

# For Sale

**NAI 1st Valley**  
Commercial Real Estate Services, Worldwide.

Investment Property

\$1,195,000



## 2330 W Pierce St

Carlsbad, NM 88220

### Offering Summary

Sale Price \$1,195,000

Building Size 5,730 ± SF

Cap Rate 7.24%

### Tenant Highlights

- Current tenant: Familia Dental
  - Rapidly growing dental service organization with 40+ locations across the United States
- Extensive dental tenant improvements in place

For more information:

**Jacob Slavec, SIOR**

O: 575.521.1535 C: 575.644.8529

[jacob@1stvalley.com](mailto:jacob@1stvalley.com)

**Randy McMillan, CCIM, SIOR**

O: 575.521.1535 C: 575.640.7213

[randy@1stvalley.com](mailto:randy@1stvalley.com)

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Las Cruces, NM 88011

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## Aerial View



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## Tenant Abstract



Tenant	Familia Dental
Lease Execution Date	May 6 2013
Lease Commencement Date	July 1 2013
Rent Commencement	July 1 2013
Lease Renewal Date	July 1 2024
Lease Term	5 Years
Square Feet	5,730 ±
Lease Type	Net Net
Lease Termination Date	June 30 2029
Renewal Options	One (1) five year extension
Beginning Rent PSF	\$ 16
Beginning Rent per Year	\$ 91,680
Renewal Lease Rate PSF	\$ 17
Renewal Lease Amount	\$ 97,410

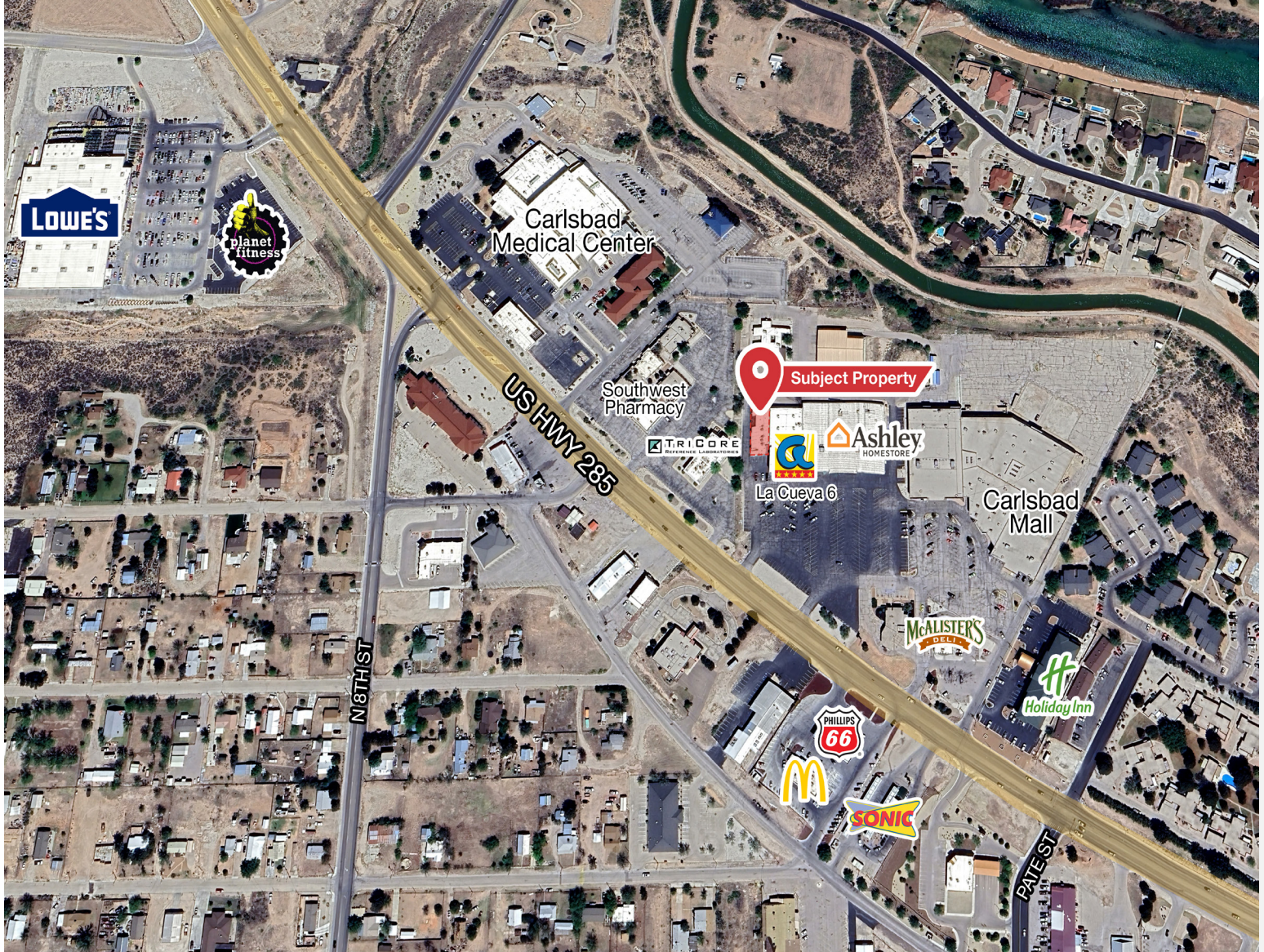
## Income Valuation



<b>Gross Possible Income</b>		\$ 91,680
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<b>Expenses</b>		
Property Taxes - <i>Tenant Pays 100%</i>		\$ --
Building Insurance - <i>Tenant Pays 100%</i>		\$ --
Management Fee - 4%		\$ 3,667.20
Common Area Maintenance - <i>Tenant Responsibility</i>		\$ --
Reserve for capital replacements - \$0.25 PSF		\$ 1,432.50
<b>Total Expenses</b>		\$ 5,099.70
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<b>Net Operating Income</b>		\$ 86,580.30
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<b>Cap Rate</b>	7.24%	\$ 1,195,000

\* Landlord is responsible for structural, roof membrane, load bearing walls and floor slabs. Any cost of repairs in excess of \$500 for HVAC repairs

\* Tenant is responsible for all interior non-structural maintenance on the inside of the building. Any maintenance cost under \$500. Replacement of HVAC as needed. All parking areas, landscaping, sidewalks, driveways, and any pylon or signage



## Demographics

	1 Mile	10 Miles	30 Miles
Population	3,244	35,080	52,955
Total Households	1,366	15,423	22,976
Average HH Income	\$89,727	\$71,636	\$70,835

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