

For Sale

NAI 1st Valley
Commercial Real Estate Services, Worldwide.

Investment Property

\$930,000



2525 S Telshor Blvd

Suites 100 & 102
Las Cruces, NM 88001

Offering Summary

Sale Price	\$930,000
Building Size	3,641 ± SF
Lot Size	0.33 ± Acres
Cap Rate	7.5%

For more information:

Randy McMillan, CCIM, SIOR
O: 575.521.1535 C: 575.640.7213
randy@1stvalley.com

Jacob Slavec, SIOR
O: 575.521.1535 C: 575.644.8529
jacob@1stvalley.com

Property Highlights

- Current tenant: TriCore
 - New Mexico's largest medical lab with 1,400 employees and 60+ locations
 - Collaborates with Presbyterian Healthcare
- Institutional location across the street from Memorial Medical Center, which is the largest hospital in Southern New Mexico

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1155 S Telshor Blvd
Las Cruces, NM 88011
(575) 521 - 1535
1stvalley.com

Lease Abstract



Tenant	TriCore
Lease Execution Date	September 28 2021
Lease Commencement Date	June 1 2022
Rent Commencement	June 1 2022
Lease Term	5 Years
Unit/Suite	100 & 102
Square Feet	3,641
Lease Type	Modified Gross
Early Termination Date	May 31 2025
Early Termination Cost	Three months rent plus unamortized expenses
Notice Date Early Termination	November 30 2024
Lease Termination Date	May 31 2027
Renewal Options	Negotiable
Beginning Rent PSF	\$22
Beginning Rent per Year	\$80,102.00
Annual Increase Amount	2.5%
Condo Association Monthly	\$854.94

Income Valuation



Gross Possible Income	\$ 84,143.51
-----------------------	--------------

Expenses

CAM/Condo Fee	\$ 10,259.28
---------------	--------------

Includes property tax, insurance, outside maintenance

Property Management Fee - 4%	\$ 3,365.74
------------------------------	-------------

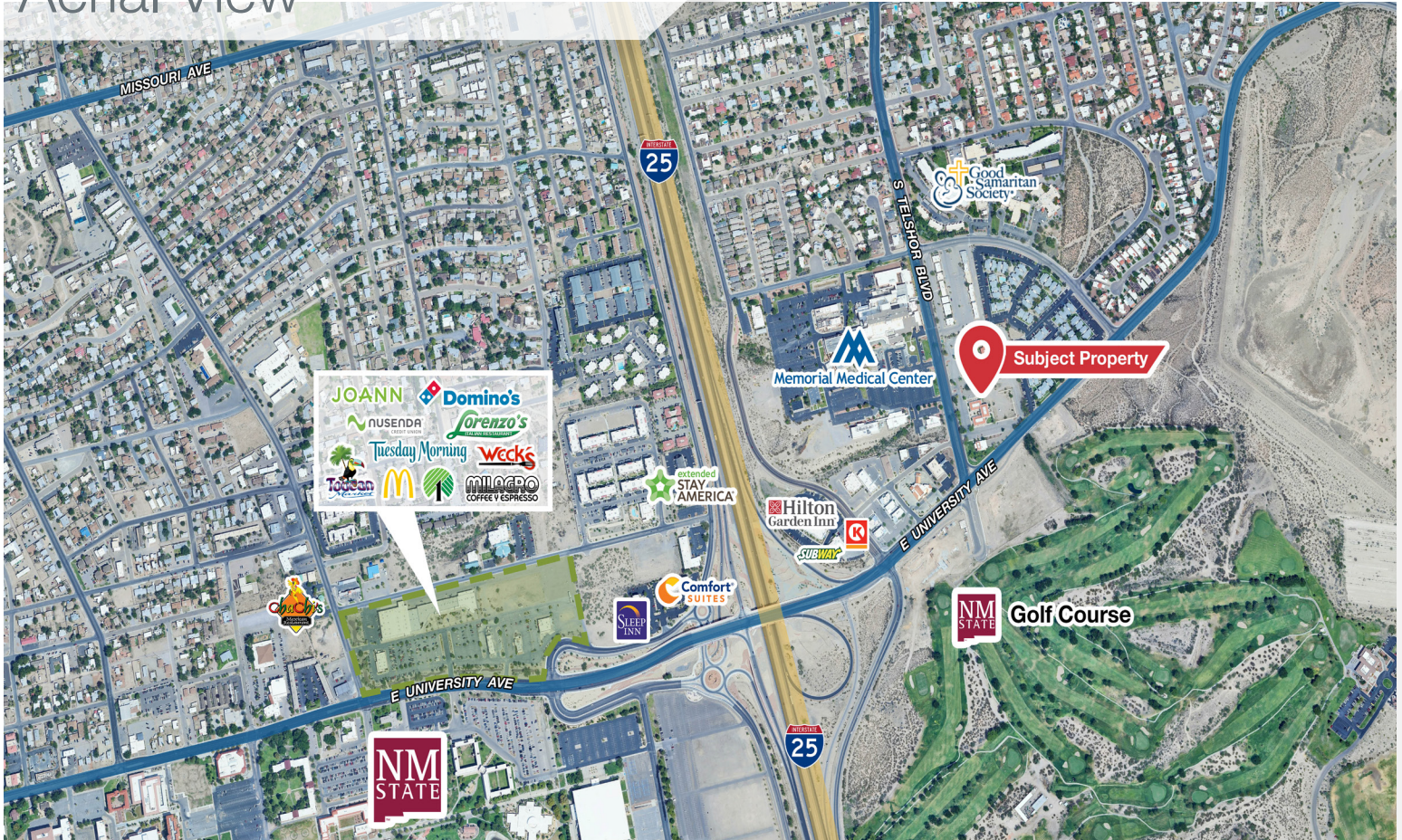
Reserve for capital replacements - \$0.24 PSF	\$ 910.25
---	-----------

Total Expenses	\$ 13,625.02
-----------------------	---------------------

Net Operating Income	\$ 69,608.24
-----------------------------	---------------------

Cap Rate	7.50%	\$ 928,109.86
-----------------	--------------	----------------------

Aerial View



Demographics

1 Mile 10 Miles 30 Miles

	1 Mile	10 Miles	30 Miles
Population	9,509	140,154	241,437
Total Households	4,240	60,339	96,468
Average HH Income	\$50,534	\$57,936	\$57,145



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1155 S Telshor Blvd
 Las Cruces, NM 88011
 (575) 521 - 1535
1stvalley.com