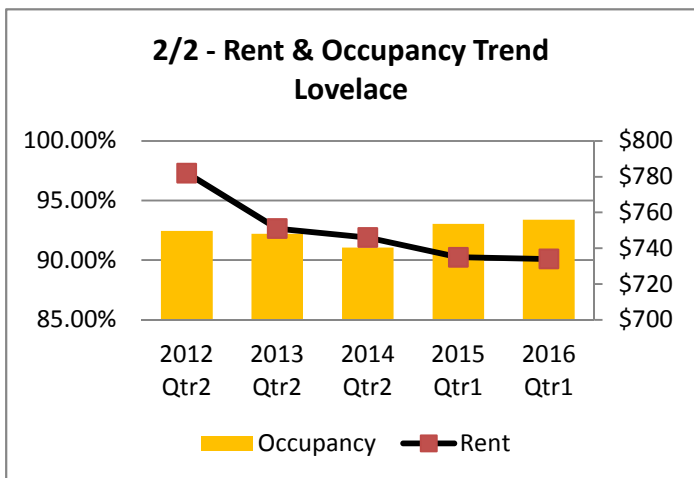
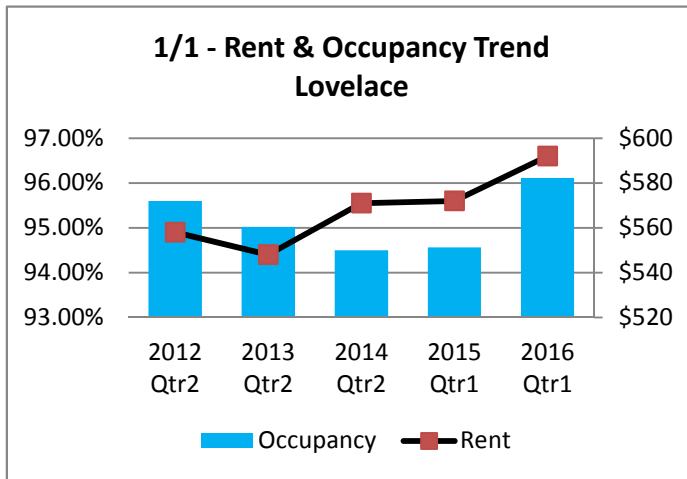
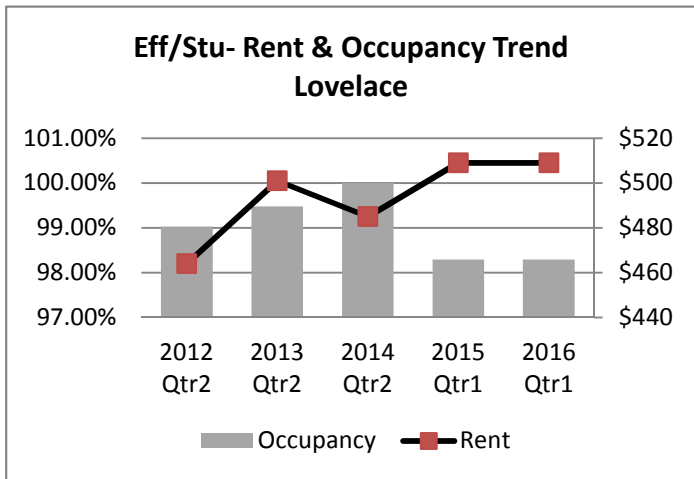
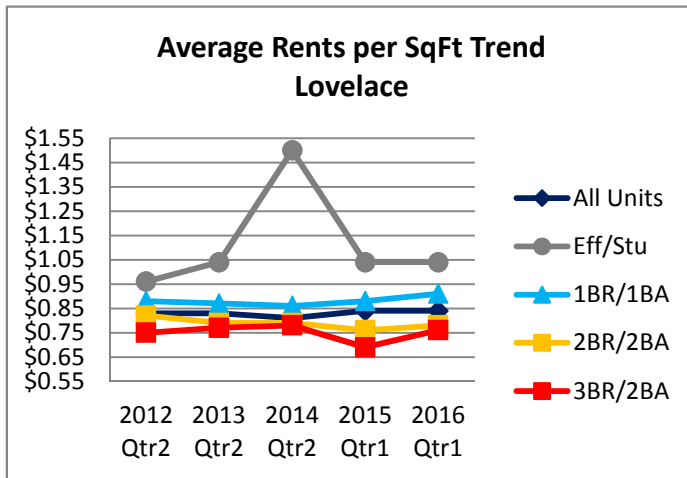
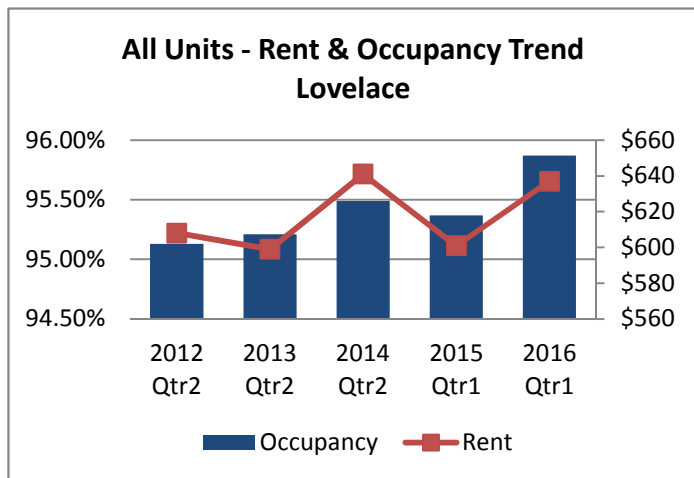
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Lovelace Summary Analysis of ALL Responding Units



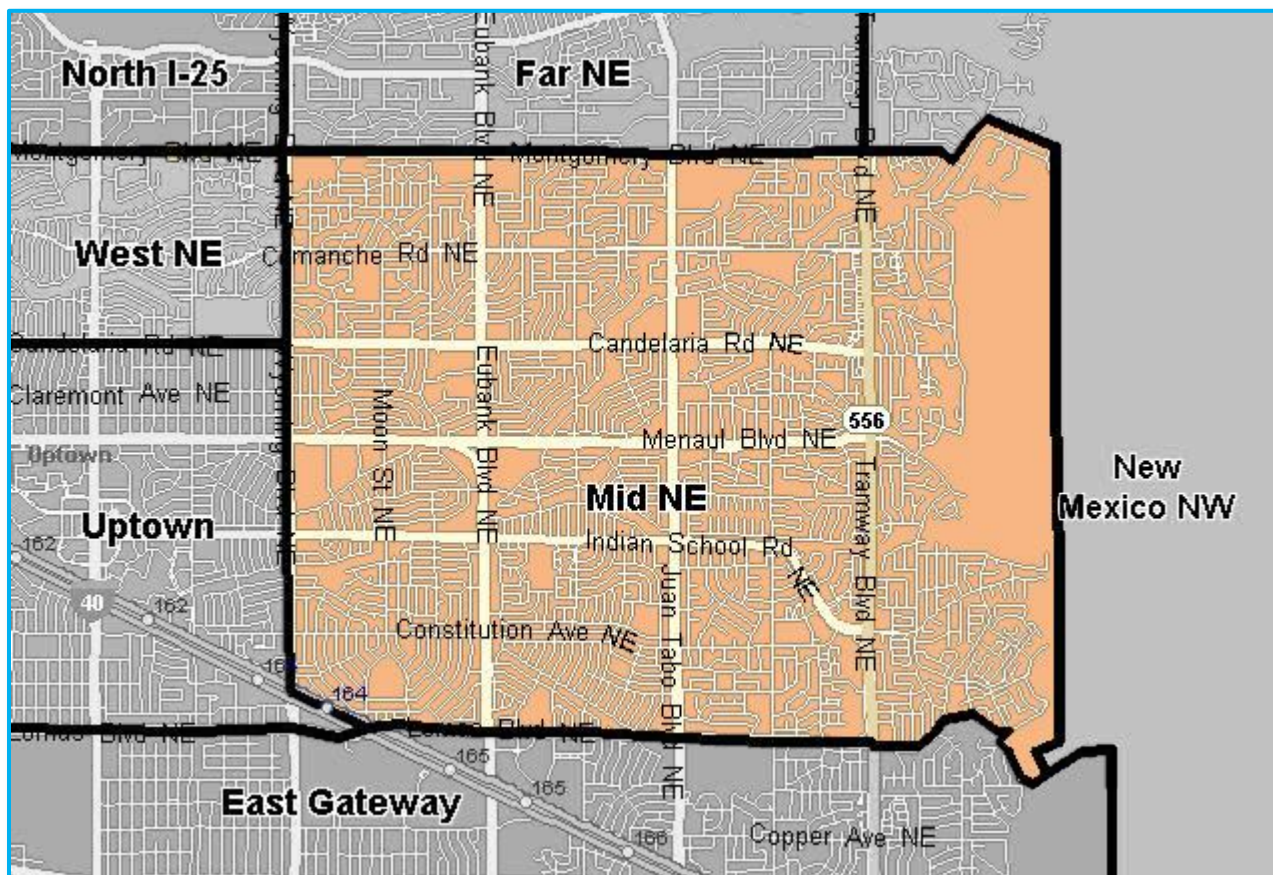
Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
Summary Analysis (All Units)						
All Units	992	41	95.87%	756	\$637	\$0.84
STU	175	3	98.29%	490	\$509	\$1.04
1BR/1BA	386	15	96.11%	657	\$592	\$0.91
2BR/1BA	206	10	95.15%	870	\$660	\$0.76
2BR/2BA	136	9	93.38%	946	\$734	\$0.78
3BR/1BA	2	0	100.00%	1,017	\$689	\$0.68
3BR/1.5BA	1	0	100.00%	1,340	\$785	\$0.59
3BR/2BA	62	3	95.16%	1,134	\$856	\$0.76
4BR/2BA	24	1	95.83%	1,200	\$960	\$0.80

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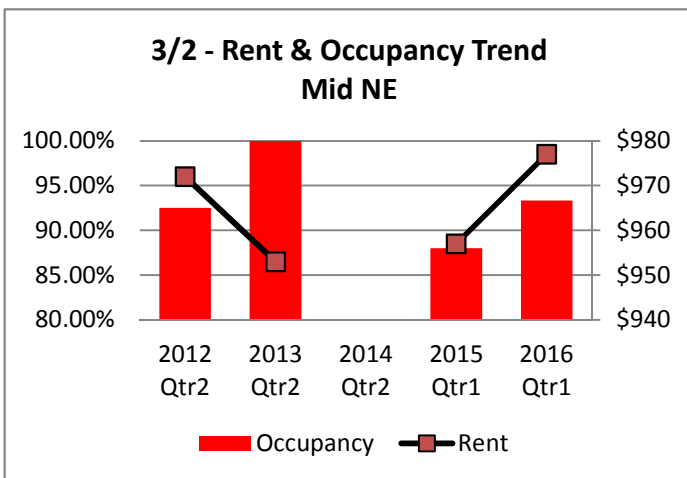
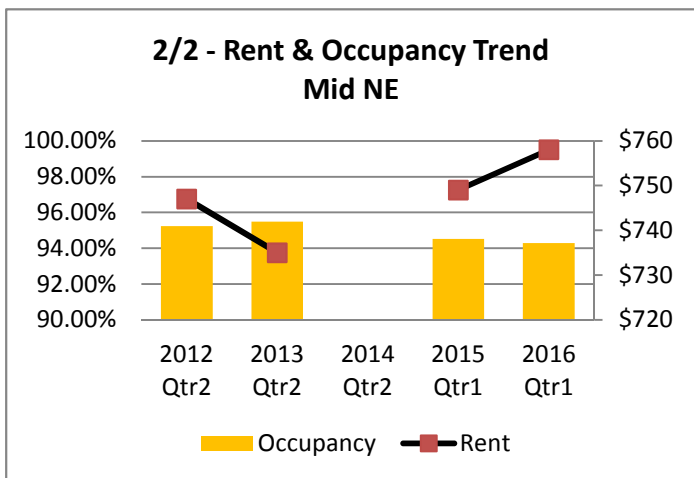
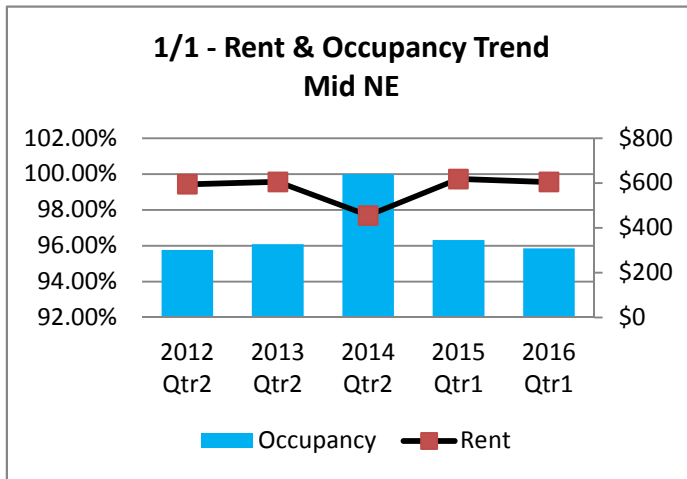
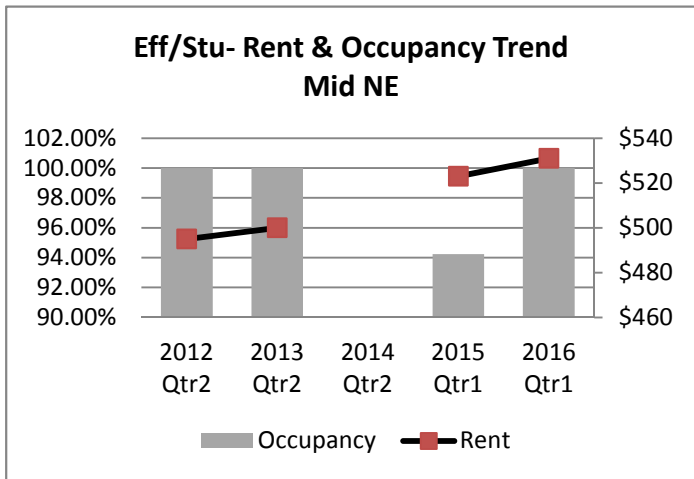
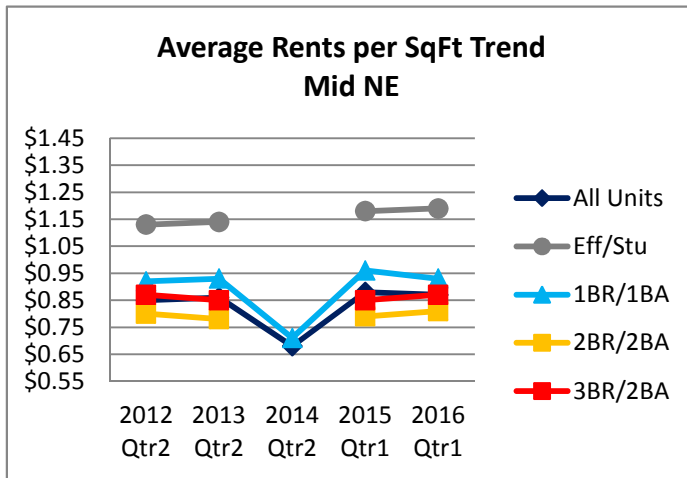
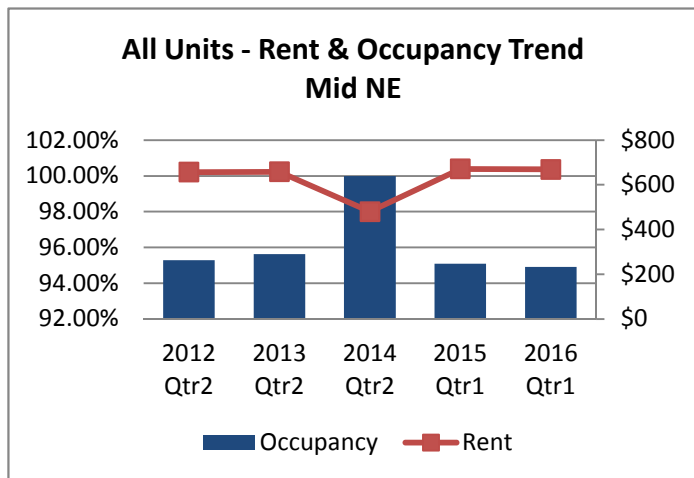
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Mid NE Summary Analysis of ALL Responding Units



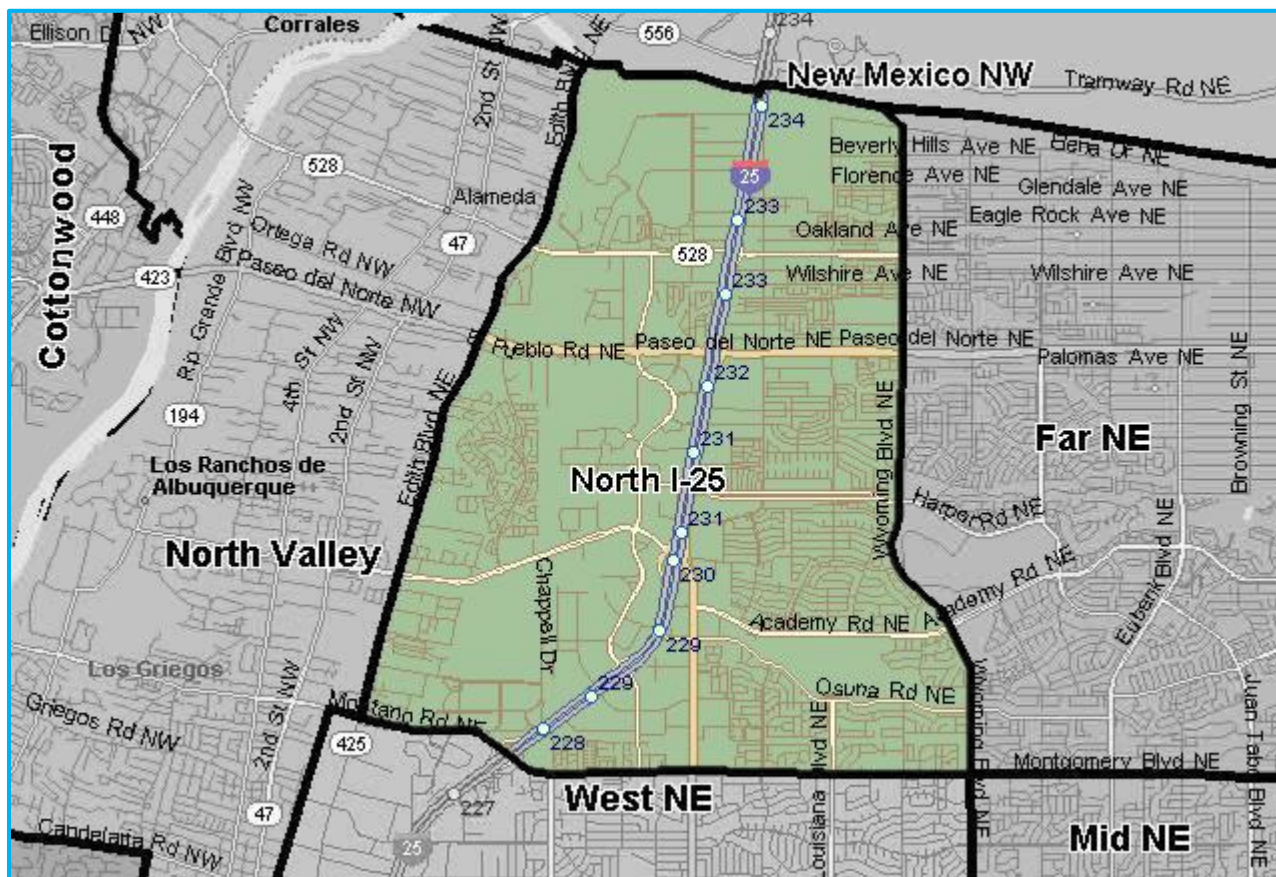
Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
Summary Analysis (All Units)						
All Units	2,794	142	94.92%	770	\$669	\$0.87
EFF	12	0	100.00%	506	\$517	\$1.02
STU	40	0	100.00%	427	\$535	\$1.25
1BR/1BA	1,426	59	95.86%	651	\$604	\$0.93
1BR/2BA	40	2	95.00%	829	\$706	\$0.85
2BR/1BA	393	19	95.17%	833	\$670	\$0.81
2BR/1.5BA	28	8	71.43%	1,060	\$815	\$0.77
2BR/2BA	788	45	94.29%	928	\$758	\$0.81
3BR/1.5BA	22	6	72.73%	1,290	\$1,030	\$0.80
3BR/2BA	45	3	93.33%	1,117	\$977	\$0.87

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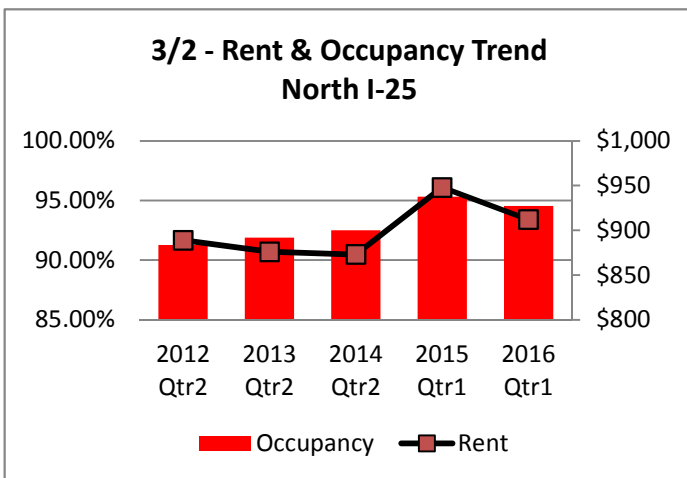
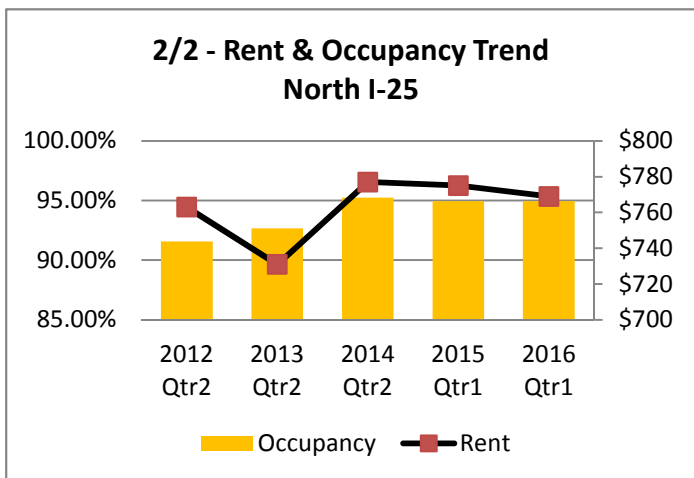
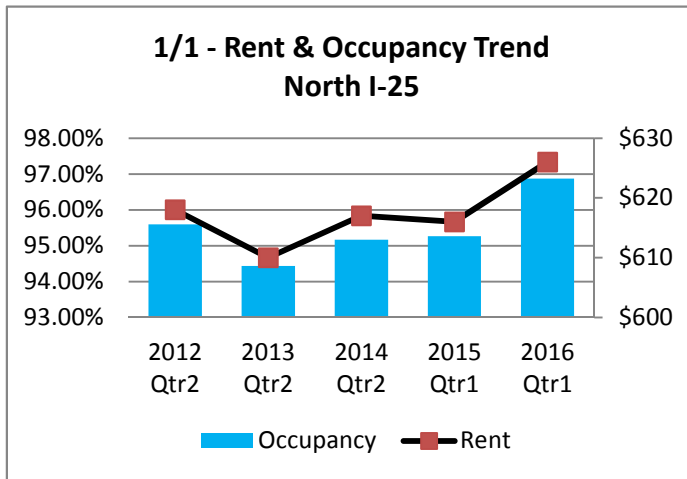
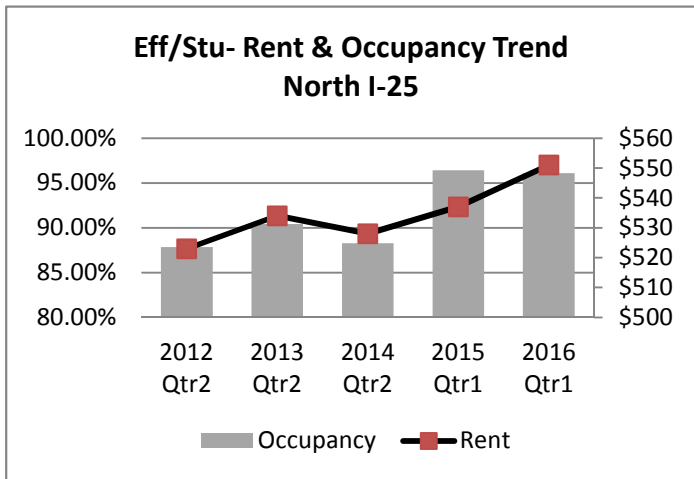
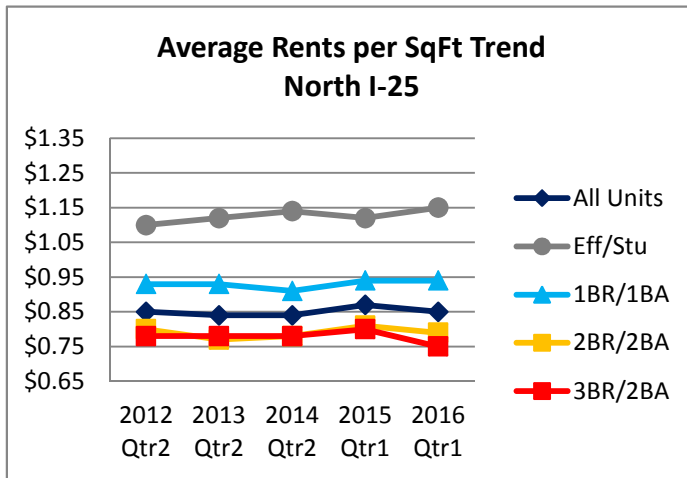
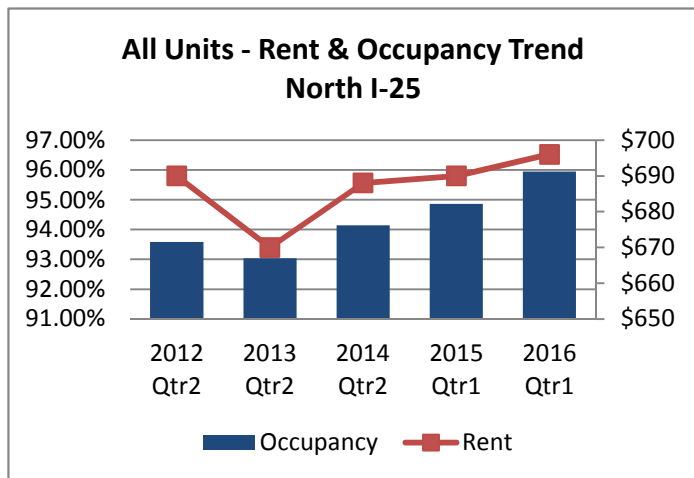
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North I-25 Summary Analysis of ALL Responding Units



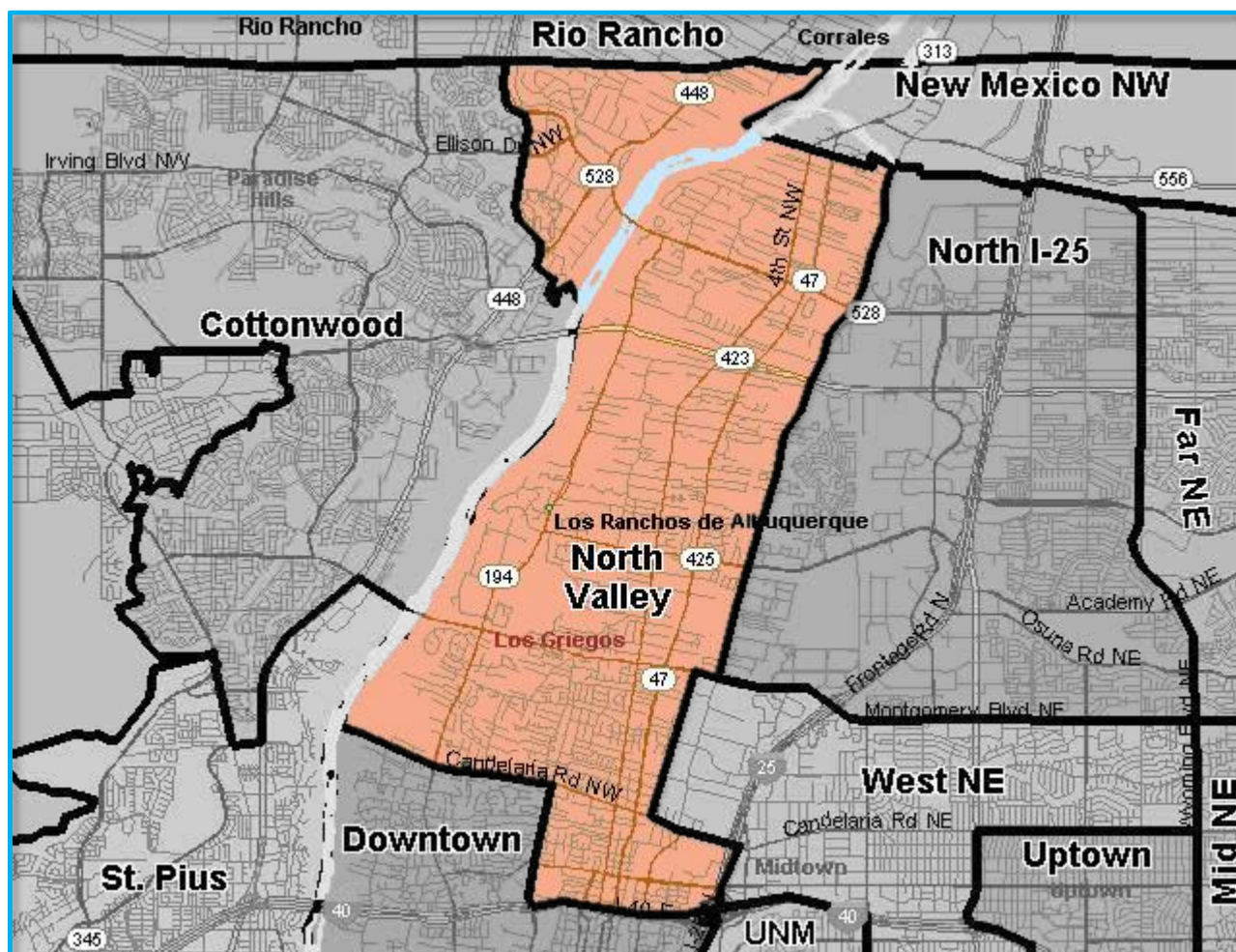
Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
Summary Analysis (All Units)						
All Units	5,699	231	95.95%	816	\$696	\$0.85
EFF	26	1	96.15%	471	\$522	\$1.11
STU	257	10	96.11%	478	\$554	\$1.16
1BR/1BA	2,460	77	96.87%	666	\$626	\$0.94
2BR/1BA	1,101	49	95.55%	897	\$718	\$0.80
2BR/1.5BA	202	10	95.05%	928	\$784	\$0.84
2BR/2BA	1,306	66	94.95%	975	\$769	\$0.79
2BR/2.5BA	13	1	92.31%	1,228	\$837	\$0.68
3BR/1.5BA	16	0	100.00%	1,009	\$959	\$0.95
3BR/2BA	238	13	94.54%	1,219	\$912	\$0.75
3BR/2.5BA	36	2	94.44%	1,228	\$913	\$0.74
3BR/3BA	44	2	95.45%	1,406	\$935	\$0.67

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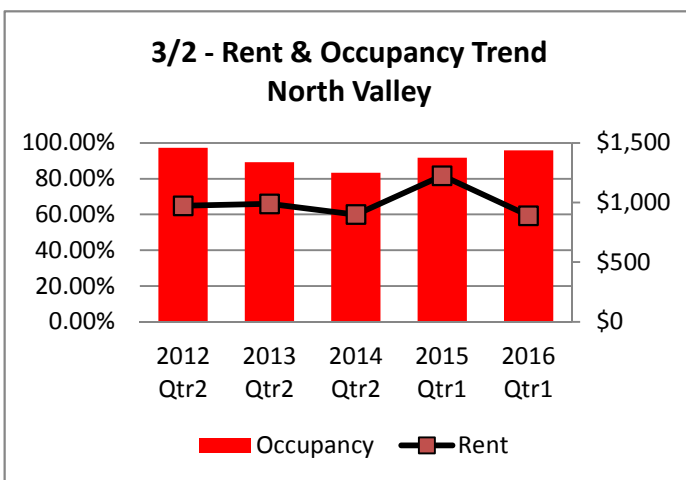
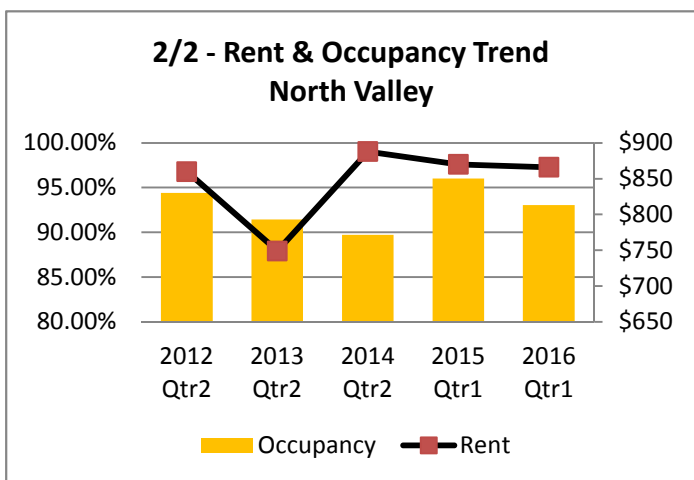
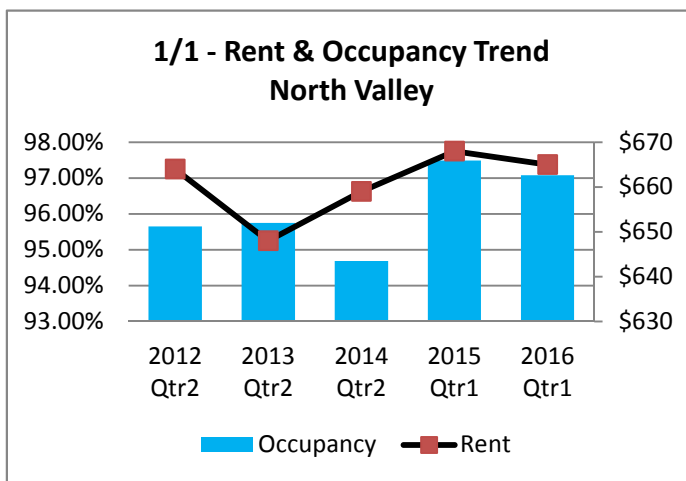
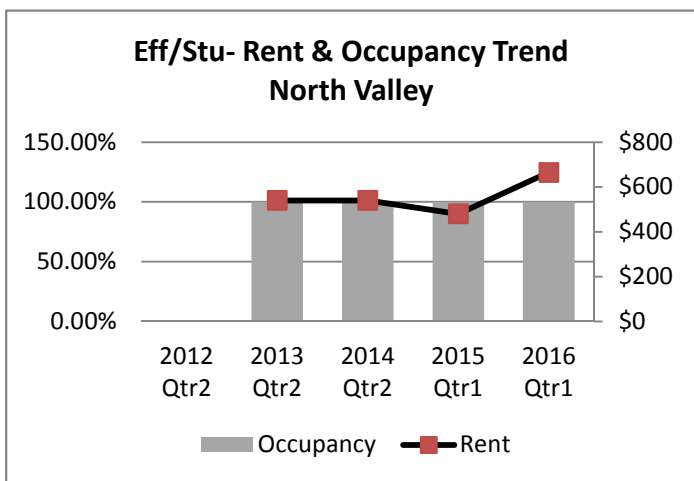
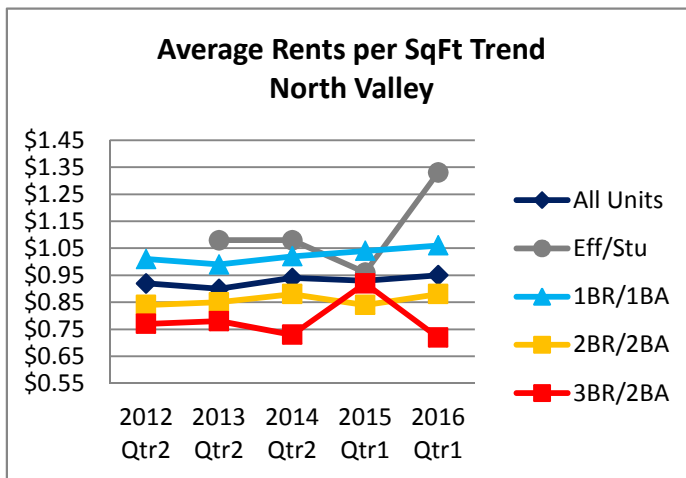
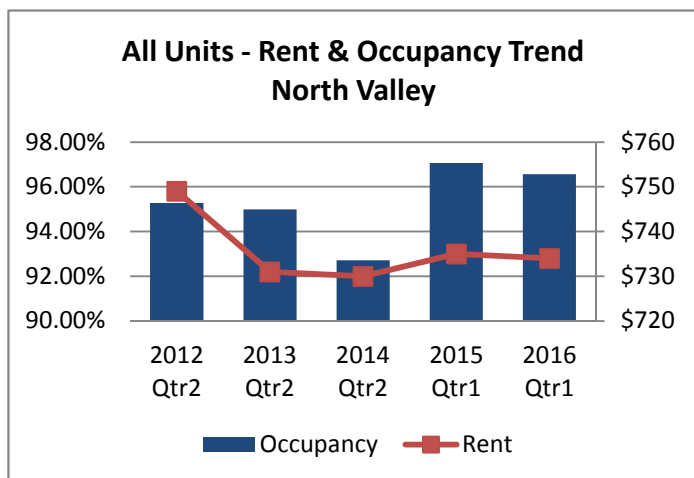
North Valley Summary Analysis of ALL Responding Units



Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
Summary Analysis (All Units)						
All Units	1,338	46	96.56%	770	\$734	\$0.95
STU	8	0	100.00%	500	\$665	\$1.33
1BR/1BA	719	21	97.08%	626	\$665	\$1.06
2BR/1BA	311	5	98.39%	880	\$774	\$0.88
2BR/1.5BA	16	1	93.75%	975	\$750	\$0.77
2BR/2BA	259	18	93.05%	990	\$866	\$0.88
3BR/1BA	1	0	100.00%	1,500	\$750	\$0.50
3BR/2BA	24	1	95.83%	1,240	\$889	\$0.72

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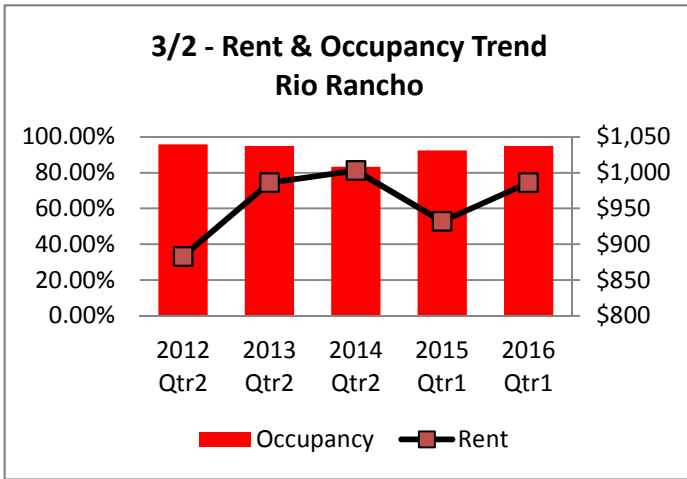
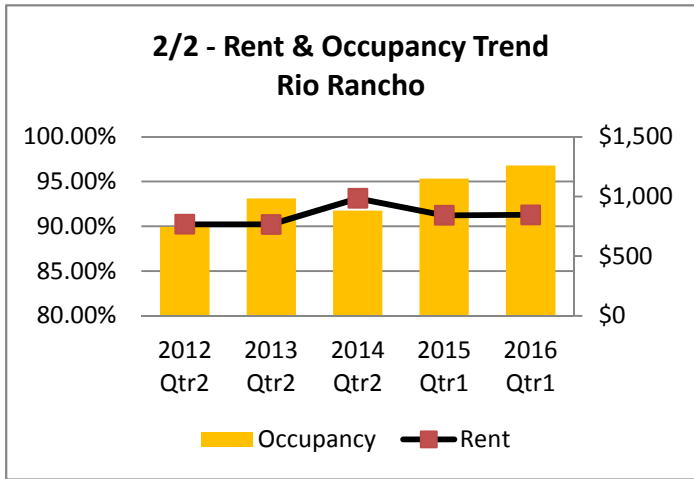
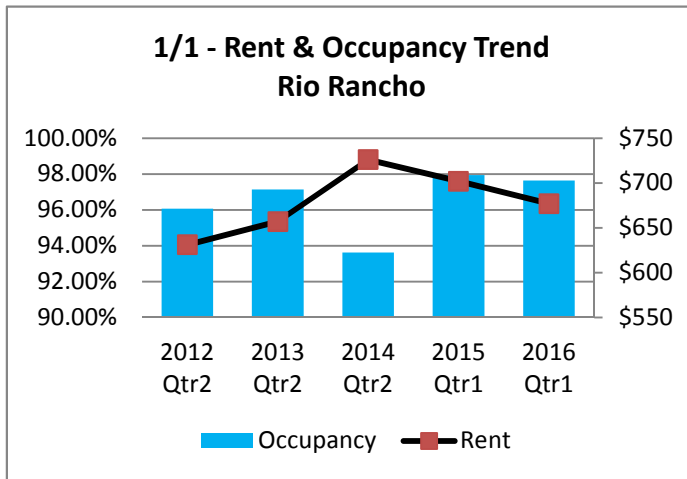
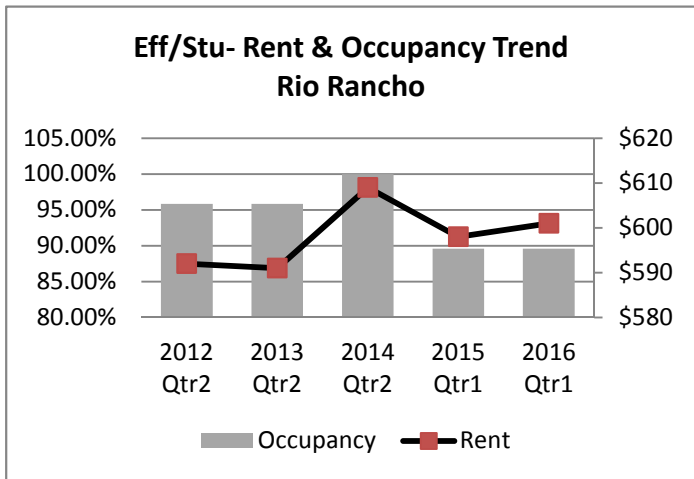
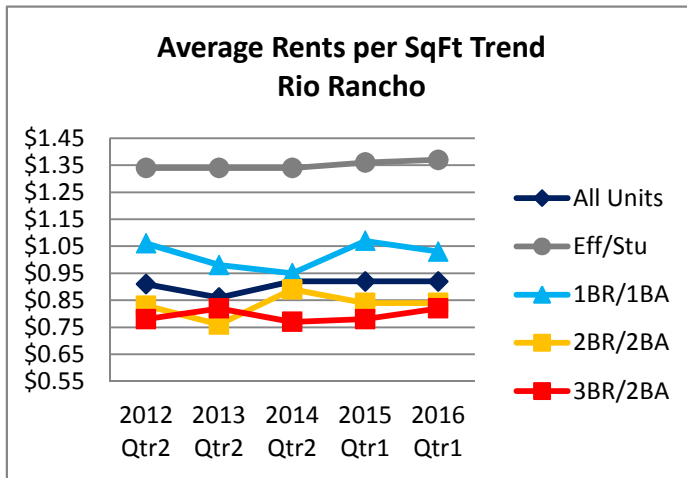
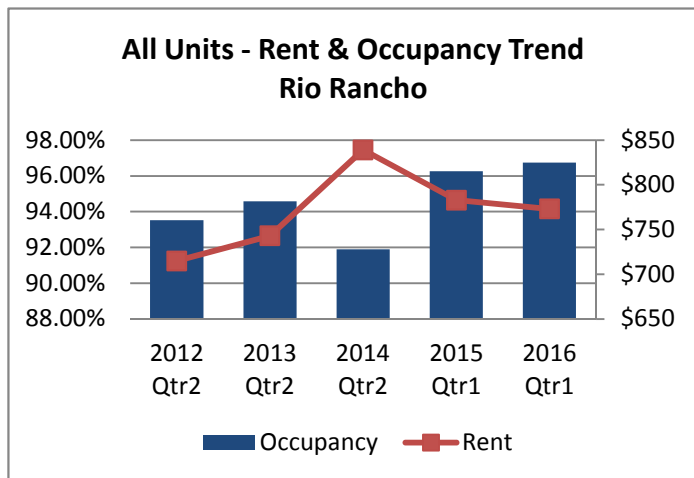
Rio Rancho Summary Analysis of ALL Responding Units



Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
Summary Analysis (All Units)						
All Units	1,290	42	96.74%	843	\$773	\$0.92
STU	48	5	89.58%	440	\$601	\$1.37
1BR/1BA	464	11	97.63%	656	\$677	\$1.03
2BR/1BA	97	5	94.85%	779	\$768	\$0.99
2BR/1.5BA	154	2	98.70%	872	\$755	\$0.87
2BR/2BA	407	13	96.81%	1,004	\$846	\$0.84
3BR/2BA	120	6	95.00%	1,201	\$986	\$0.82

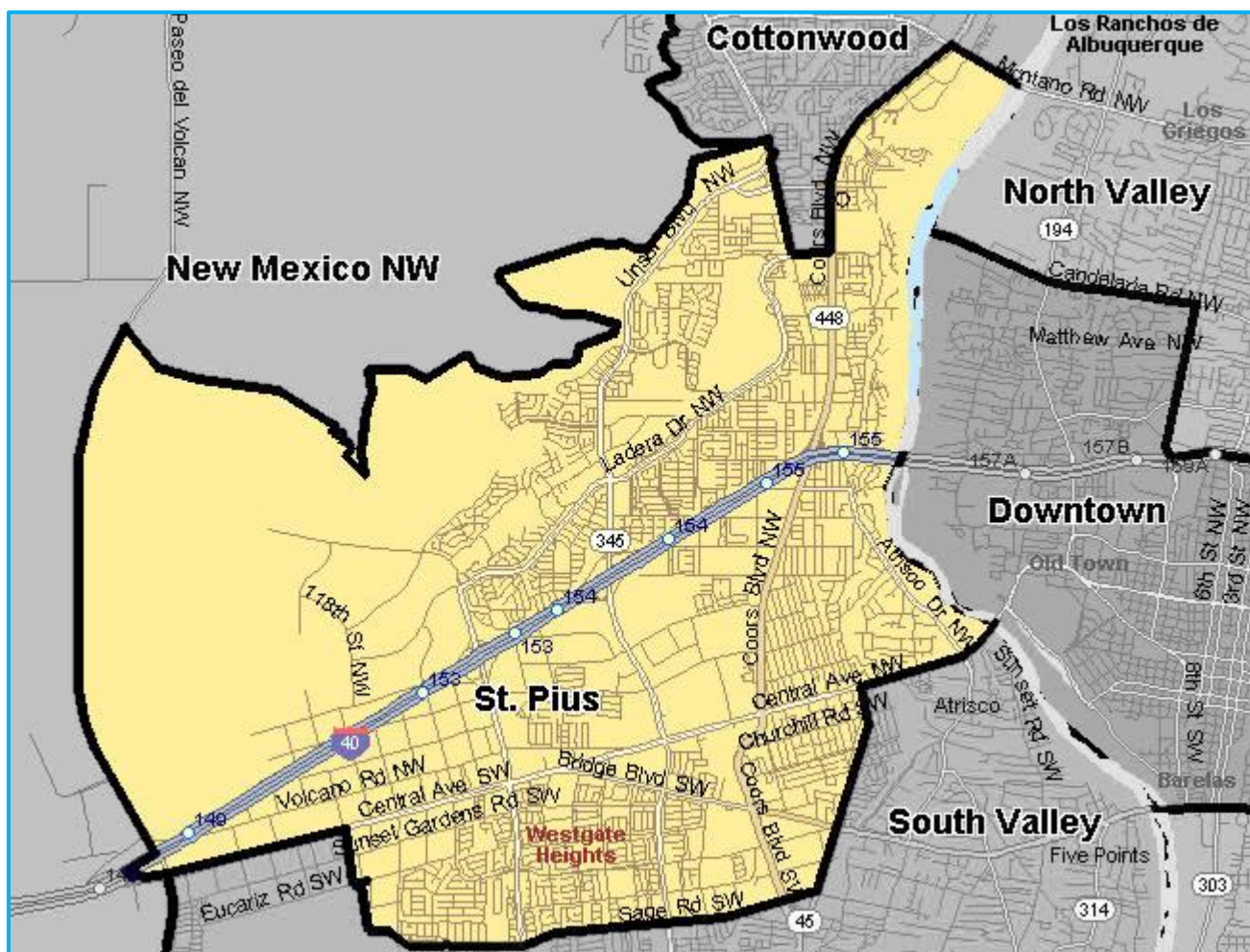
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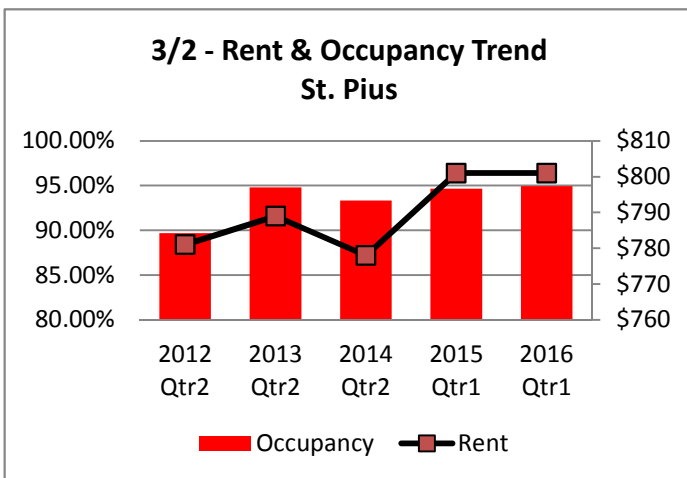
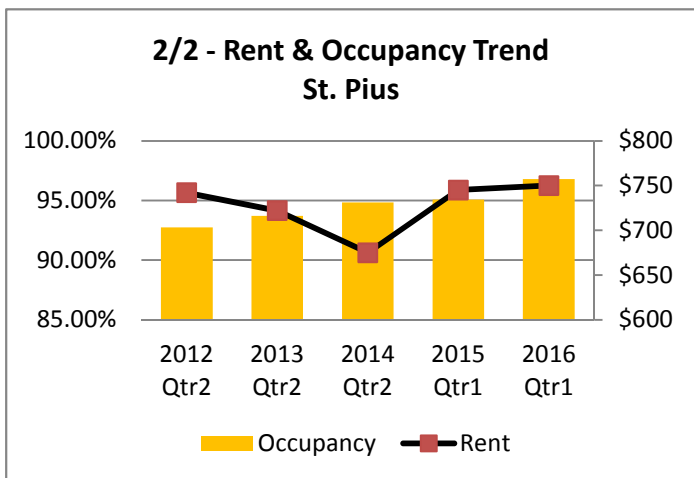
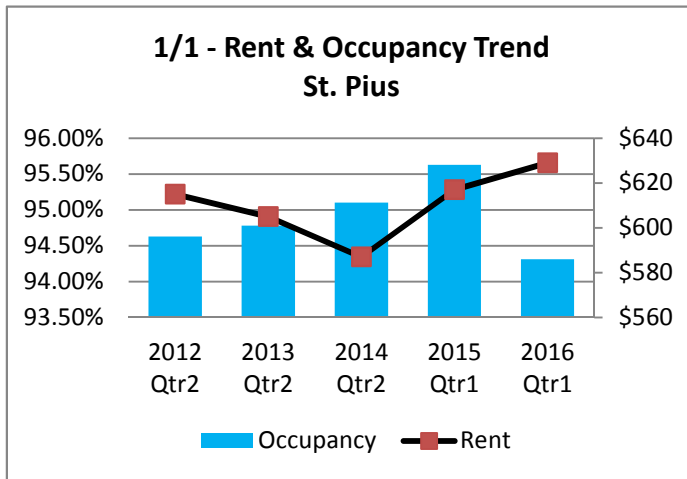
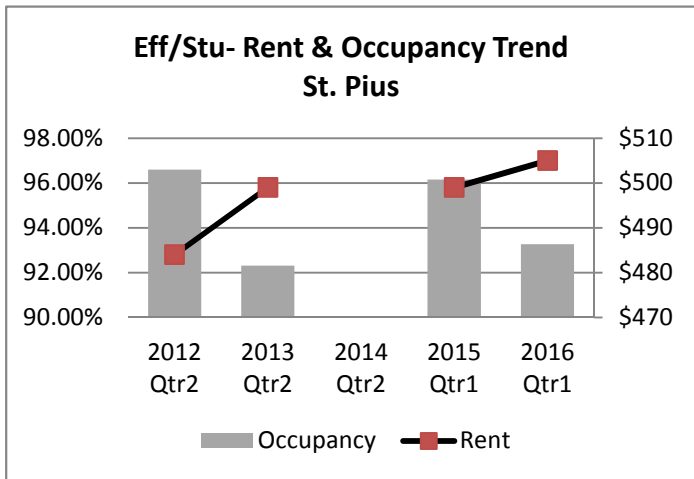
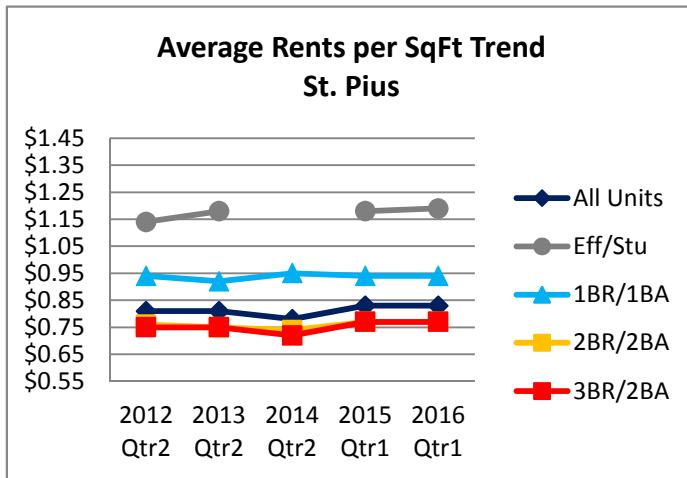
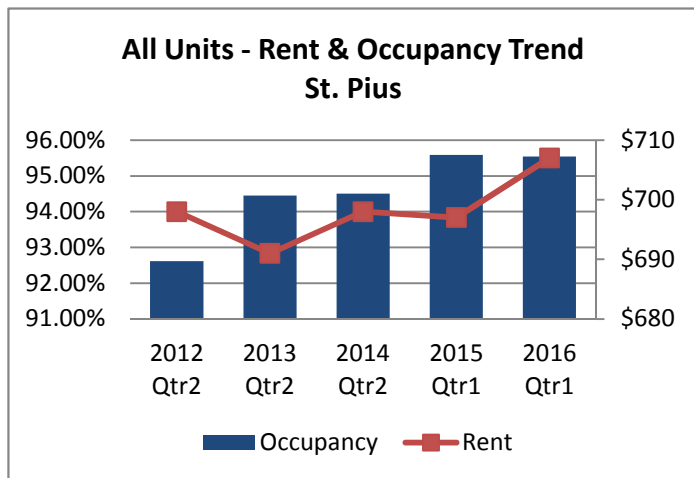
St. Pius Summary Analysis of ALL Responding Units



Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
Summary Analysis (All Units)						
All Units	2,084	93	95.54%	846	\$707	\$0.83
STU	104	7	93.27%	423	\$505	\$1.19
1BR/1BA	492	28	94.31%	666	\$629	\$0.94
2BR/1BA	391	11	97.19%	788	\$698	\$0.89
2BR/1.5BA	30	5	83.33%	925	\$639	\$0.69
2BR/2BA	753	24	96.81%	968	\$750	\$0.77
3BR/2BA	296	15	94.93%	1,039	\$801	\$0.77
4BR/2BA	18	3	83.33%	1,112	\$921	\$0.83

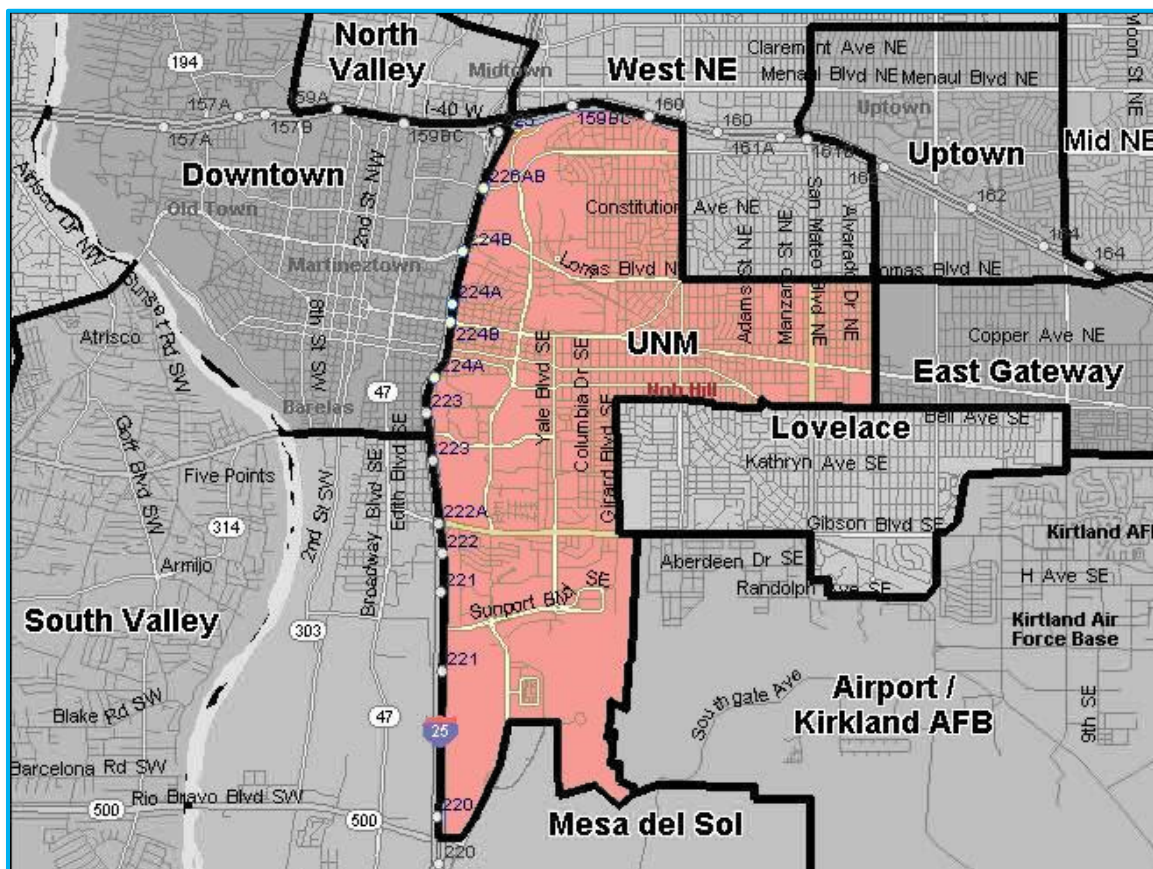
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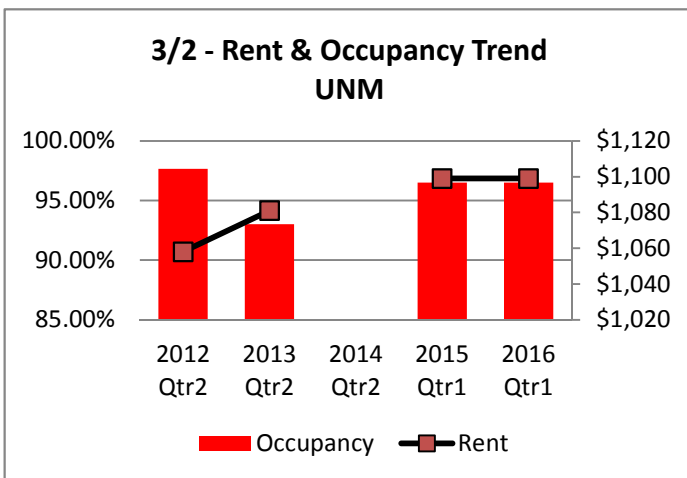
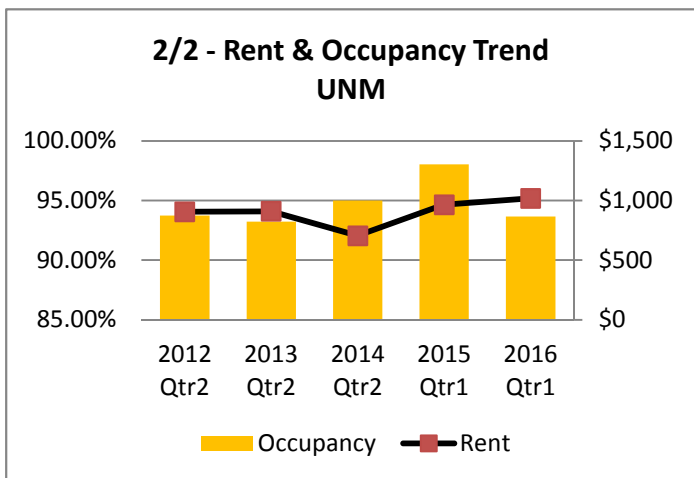
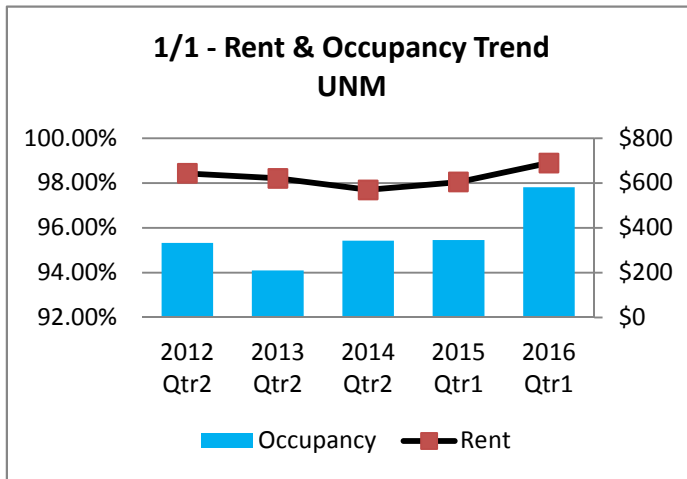
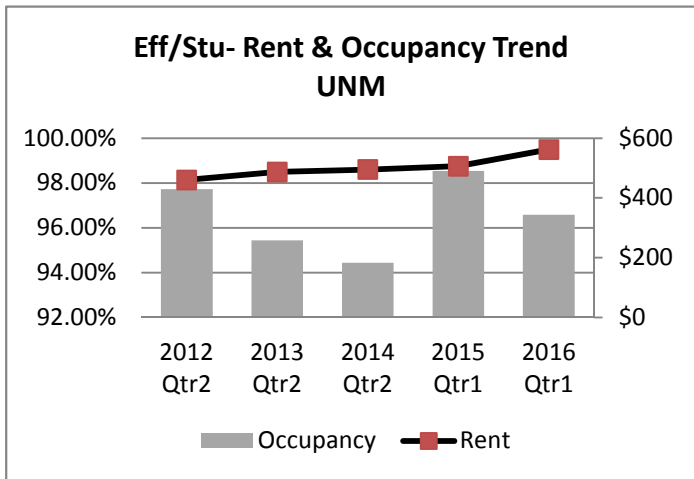
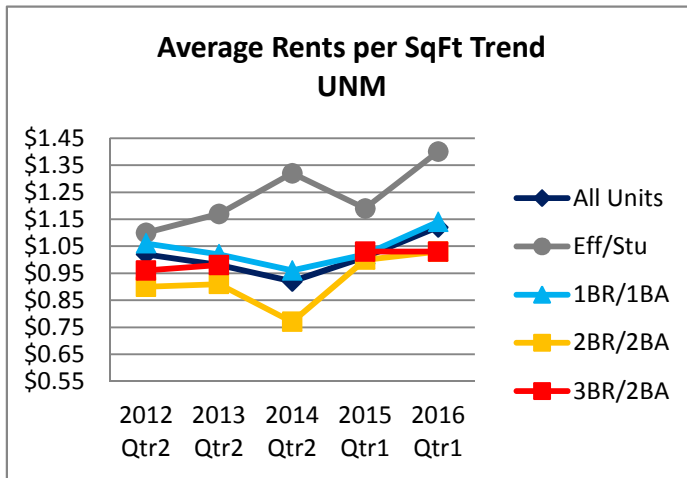
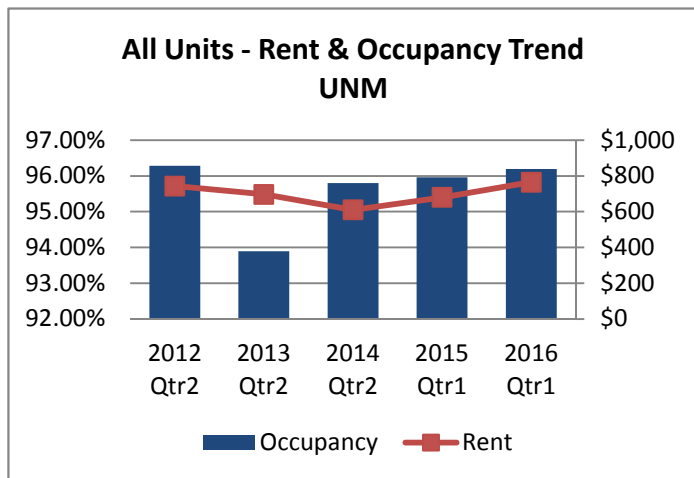
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UNM Summary Analysis of ALL Responding Units



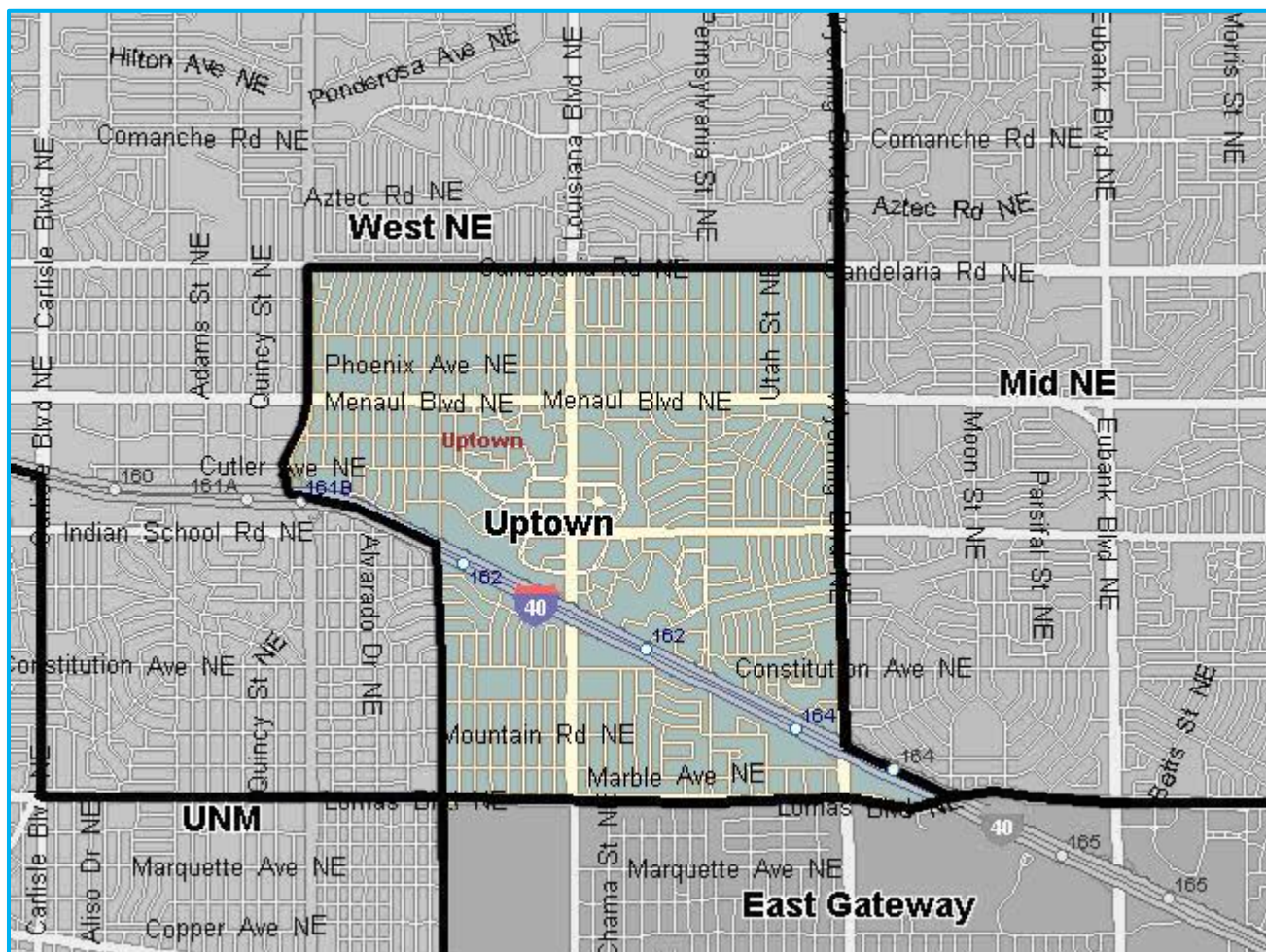
Unit	# Units	# Units	Percent	Average	Average	Average
Summary Analysis (All Units)						
All Units	1,337	51	96.19%	680	\$765	\$1.12
EFF	181	9	95.03%	364	\$556	\$1.53
STU	141	2	98.58%	447	\$570	\$1.27
1BR/1BA	548	12	97.81%	606	\$689	\$1.14
2BR/1BA	116	3	97.41%	704	\$751	\$1.06
2BR/1.5BA	30	7	76.67%	1,053	\$881	\$0.84
2BR/2BA	189	12	93.65%	986	\$1,018	\$1.03
2BR/2.5BA	42	3	92.86%	1,231	\$1,365	\$1.11
3BR/2BA	86	3	96.51%	1,052	\$1,099	\$1.03
3BR/3.5BA	4	0	100.00%	1,532	\$1,679	\$1.10

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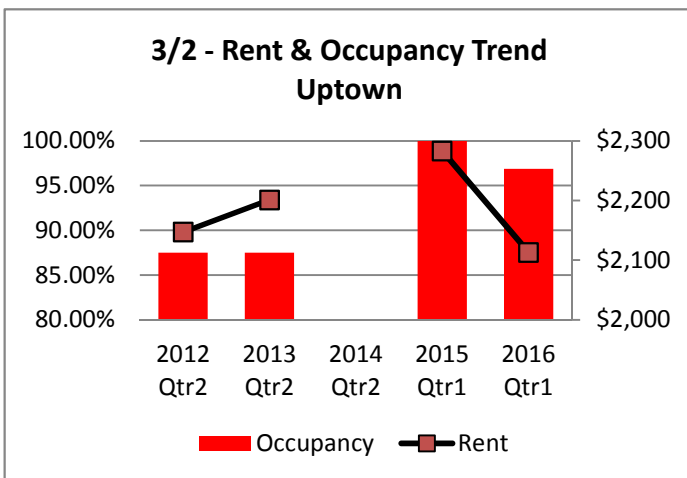
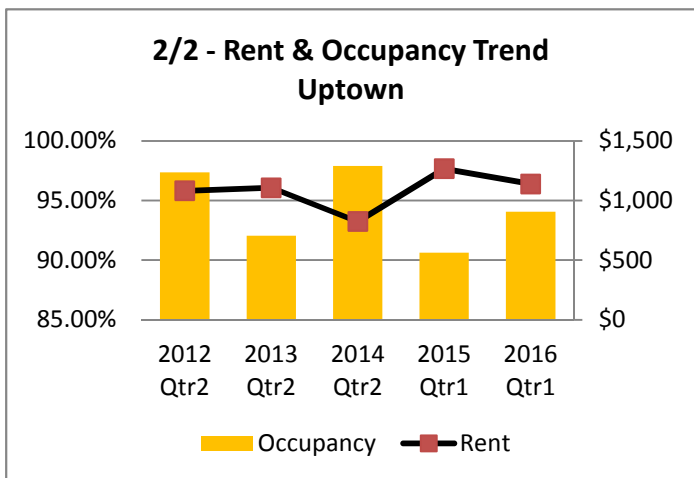
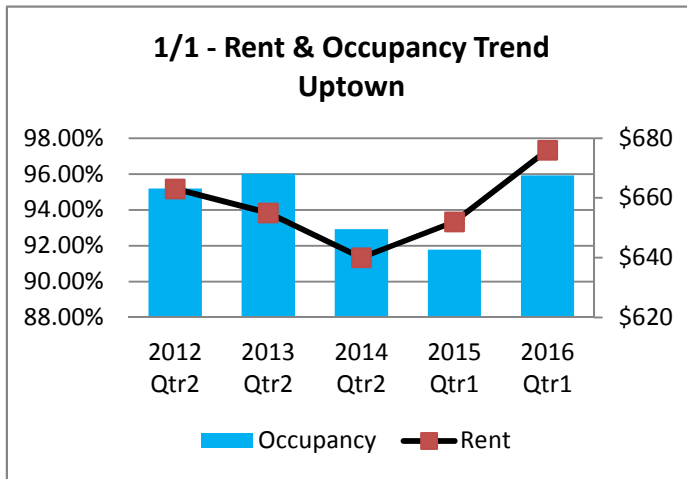
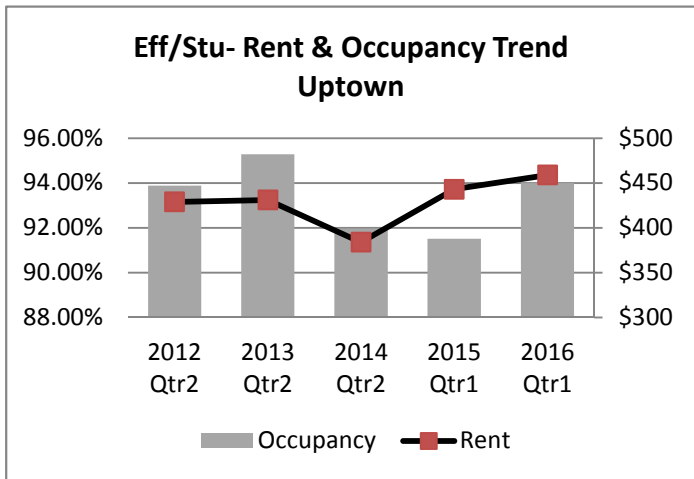
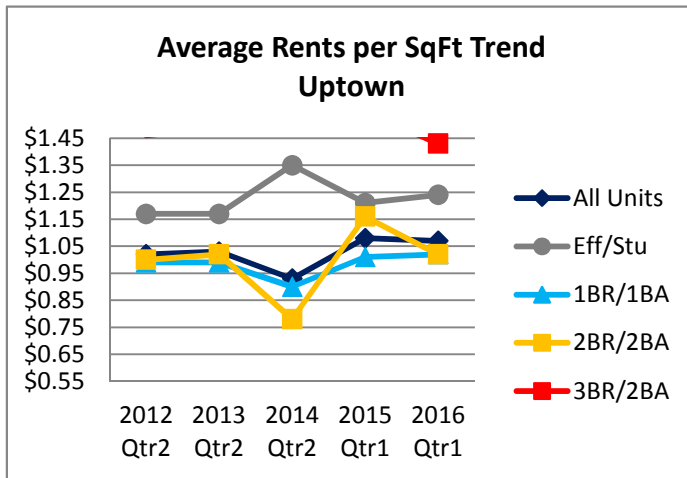
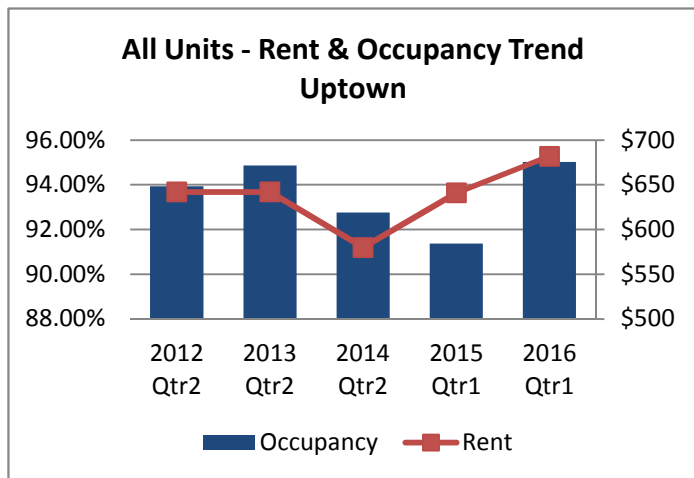
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Uptown Summary Analysis of ALL Responding Units



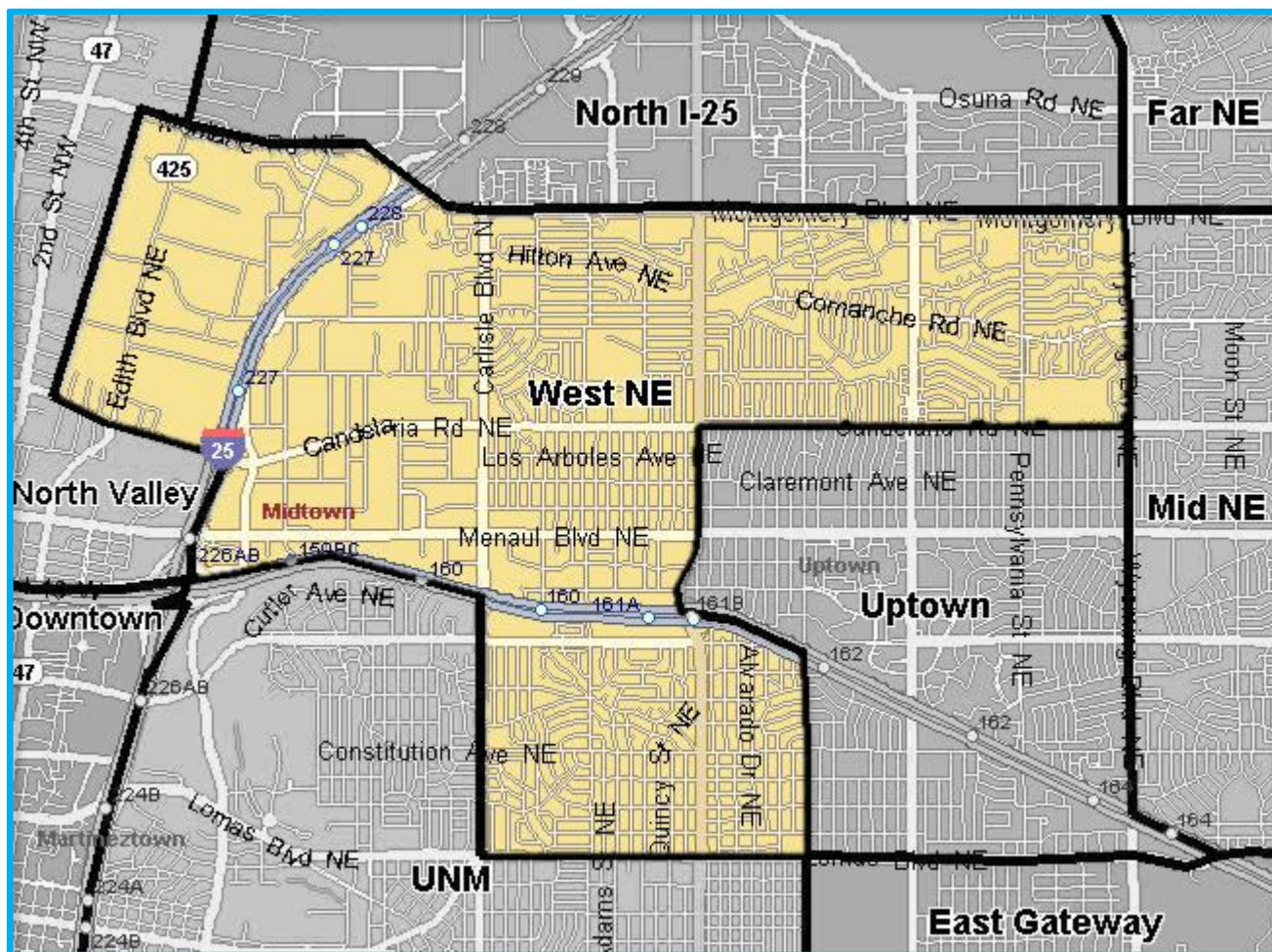
Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
Summary Analysis (All Units)						
All Units	1,667	83	95.02%	636	\$682	\$1.07
STU	550	33	94.00%	370	\$459	\$1.24
1BR/1BA	860	35	95.93%	663	\$676	\$1.02
2BR/1BA	40	3	92.50%	857	\$635	\$0.74
2BR/2BA	185	11	94.05%	1,111	\$1,139	\$1.02
3BR/2BA	32	1	96.88%	1,481	\$2,113	\$1.43

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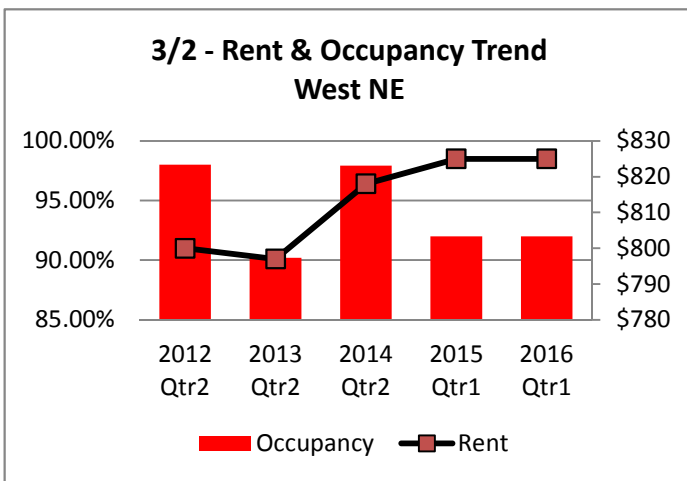
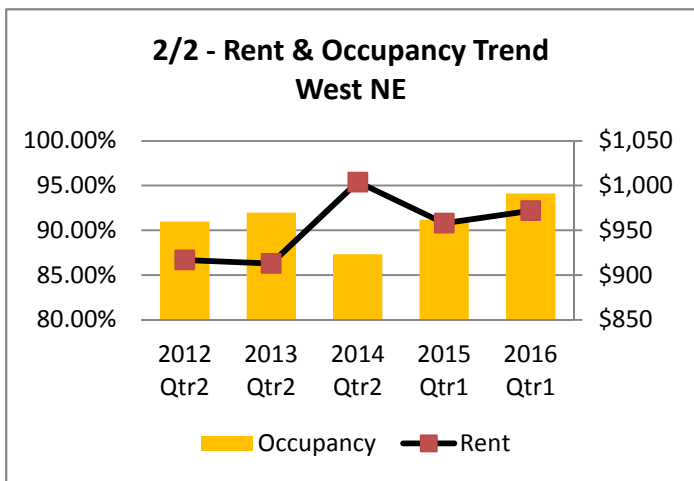
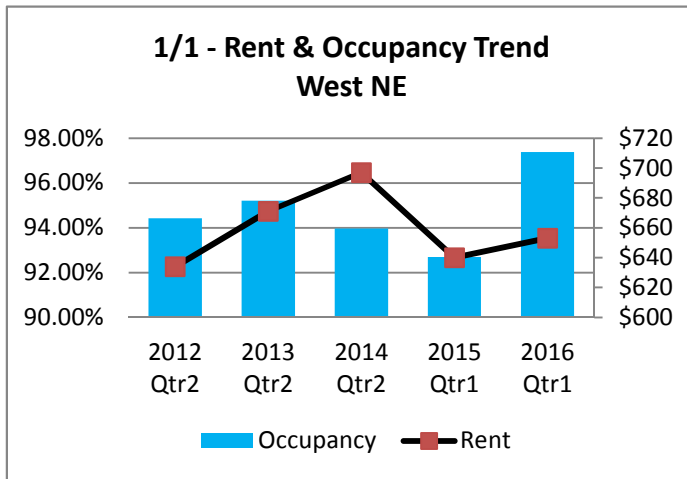
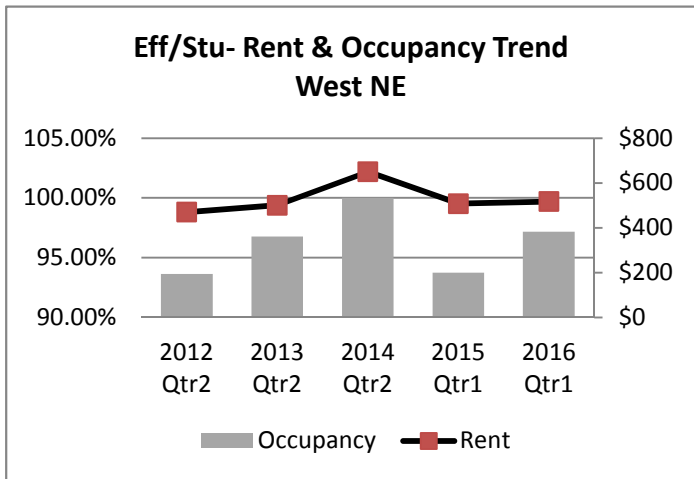
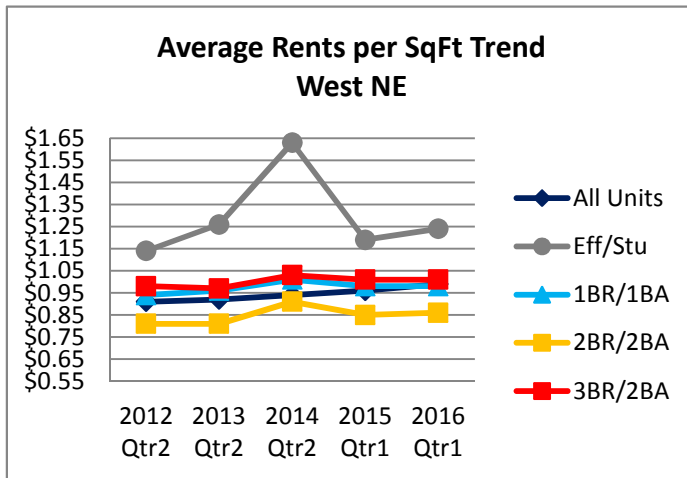
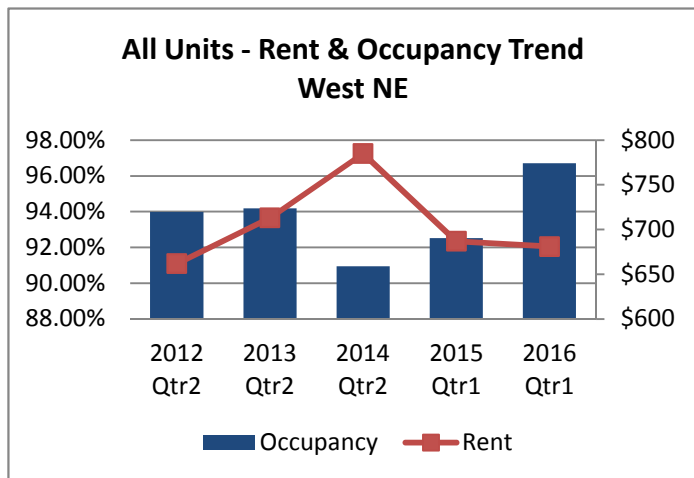
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West NE Summary Analysis of ALL Responding Units



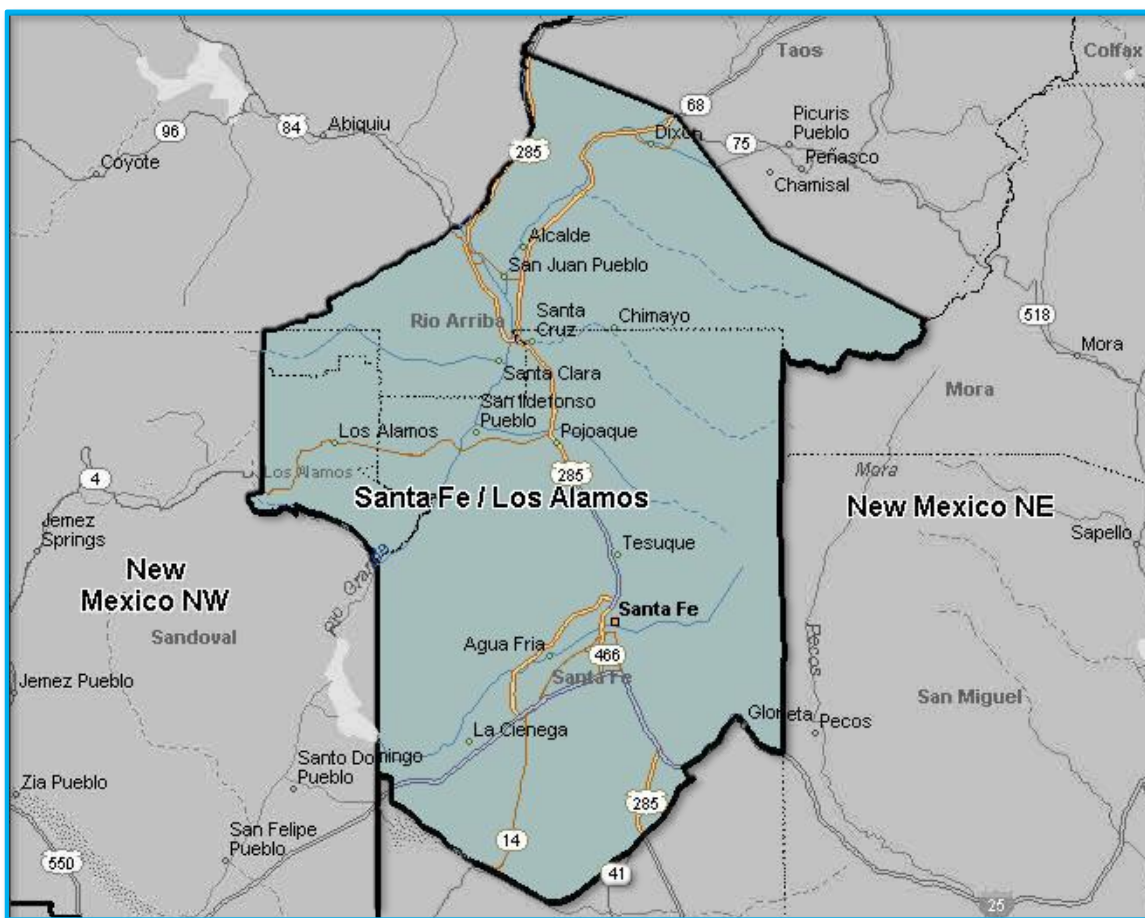
Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
Summary Analysis (All Units)						
All Units	1,122	37	96.70%	691	\$681	\$0.99
STU	284	8	97.18%	415	\$517	\$1.24
1BR/1BA	420	11	97.38%	668	\$653	\$0.98
2BR/1BA	82	1	98.78%	747	\$628	\$0.84
2BR/1.5BA	100	3	97.00%	669	\$708	\$1.06
2BR/2BA	170	10	94.12%	1,125	\$972	\$0.86
3BR/2BA	50	4	92.00%	816	\$825	\$1.01
4BR/2BA	16	0	100.00%	1,008	\$912	\$0.90

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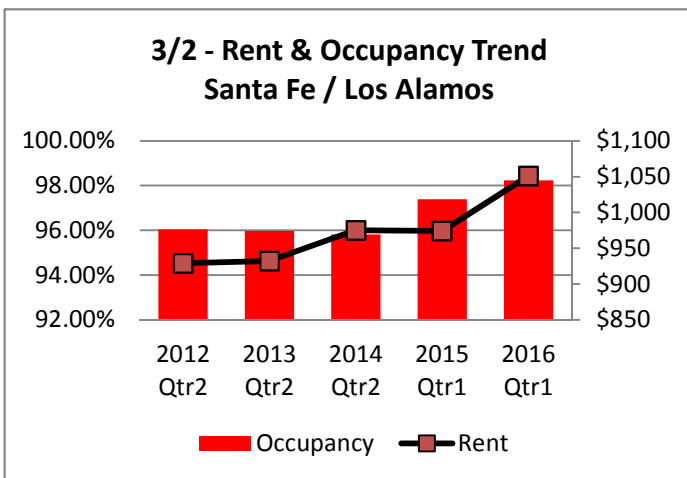
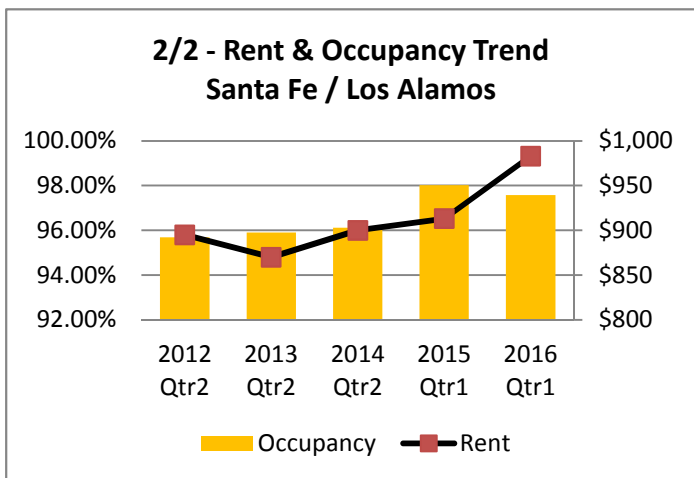
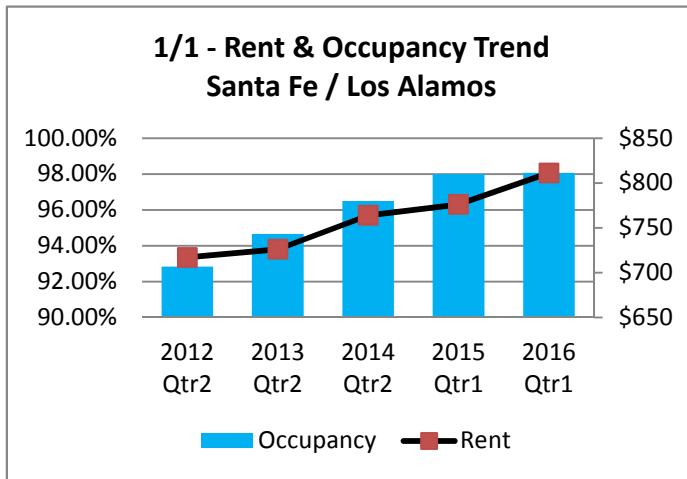
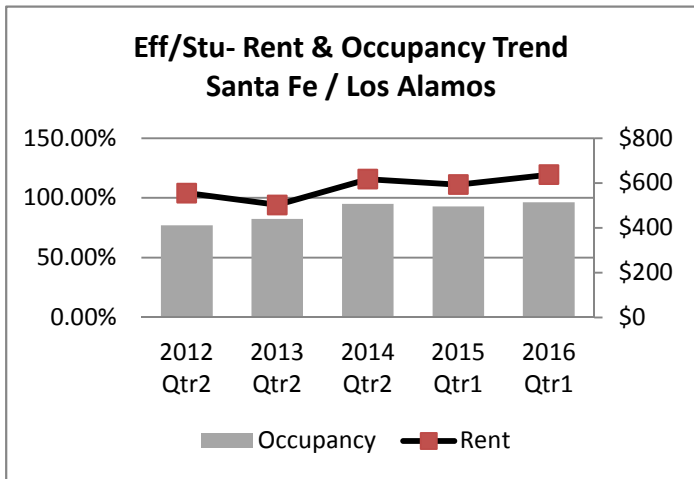
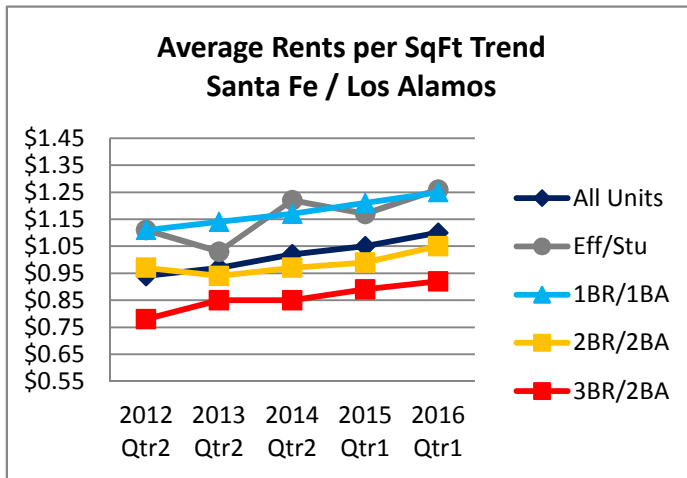
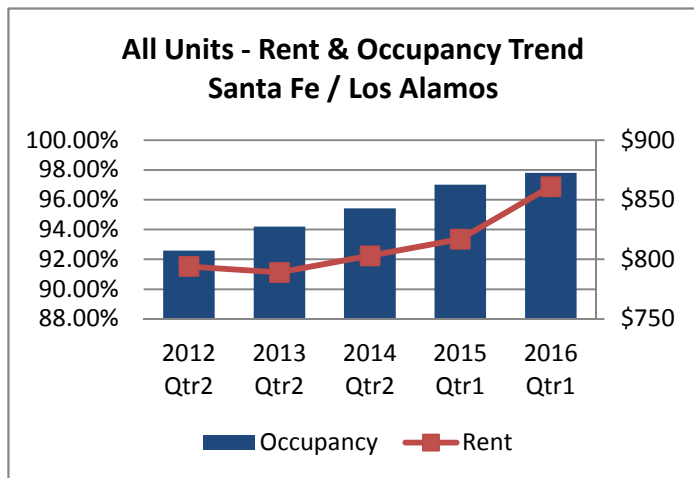
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Santa Fe / Los Alamos Summary Analysis of ALL Responding Units



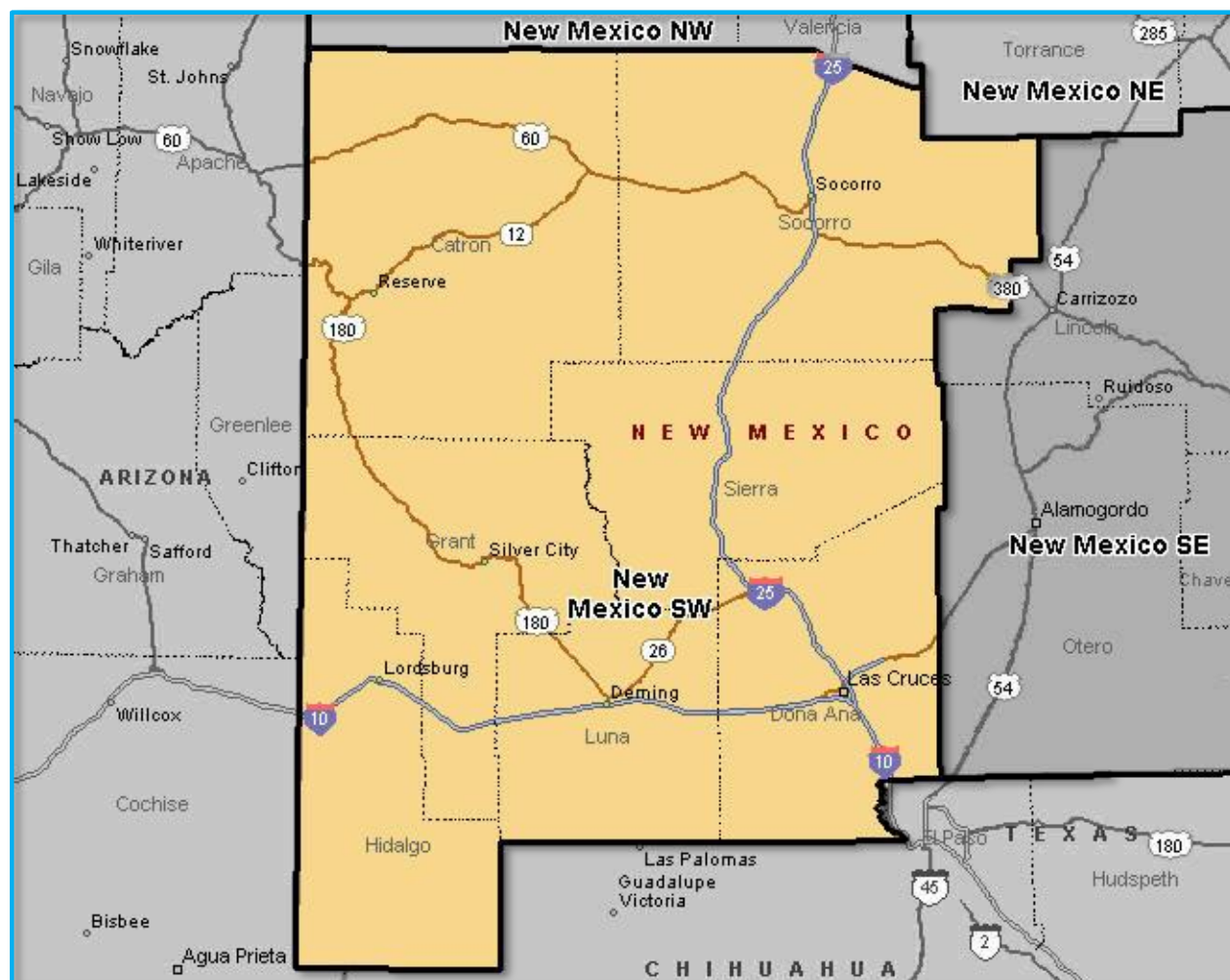
Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
Summary Analysis (All Units)						
All Units	3,246	71	97.81%	787	\$861	\$1.10
EFF	5	0	100.00%	397	\$685	\$1.71
STU	351	13	96.30%	507	\$636	\$1.25
1BR/1BA	983	19	98.07%	648	\$811	\$1.25
2BR/1BA	646	13	97.99%	788	\$818	\$1.04
2BR/1.5BA	42	0	100.00%	782	\$703	\$0.90
2BR/2BA	866	21	97.58%	931	\$983	\$1.05
3BR/1BA	42	0	100.00%	804	\$904	\$1.12
3BR/2BA	282	5	98.23%	1,141	\$1,051	\$0.92
4BR/2BA	29	0	100.00%	1,146	\$1,031	\$0.90

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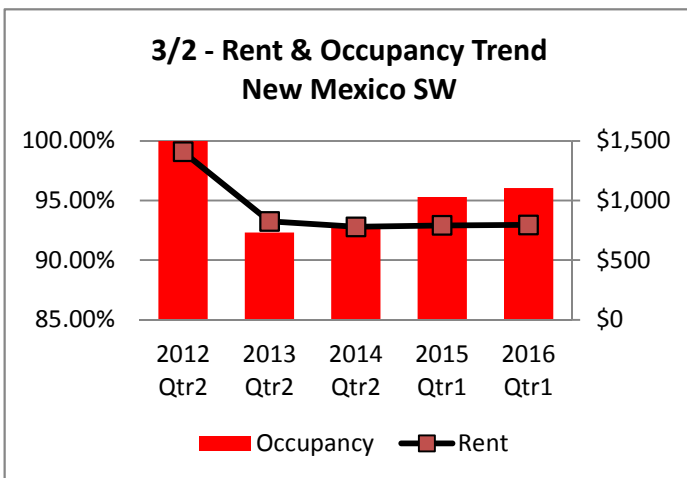
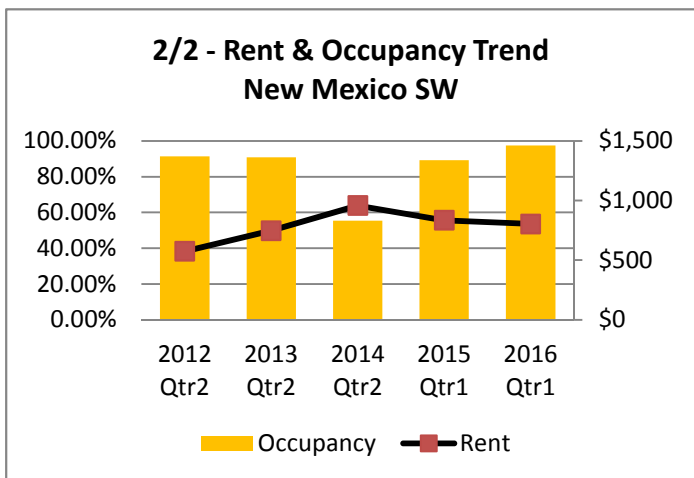
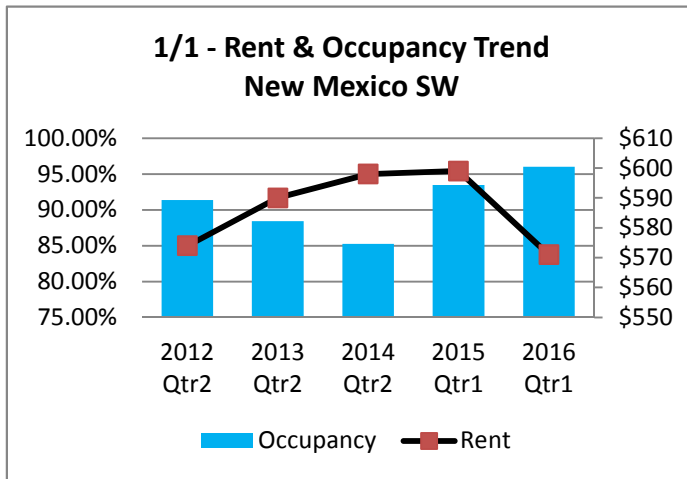
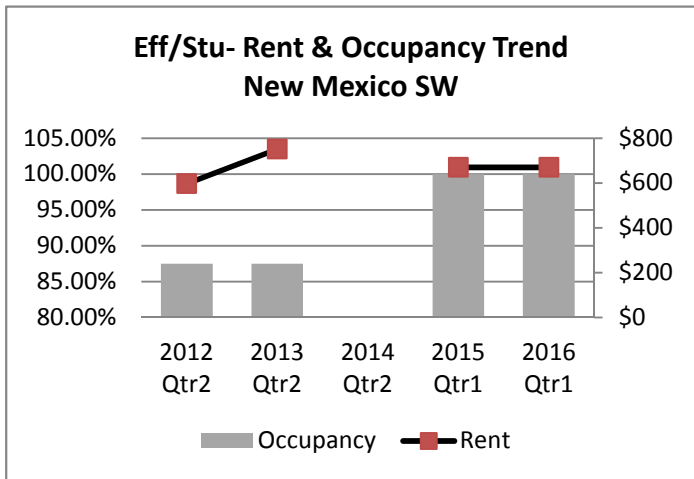
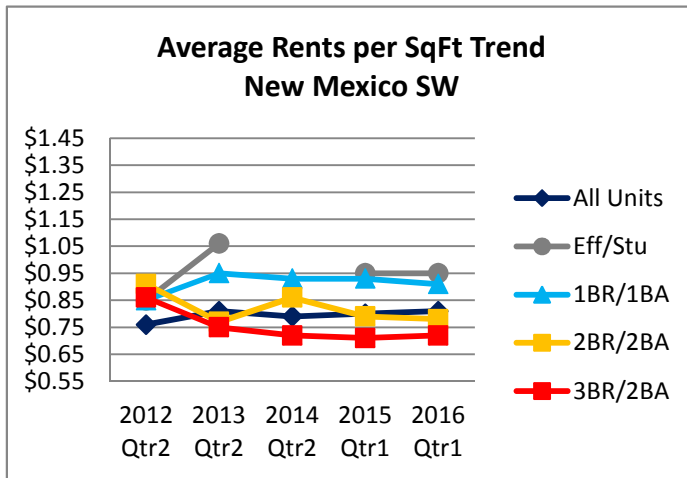
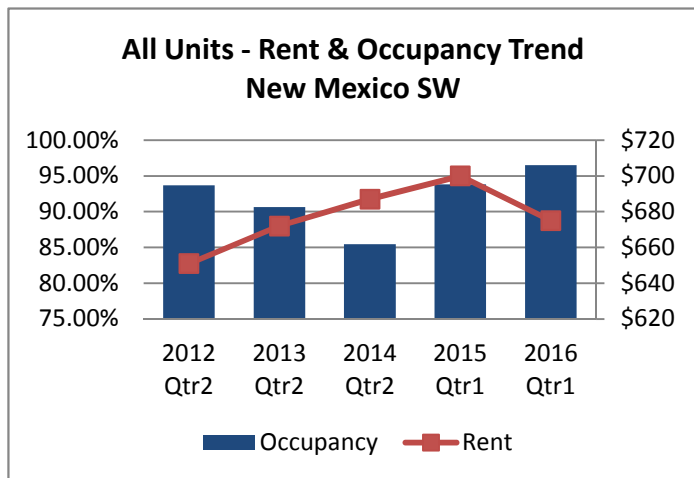
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New Mexico SW Summary Analysis of ALL Responding Units



Unit Type	# Units Responding	# Units Vacant	Percent Occupied	Average Sq Ft	Average Base Market Rent	Average Base Market Rent/Sq Ft
Summary Analysis (All Units)						
All Units	1,607	56	96.52%	839	\$675	\$0.81
EFF	8	0	100.00%	706	\$670	\$0.95
1BR/1BA	551	22	96.01%	631	\$571	\$0.91
2BR/1BA	429	11	97.44%	789	\$629	\$0.80
2BR/1.5BA	50	3	94.00%	874	\$675	\$0.77
2BR/2BA	281	7	97.51%	1,026	\$804	\$0.78
2BR/2.5BA	6	1	83.33%	1,517	\$1,310	\$0.86
3BR/2BA	278	11	96.04%	1,110	\$795	\$0.72
3BR/2.5BA	4	1	75.00%	1,636	\$1,425	\$0.87

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METHODOLOGY STATEMENT

WHAT IS MYRENTCOMPS.COM

MyRentComps.com is an automated Internet based (website) rental, occupancy, and relevant information collection system that provides, apartment managers, regional asset managers, large and independent owner/managers the ability to obtain real-time access to the rents and occupancies of competitive properties in their markets. Participating properties get FREE comparable property information online daily, weekly, or monthly as they need it, at the time and place of their convenience.

MyRentComps.com maintains a database that is directly accessible thru a secured access system by all onsite property management personnel to instantaneously update their current and real time data including rents, occupancies, concessions, promotions, and other relevant data.

Our database has a profile of multi-family rental properties throughout markets nationwide that includes contact information, amenities, pictures, directions, unit mix, unit size, base rents and vacancy by unit type, etc. For those properties that don't use MyRentComps.com on a weekly or monthly basis for their FREE online rent comparables report, we send out ongoing reminders for onsite management personnel to log in and update their profile to acquire the most current and accurate property data possible. MyRentComps.com also staffs a phone center to continuously reach out and contact properties to share information about our online platform and collect information.

DATA USED IN OUR REPORT

MyRentComps.com has partnered with many local and state apartment associations to use our online platform as a member benefit/association service and as the data collection tool for reporting information for their membership and other industry professionals in an affordable, timely manner. Once affiliated with the Apartment Association of New Mexico (AANM), the MyRentComps.com platform became known in their geographic area as the AANM Online Market Survey. All multifamily rental properties in the AANM Region can use the AANM Online Market Survey as needed, as a free association service.

Therefore, the data that MyRentComps.com collected and reported in this particular document will describe and/or summarize the aggregated performance in local and regional areas of the Apartment Association of New Mexico. To find out more about the Apartment Association of New Mexico, please call 800-687-0993 or find them on the Internet at www.aanm.org.

For the purposes of this report, the study group that MyRentComps.com will analyze will include only multi-family rental properties that meet the methodological criteria described as such. Properties must be multi-family rental in nature and located in current AANM coverage area. Properties included in our analysis were non-public housing to include market rate rentals, fractured condo conversions, and affordable rental housing to include bond financed, low income housing tax credit properties, etc..

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MyRentComps.com 350 East Pine Street, Suite 100, Orlando, FL 32801 Tel: (407) 206-3791 Fax: (866) 206-5930 Email: Support@myrentcomps.com

We include all properties in the market area that meet the above conditions and include the newly constructed properties that are still in their initial lease-up period. Depending on the size and total number of units in a Submarket or "Report Zone", any properties included that are still in lease-up could affect the Report Zones Overall Occupancy or the Occupancy of certain Unit Types.

Within the report, the Summary Analyses throughout the report describes the number of units within the geographic area covered (State, Area, County, or Report Zone) that participated or responded in this edition of the report. The number of units responding represents "Currently Rentable" units and would therefore exclude existing units on a property that an owner or manager has indicated as being currently "down". Down units are usually out of the property's inventory for a longer period of time (ie. Flood Damage, Fire Damage, etc.) It is therefore possible for all of the properties to respond in an area but not all of the units.

For each report, a final closing date for the acceptance of updated survey data is determined for each survey period by MyRentComps.com.

Thanks to the cooperation and support of survey participants, and specifically the on-site personnel at the properties, the asset and management companies serving these properties, as well as the ownership of these properties, we were able to obtain responses from 36,936 units within the entire New Mexico study group as defined above.

SURVEY & TREND REPORT LAYOUT

This edition will contain geographical and tabular information describing and analyzing the study group for each reportable area or "Report Zone".

Geographical

The analysis of each report zone will display a map of that report zone.

Tabular Analysis

For each report zone analyzed, the "Summary Analysis" shows the Total Units responding, their Vacant Units, Occupancy Percentages, Average Square Footage, Average Base Market Rents and Average Base Market Rent Per Square Foot.

The "Average Base Market Rent" is what each property shows as their current base market rent for each unit, before any special pricing considerations. As this concessionary activity is used on a case by case basis and not on every unit within a particular unit type, we do not include concessionary activity in our Averages.

Historical Graphs

This report contains historical trend graphing information depicting the current and historical occupancy and pricing trends for all appropriate reporting zones. The graphs cover "Overall Occupancy Trend Analysis", "Overall Gross Average Rent Trend Analysis" by unit type, "Overall Average Rent Per Square Foot Trend Analysis" by unit type, and "Occupancy Trends" by common unit types (Efficiency, Studio, 1Bdrm/1Bath, 2Bdrm/2Bath, and 3Bdrm/2Bath).

Walk Score

This report contains Walk Score Data for selected New Mexico Report Zones. Each selected report zone received three scores: Walk Score®, Transit Score®, and Bike Score™. Each score represents that zone's walkability, on a scale from 0 – 100, to nearby amenities using the transportation modes indicated in the score type. To learn more about Walk Score and their methodology, please visit their website at: www.walkscore.com.

Additions to Future Apartment Market Survey & Trend Reports

As more properties participate in the AANM Online Market Survey, and the data gets more complete and detailed, many more analysis will be provided. Please read below for examples of some more analysis that will be included in future additions of this report. Contact us if you would like to see additional analysis in future reports.

Summary Analysis by Vintage Group - The Vintage Groups for this type of Summary Analysis are generally as follows: all units built in 1979 or earlier; units built between 1980 and 1989; units built between 1990 and 1999; and units built since 2000.

Aging Analysis - A look at the age of all units within our study group in both total numbers and percentage of total units by region, county, and by "submarket" or "reporting zone". The age of the units is described by the following categories: Age Unknown (Unk), properties Over 30 Years, 20-30 Years, 10-20 Years, 5-10 Years, and 0-5 Years. The Aging Analysis numbers represent ALL units in the geographic area that are in the database, whereas the Summary Analyses throughout the report describes those developments and units within the geographic area that participated in this edition of the report.

ADDITIONAL REPORTS AND INFORMATION

The "*New Mexico Apartment Market Survey & Trend Report*" is an aggregated analysis of the entire state of New Mexico. If you require further information or more detailed reports covering New Mexico or any area in the country, please email us at Support@MyRentComps.com or call us at (855) 206-3791.