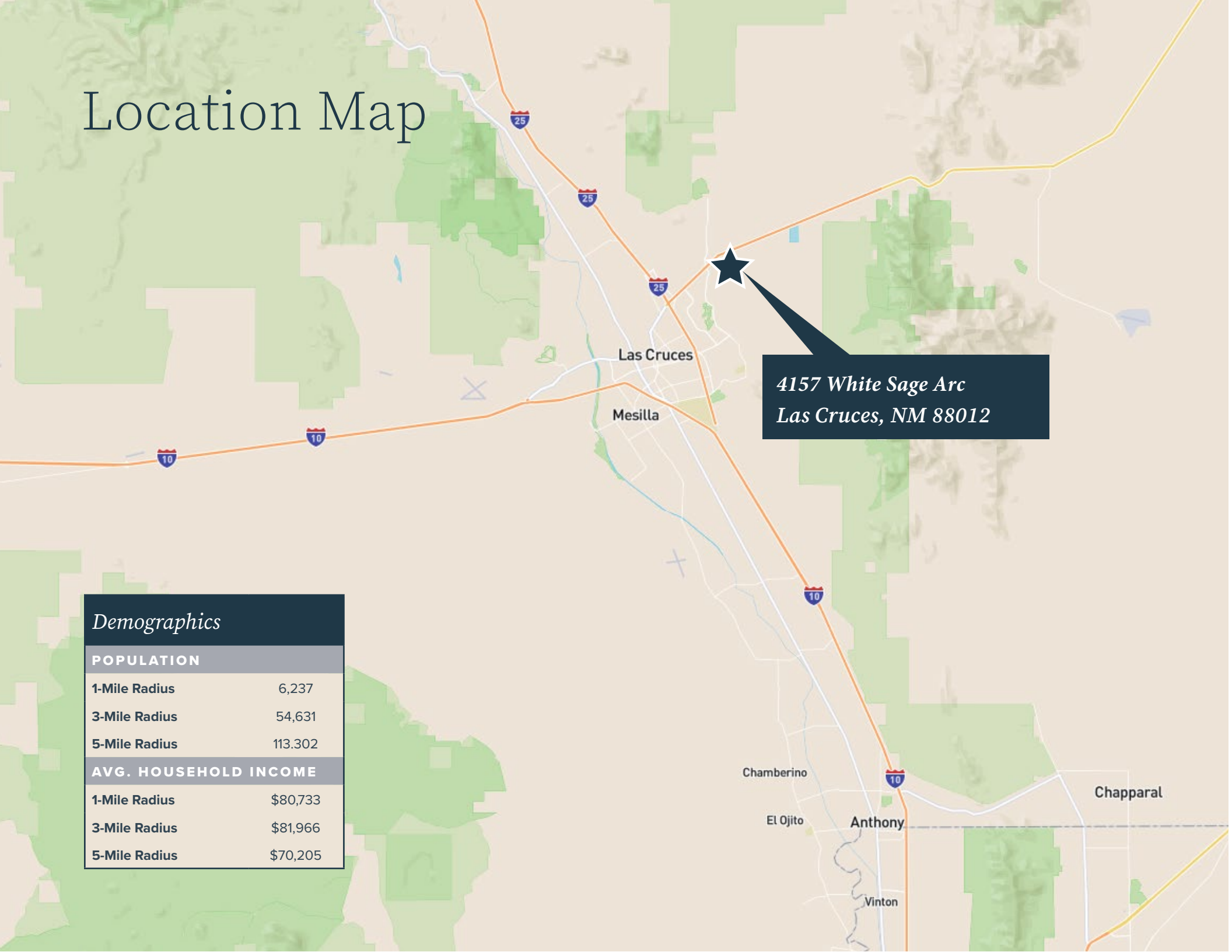


Sherwin Williams

LAS CRUCES, NM



Location Map



*4157 White Sage Arc
Las Cruces, NM 88012*

<i>Demographics</i>	
POPULATION	
1-Mile Radius	6,237
3-Mile Radius	54,631
5-Mile Radius	113,302
AVG. HOUSEHOLD INCOME	
1-Mile Radius	\$80,733
3-Mile Radius	\$81,966
5-Mile Radius	\$70,205

Investment Overview

PROPERTY

Sherwin Williams

ADDRESS

*4157 White Sage Arc
Las Cruces, NM 88012*

GUARANTOR

Corporate

RENT COMMENCEMENT

June 1, 2023

LEASE EXPIRATION

May 31, 2033

ORIGINAL LEASE TERM

10 Years

LEASE TERM REMAINING

9+ Years

OPTIONS REMAINING

Four, 5-Year

LEASE TYPE

NN

LANDLORD RESPONSIBILITIES

See Broker

NOI

\$163,200

RENT INCREASES

10% Every 5 Years

PROPERTY DETAILS

±5,100

Square Feet

±0.70

Acres

2023

Year Built

*Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period.
The information contained herein has been obtained from sources we deem reliable.*

\$3,138,461

Asking Price (5.2% Cap Rate)

RENT SCHEDULE

LEASE YEAR	FIXED MONTHLY RENT
Years 1-5	\$13,600.00
Years 6-10	\$14,960.00
Extended Term(s)	
Years 11-15	\$16,456.00
Years 16-20	\$18,101.60
Years 21-25	\$19,911.76
Years 26-30	\$21,902.93



Property Highlights

PROPERTY HIGHLIGHTS

- Passive investment | NN Lease | Corporate Guarantee
- The Landlord contributed over \$1M for the tenant's build-out of the building
- Site is located at the center point of the two largest master-planned communities in Las Cruces - Sonoma Ranch Golf Course Community & Metro Verde Golf Course Development
- 10% rent increases every 5 years throughout the base term and options | Strong hedge against inflation
- Excellent access and visibility from US Highway 70 which boasts nearly 55,000 VPD
- Just over 1.5 miles from I-25 (41,500 VPD) and a strong retail corridor with tenants such as Sam's Club, Lowe's, Kohl's, Ashley Store, among others
- Less than 1 mile from Doña Community College | ±7,900 students
- Less than 2.5 miles from Organ Mountain High School | 1,874 students

DEMOGRAPHIC SNAPSHOT

113,302

2022 POPULATION WITHIN
FIVE MILES

\$81,966

2022 AVERAGE HOUSEHOLD
INCOME WITHIN THREE MILES



















Sonoma Ranch Blvd.


Subject Property

White Sage Arc

Future Home of:



70



Northrise Dr.



Additional Property Photos



Tenant Overview



The Sherwin-Williams Company delivers the best in paint and coatings products to the world. Every day, our more than 64,000 employees provide the energy and experience to build on our track record of success – enabling us to innovate and grow in new and exciting ways. With our people as the foundation of our Company, we offer industry-leading innovation, value-added service and expertise, and differentiated distribution to our growing base of professional, industrial, commercial and consumer customers.

Founded in 1866, our Company has spent the last 155 years creating a legacy of growth, creativity and innovation to meet the needs of our dedicated workforce and our growing global customer base.

5,000+
Total Locations

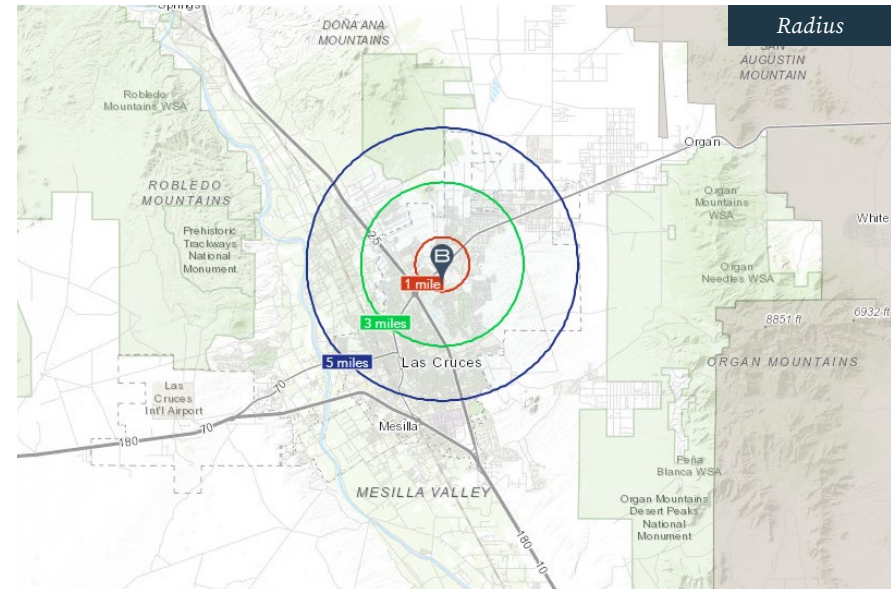
1866
Year Founded



Demographics

Radius

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	6,411	55,367	115,353
2022 Population	6,237	54,361	113,302
2020 Census	6,098	53,324	111,562
2010 Census	4,870	42,968	99,455
2022-2027 Annual Rate	0.55%	0.37%	0.36%
2020-2022 Annual Rate	1.01%	0.86%	0.69%
2010-2020 Annual Rate	2.27%	2.18%	1.16%
HOUSEHOLDS			
2027 Total Households	2,789	21,968	46,811
2022 Total Households	2,691	21,403	45,651
2020 Households	2,623	20,948	44,786
2010 Households	2,063	16,800	39,186
2022-2027 Annual Rate	0.72%	0.52%	0.50%
2020-2022 Annual Rate	1.14%	0.96%	0.85%
2010-2020 Annual Rate	2.43%	2.23%	1.34%
2021 AVG. HH INCOME	\$80,733	\$81,966	\$70,205



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2027 Projection	10,249	90,206	143,595
2022 Population	10,041	88,793	140,943
2020 Census	9,845	87,509	138,526
2010 Census	7,889	77,548	128,532
2022-2027 Annual Rate	0.41%	0.32%	0.37%
2020-2022 Annual Rate	0.88%	0.65%	0.77%
2010-2020 Annual Rate	2.24%	1.22%	0.75%
HOUSEHOLDS			
2027 Total Households	4,457	36,641	57,373
2022 Total Households	4,332	35,784	55,875
2020 Households	4,236	35,163	54,800
2010 Households	3,380	30,534	49,790
2022-2027 Annual Rate	0.57%	0.47%	0.53%
2020-2022 Annual Rate	1.00%	0.78%	0.87%
2010-2020 Annual Rate	2.28%	1.42%	0.96%
2021 AVG. HH INCOME	\$80,734	\$71,577	\$68,134

