



RESOURCE GUIDE



Elite Asset Management Team

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The Elite Team Introduces You to Rio Rancho

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Welcome to Rio Rancho, City of Vision

Situated high atop a mesa, Rio Rancho provides a spectacular view of the Sandia mountains, the Rio Grande valley lined with ancient cottonwood trees and at night, the twinkling lights of Albuquerque, our adjacent neighbor to the southwest. Nestled at 5,290 feet above sea level with 330 days of sunshine and a scant 8.2 inches of annual rainfall, Rio Rancho offers a mild year-round, high desert climate perfect for scenic tours and outdoor adventures

HISTORY OF RIO RANCHO

Rio Rancho has become one of the nation's fastest growing small cities, largely due to affordable housing, a trend started by entrepreneurs Chester Carrity and Henry Hoffman, who purchased land in New Mexico in the 1960's. Carrity and Hoffman founded a mail-order business in New York, selling roses and later adding other products, ultimately emerging as American Real Estate and Petroleum Corporation, AMREP. In the 1960's, on 55,000 acres northwest of Albuquerque, AMREP began selling lots, building houses and attracting families, creating a city that was incorporated in 1981 call "The City of Vision." Surrounded by history and traditions spanning centuries, the new city was established as "unique" in the Land of Enchantment. Today, with a deep reverence for the past, they celebrate a youthful, progressive spirit and cultural diversity of 80,000 residents, while consistently looking to a vibrant, dynamic and truly exciting future.



Choose a Buyer's Rep
focused on your home
buying objectives.



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Downtown Rio Rancho

The **Santa Ana Star Center** is a major component of the City of Rio Rancho's new master planned downtown encompassing 160 acres. The center features 26 luxury suites, 500 club seats, VIP lounge, club lounge and 4 club suites. This facility is truly "Multi-Purpose" - capable of hosting a great variety of events ranging from trade shows, conventions, graduations, performing arts, concerts, sporting events, youth sports, thrill shows and family events. Rio Rancho is proud that the Santa Ana Star Center is the home of the New Mexico Scorpions hockey team and the New Mexico Wildcats indoor arena football.

Rio Rancho is in the early stages of developing a Central Business District, known as **Downtown Rio Rancho**. The development site consist of 160 acres of property that was obtained by the New Mexico State Land Office. The Central Business District is in the process of becoming the region's premier destination for upscale retail, office, dining and entertainment. Currently, the district consist of the Santa Ana Star Center and Rio Rancho City Hall. Future plans will include a 77,000 square-foot City Centre Office Building, future retail space, UNM Sandoval Regional Medical Center, 216 acre UNM West campus and Hewlett-Packard IT and customer service center.



FAST FACTS:

Median family income:	\$60,404 annually
Median Age:	35.1 years
Average home price:	\$235,310
Median commute time:	25.1 minutes
Average property tax (2005):	\$1,733
Annual rainfall:	9.28 inches



Top: Rio Rancho City Hall
Left: Santa Ana Star Center

Downtown Rio Rancho

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NM SANDOVAL REGIONAL MEDICAL CENTER - Opening Spring 2011



CNM CAMPUS



HEWLITT PACKARD

Steps to Buying a Home

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Whether you are a first time home buyer or have had experience buying before, we believe that you will find this home buyer information helpful. Familiarizing yourself with the necessary information is crucial to understanding the process and creating a less stressful home buying experience. Our home buyer guide has been designed to help you begin your home search immediately using the Internet.

STEP 1

ASSESSING YOUR CREDIT AND FINANCES:

Evaluating your recent credit scores and factoring in your personal finances is an essential first step. We recommend talking to local loan officers and shopping for the best deal. The Elite Asset Management Team can help you get in contact with a number of mortgage brokers and bankers. Having home loan pre-approval is a must. Three key benefits:

1. You will know exactly how much home you can afford.
2. You will get the best financing available.
3. You will have more credibility behind your negotiations.

STEP 2

DETERMINE YOUR WANTS AND NEEDS:

The previous two pages describe areas in and around Albuquerque. Determine your preferred areas and if you have not already done so, fill out our unique home buyer profile online at VIPBuyers.net. The Elite Asset Management Team will then contact you to confirm your personalized home buyer preferences. Homes matching your specific search criteria will be sent to you via email. Then sit back and begin viewing homes online. You can also search for homes online yourself. Please go to NMElite.com and once on our home page, just click on the Property Search button on the left side of our page. Use the area maps located on pages 22-25 and cross-reference it with the Great Albuquerque Area Descriptions on pages 20 and 21. For Example: To search for homes in area #10 (Sandia Heights), select area #10 in the Southwest MLS database. This will make sense when you visit the Southwest MLS database via our web site.

STEP 3

FINDING THE RIGHT HOME:

As you begin to receive information on a variety of homes matching your specific criteria we ask that you begin the elimination process. Make note of the properties you would like your Elite Asset Management Team realtor to show you. This way when you arrive into town, you can visit the homes you are most interested in. This system will spare you long weekends of driving from house-to-house with no results.

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STEP 4

NEGOTIATING THE BEST DEAL:

The Elite Asset Management Team will help you get the home you want using our specialized market knowledge. When you find the home you want, we will:

1. Help you prepare an offer that meets your needs.
2. Present the offer on your behalf to the seller.
3. Negotiate all terms and conditions of the offer in your best interest.

Inspections

THE FOLLOWING INSPECTIONS ARE AVAILABLE AT THE OPTION OF THE BUYER: (PAYMENT OF INSPECTIONS IS NEGOTIABLE BY CONTRACT)

- Cost \$175-350 STRUCTURAL INSPECTION: This is a visual, non-invasive inspection that typically includes the foundation, floor structure, wall structure, columns, ceiling structure, roof structure, roof coverings, attic, basement, crawl space, and operation of windows and doors.
- Cost \$225-500 FULL HOME INSPECTION: This is a visual non-invasive inspection. It typically includes the Structural Inspection plus the following items: electrical, plumbing, heating/air conditioning, built in appliances, windows/doors, fireplaces, grounds and drainage, sprinklers and a room by room review. Safety checks are also typically performed for carbon monoxide, gas leaks, smoke detectors and garage door openers.
- Cost \$175-225 WARRANTY INSPECTION: This is a visual, non-invasive inspection. Its purpose is to determine warranty ability of potentially covered items. The components typically inspected include heating and air conditioning units, plumbing system, electrical system, water heaters, major built-in appliances and roof coverings. The inspector does not look into wells, under carpets or take apart equipment, or move items for access. This inspection is usually part of a one-year home warranty for the benefit of the buyer.
- Cost \$50-150 ROOF INSPECTION: This inspection is performed by a licensed roofing contractor to reveal the present condition of the roof.
- Cost \$100-250 DUCT INSPECTION: This is an inspection of all heating and air conditioning duct work.
- Cost \$75-175 RADON INSPECTION
- Cost \$200-500 LEAD BASED PAINT
- Cost \$200-500 ASBESTOS
- Cost \$150-300 WELL INSPECTION
- Cost \$50-75 WELL POTABILITY TEST
- Cost \$150-400 SEPTIC INSPECTION
- Cost \$50-125 WOOD DESTROYING INSECTS
- Cost \$75-200 SEWER LINE INSPECTION

Listed below are a few inspection company contact numbers. Please also *visit dexionline.com* to look up inspection companies in the greater Albuquerque area. It is strongly recommended that a home buyer satisfy any concerns about the physical condition of the property they wish to purchase. To accomplish this, the buyer is encouraged to employ professionals to inspect the property. Inspections give the buyer more detailed information about the overall condition of the property prior to purchase as well as an unbiased evaluation by a professional.

TERMITE/DRY ROT INSPECTORS

Southwest Organic Pest Control	505-321-8023
The Bugman	505-869-0305
Route 66 Pest	505-265-1113
Eagle Eye	505-867-9666
Gordon's Pest Control	505-298-4707

HOME AND OTHER INSPECTORS

Fine Line Home Inspection	505-867-2300
Housemaster	505-299-4606
Homebuyer's Safeguard	505-881-5373
Home Team	505-899-4608
NPI	505-797-8393
Sterling Properties	505-839-9777

*****Each inspection company offers a variety of services. It is important to ask what an inspector will cover during inspection, as each inspection company is different.*****

Rio Rancho Resources

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Important Numbers

City Hall

505-891-5000

City Clerk

505-891-5004

Convention & Visitors Bureau

505-891-7258

Fire and Rescue

505-891-7226

Loma Colorado Main Library

505-891-5013

Esther Boone Memorial Library

505-891-1396

Rio Rancho Public Safety

505-891-5900

Rio Rancho Regional Chamber

505-892-1533

rioranchoregionalchamber.org

Rio Rancho Economic Development

505-891-4305

City Sites

Albuquerque

cabq.gov

Corrales

corrales.nm.org

Los Lunas

loslunasnm.gov

Placitas

placitaschamber.com

Rio Rancho

ci.rio-rancho.nm.us

Golf Courses

Chamisa Hills Country Club

505-896-5017

Twin Warriors Golf Club

505-771-6155

twinwarriorsgolf.com

PAA-KO Ridge Golf Club

paakoridge.com

505-281-6000

Sandia Golf Club

sandiegolf.com

505-798-3990 Hospitals

Hotels

LUXURY HOTELS / \$100 A NIGHT AND UP

Hilton Garden Inn

505-896-1111

Hyatt Tamaya Resort & Spa

505-867-1234

LESS THAN \$100 A NIGHT

Comfort Inn of Rio Rancho

4081 High Resort Blvd

505-892-5998

Days Inn Rio Rancho

4200 Crestview Dr. SE

505-892-8800

Inn at Rio Rancho

1465 Rio Rancho Drive

800-658-9558

Super 8 Hotel

4100 Barbara Loop

505-896-8888

EXTENDED STAY

Extended Stay America

2608 The American Rd. NW

505-792-1338

Extended Stay Deluxe

505-892-7900

Hospitals / Urgent Care

Presbyterian Urgent Care

505-462-8888

Lovelace Westside Hospital

505-727-2456 Hotels

International Balloon Fiesta

505-821-1000

Balloon Museum

9201 Balloon Museum Dr.

505-768-6020

Sabana Grande Recreation Center

505-891-7255

Military

Kirtland Air Force Base

kirtland.af.mil

505-853-0011

MAJOR SHOPPING CENTERS

Cottonwood Mall

simon.com

505-899-7467

ABQ Uptown

abquptown.com

505-883-7676



Kids Resources / Parks & Recreation

Cabazon Recreation Center & Pool

505-892-4499

Haynes Community Center & Park

505-891-7240

Rio Rancho Aquatic Center

505-891-5230

Coronado Center

coronadocenter.com

505-881-2700

Santa Fe Premium Outlet

505-474-4000

MOTOR VEHICLE DIVISION

dmv.org/nm-new-mexico/departments-motorvehicles.php

888- MVD-INFO or

888-683-4636

Resources

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NEWSPAPERS

Rio Rancho Observer
rrobserver.com/

Rio Rancho Journal
rioranchojournal.com

Albuquerque Journal
abqjournal.com
505-823-4400

New Mexico Business Weekly
albuquerque.bizjournals.com
505-768-7008

The Corrales Comment
corralescomment.com/
505-897-3700

RESEARCH LAB

Sandia National Laboratories
sandia.gov
505-845-0111

MILITARY

Kirtland Airforce Base
kirtland.af.mil
505-853-0011

STATE WEB SITE

newmexico.gov

SCHOOLS

Rio Rancho Public Schools
rrps.net
505-896-5600

Corrales Public Schools
505-897-0070

Public and Private School Statistics and Listings
localschooldirectory.com/
state-schools/NM



SKI AREAS

Ski New Mexico General Information
skinewmexico.com

505-982-5300

Angel Fire
angelfireresort.com
505-377-4207

Red River
redriverskiarea.com
505-754-2223

Sandia Ski Area
sandiapeak.com
505-242-9052

tramway
sandiapeak.com
505-856-7325

Ski Santa Fe
skisantafe.com
505-982-4429

Ski Apache
skiapache.com
505-464-3600

Taos Ski Valley
skitaos.org
(866) 968-7386

TRANSPORTATION

Albuquerque International Sunport
505-244-7700

Amtrak Rail Service
505-842-9650

Greyhound Buses
505-243-4435

Rail Runner Express
nmrailrunner.com

UNIVERSITIES/ Higher Education

Community College of New Mexico
cnm.com

4-Year Universities
College of Santa Fe
csf.edu/csf/index.html

National American University
NationalAmerican
University.edu.com

New Mexico Highlands University
700 Grande Ct SE # 100,
Rio Rancho
505-891-6900

New Mexico State University
nmsu.edu

University of New Mexico (UNM West - Rio Rancho)
ci.rio-rancho.nm.us
unm.edu

UTILITIES

Electric

PNM

pnm.com 505-246-5700

Gas

New Mexico Gas CO.

Water

Rio Rancho Water

City of Rio Rancho

ci.rio-rancho.nm.us 505-
505-891-5020

Rio Rancho Waste Management

505-892-1200

Telephone Service

Qwest

qwest.com

(800) 244-1111

Comcast Cable

comcast.com

505-344-0690

Rio Rancho Cable

Cable One

cableone.net 505-892-5114

VOTER INFORMATION

Sandoval County Clerk

505-867-7572

N.M. Democratic Committee

nmdemocrats.org

505-830-3650

N.M. Republican Committee

gopnm.org

505-298-3662

Rio Rancho Area Descriptions

Rio Rancho North—Area 160

The fastest growing area of Rio Rancho has easy access to I-25 from State Highway 550 and borders Santa Ana Indian Reservation to the north. Enchanted Hills community boast great views, easy freeway access for Santa Fe commuters and the rapid building of new shopping. Vista Entrada is a community for custom homes on half acre to one acre lots with paved roads. Future gems in the community include Mariposa masterplan community that provide high end housing in an open-space setting capturing the natural beauty of the high desert. Minutes from this development is the future Downtown Rio Rancho and Central Business District, which include City Hall and Santa Ana Star Center.

Rio Rancho's second high school, V. Sue Cleveland High School opened in the fall of 2009 with an enrollment of over 3,000 students.

Rio Rancho Central—Area 161

Hard to believe that this area is considered central in Rio Rancho, but the "City of Vision" has big plan on future



Mariposa

growth. Northern Meadows community is located only minutes from the Central Business district and will be in great proximity of the new UNM West campus and UNM Sandoval Regional Medical Center.

Rio Rancho Northwest—Area 162

Many of the lots sold in the old AMREP days are in this area. The future in this area has no limits as it extends the city's boundaries to the west and north. Bernalillo/Algodones.

Area 170 smaller communities located near the City of Albuquerque. Rural country atmosphere with upaved side road, orchards, pasture land and farms. Easy access to Albuquerque via I-25 and only 45 minutes to Santa Fe.

Placitas Area—Area 180

A mixture of old and new. Older adobe homes can be found here as well as brand new contemporary style homes. Larger lots, gorgeous views and lovely executive homes are in this area. Rolling terrain, natural high desert vegetation, located about 25 minutes north of Albuquerque and 45 minutes to Santa Fe.

Corrales—Area 130

Fruit trees, cottonwood trees, and a slower pace best describe this unique village. Older adobe homes can be found here as well as the most contemporary. One-half to one-acre lots. It is also home to many backyard vineyards that are gaining in national popularity and recognition.



Home in Placitas

Work with a CRS Agent

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Buying a home is one of the biggest and most emotional decisions you will ever make. So it's important to work with someone who can provide sound advice and a steady, guiding hand when you need it. That's why a CRS agent is the best person for the job.

A Certified Residential Specialist (CRS) is among the top 4 percent of all agents in the country. CRS agents have achieved a high volume of transactions and advanced training in areas such as business planning, real estate investing, marketing and technology. They must also maintain membership in the NATIONAL ASSOCIATION OF REALTORS® and abide by its Code of Ethics. Why work with anyone else when you can work with a Certified Residential Specialist?



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The Decision Is Clear...

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ELITE ASSET MANAGEMENT TEAM

YOUR ALBUQUERQUE AREA REAL ESTATE AGENTS

OFFERING FREE...

Free VIP Buyer's Program

- Free Buyer's Consultation
- Free Loan Qualification
- Free Online Home Search
- Free Market Snapshot
- Enter your homebuyer profile (preferences and criteria) into a unique Online database
- Search for homes online using the exclusive MLS database
- Receive via e-mail, digital pictures of homes that match your criteria, in your specified price range and areas of choice
- Come with us to view only the homes you have pre-screened and selected

Informative Reports

- "Buy a Home with No Money Down"
- "6 Things You Must Know Before You Buy"
- "How to Stop Paying Rent and Own Your Own Home"
- "27 Seller Tips"

On the Web:

- Our Virtual Home Tours provide a 360 degree video view of our listings on NMelite.com
- Elite Virtual Neighborhood Tours at: youtube.com/nmelite



Pete Veres, Lisa Veres, Cathy Dupuy, Sean L. Hellmann

NMELITE.com



A. Peter Veres

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Why I Work By Referral

When we enlist the services of any professional, aren't we really looking for someone we can trust—someone proven who comes highly recommended and is willing to go the extra mile to help us achieve our goals?



Relationships Are More Important Than Transactions

Working by referral is the commitment I have made to provide my clients with unsurpassed service whenever they need me, and to maintain long-term relationships that will offer added benefits for years to come.

My primary source of new business is referrals from people who already know and respect me. Since I don't have to spend excessive amounts of time prospecting and promoting myself, I can focus my time and resources on the tasks that benefit you most, and always deliver truly exceptional service.

You Control My Business

I want to earn your confidence and your referrals; therefore I have a vested interest in making sure that you are completely satisfied at the end of our transactions together. My goal is that you will be so impressed that you can't wait to tell your friends and family about me and the fantastic service you received.

Service Above and Beyond

I devote myself to serving the needs of my best clients like you before, during and after the sale. I will stay in touch and send you valuable information every month, and I'll also call from time to time just to see if you need anything.

There are a number of ways I can help, such as researching your home's current value, or suggesting improvements that will enhance its resale potential. And when you have a need for a particular trade or service, I know many reliable professionals that I am happy to recommend. If there is ever something that I can do for you, please feel free to ask.



Oh, by the way... if you know of someone who would appreciate the level of service I provide, please call me with their name and business number. I will gladly follow up and take great care of them.