



925 & 945 Anthony Dr. & 220 Crossett Ln.

Anthony, New Mexico 88021

Property Highlights

- Currently occupied by: Children, Youth, and Family Department, Corrections Department - Probation and Parole, Human Services - Income Support, Magistrate Court
- 4.48 +/- acres
- Property is situated within walking distance of other Federal, State and Local Government entities
- 7,188 Vehicles Per Day
- Anthony, NM. is located about mid-way between the growing communities of Las Cruces, NM. and El Paso, TX. and north of Juarez, Mexico. There are approximately 2.4 million people within a 60 mile radius

Offering Summary

Sale Price:	Contact Broker
NOI:	\$472,572
Total Portfolio SF:	28,527 +/- SF
Lease Types:	Full Service
Average Remaining Lease Term:	117 Months

For More Information

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Income Summary

Gross Income \$664,258

Expense Summary

Maintenance & Repairs \$35,275

Janitorial \$35,300

Utilities \$61,911

Property Taxes \$23,766

Insurance \$8,375

Management 3% \$19,928

Reserve @ \$.25 PSF \$7,132

Gross Expenses \$191,687

Net Operating Income \$472,571

Rent Roll

<u>Entity</u>	<u>Lease Start Date</u>	<u>Lease End Date</u>	<u>Total Lease Amount</u>	<u>SF Leased</u>
NM Corrections Dept	9/1/2018	8/31/2028	\$613,664.71	2,808
CYFD	3/1/2021	2/28/2031	\$3,018,195.42	12,337
Human Services	1/1/2022	12/31/2031	\$2,188,549.15	8,930
Magistrate Court	3/1/2022	4/30/2027	\$567,229.32	4,452









