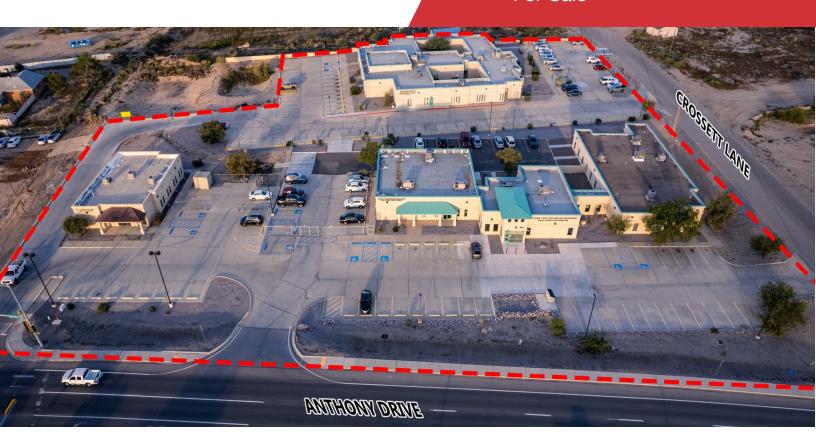


### Government Leased Office Building For Sale



# 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

Randy McMillan, CCIM, SIOR

O: 575 521 1535 randy@1stvalley.com

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Government Leased

Office Building For Sale

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	

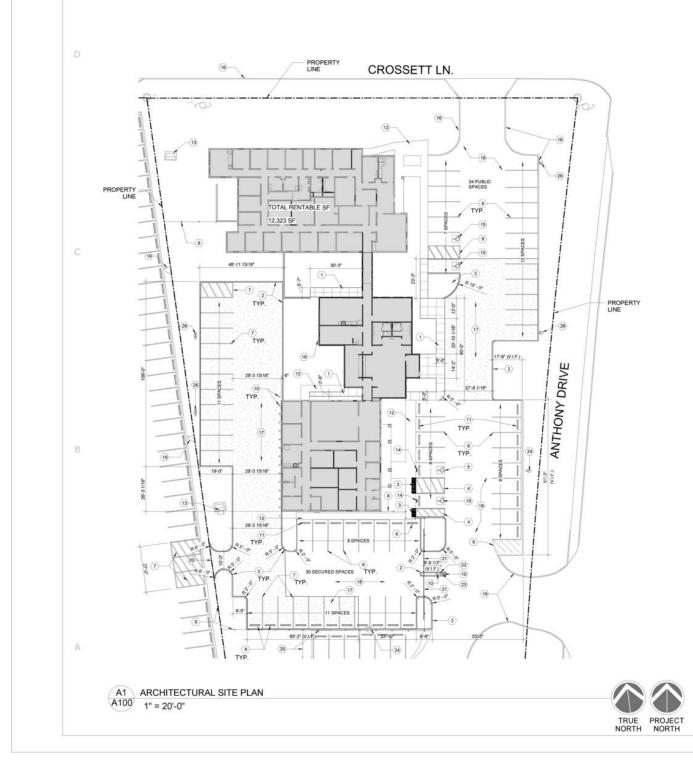
#### **Rent Roll**

<u>Entity</u>	Lease Start Date	Lease End Date	<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

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Government Leased 925-945 Anthony Drive Exterior Plat

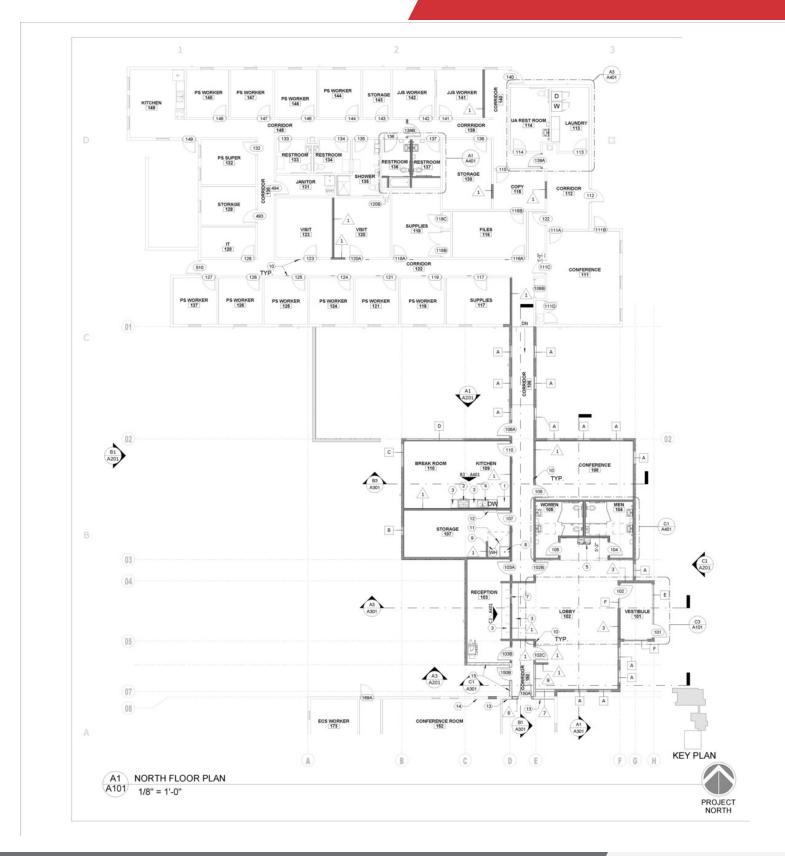


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## Government Leased

925 - 945 Anthony Drive Interior Floorplan



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### Government Leased 925-945 Anthony Drive Exterior Photos





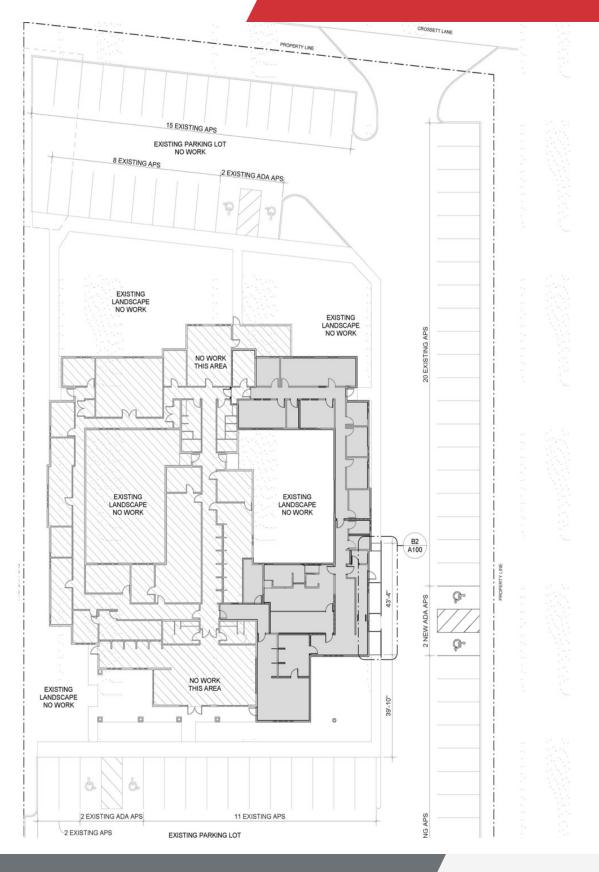


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### Government Leased

220 Crossett Lane Exterior Plat



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## Government Leased Office Portfolio Surrounding Retailers



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