

For Sale | 5-Building Investment Portfolio | \$2,595,000

1815 - 1845 Copper Loop, Las Cruces NM 88005



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Address	Building Size	Land Area	Year Built
1815A Copper Loop	±5,000 SF	±1 Acre	2016
1815B Copper Loop	±3,000 SF	--	2016
1825 Copper Loop	±3,000 SF	±0.5 Acres	2018
1835 Copper Loop	±5,000 SF	±0.5 Acres	2018
1845 Copper Loop	±5,000 SF	±0.5 Acres	2023
Total	± 21,000 SF	±2.5 Acres	

Investment Highlights

Offering Price	\$2,595,000
Tenants	Riverside Technology, D & D Automotive, Ernestine & Daniel Meadows, Dry Works Restoration, R&M Governmental Services
Avg Occupancy Rate	100%

- New Construction; 2016 - 2023
- Industrial Portfolio (5 buildings on four separate parcels)
- 100% occupied, with a stable and diversified tenant mix
- All properties have fenced yards; 1825 & 1835 Copper Loop share an entrance
- Located in the center of Las Cruces' industrial area





**1815 - 1845 Copper Loop
Rent Roll**

Address	Tenant	Square Feet	Annual Rent	Rent/SF	Expiry
1815 A	Riverside Technologies	5,000	\$39,600	\$7.92	2/28/2027
1815 B	D & D Automotive	3,000	\$24,000	\$8.00	8/30/2028
1825	Ernestine & Daniel Meadows ¹	3,000	\$24,864	\$8.28	9/30/2027
1835	Dry Works Restoration	5,000	\$44,221	\$8.84	8/31/2028
1845	R&M Government Services	<u>5,000</u>	<u>\$51,500</u>	<u>\$10.30</u>	12/31/2027
Total SF: 21,000			\$184,185	Averaged Rent: \$8.67	

All leases are NNN leases

**1815 - 1845 Copper Loop
Profit and Loss Statement**

Gross Operating Income	\$ 184,185
NNN Reimbursements	\$ 31,500
Effective Gross Income	\$ 215,685

Expenses	<u>\$31,500</u>
Net Operating Income	\$ 184,185

Cap Rate	7.10%
Sales Price	\$2,595,000





Nearby Traffic Counts:

W Amador Ave	13,907 AADT
W Picacho Ave	15,052 AADT
N 17th St	3,523 AADT

Source: NMDOT, 2024

Las Cruces, New Mexico

Las Cruces is the largest city in southern New Mexico, and the second largest in the state. Located on the edge of the Chihuahuan Desert, the city sits at the foot of the Organ Mountains and along the banks of the Rio Grande River. Las Cruces enjoys over 350 days of sunshine a year, receiving an average of only 8.5 inches of rain per year and no more than two inches of snow in the winter.



The city has a population of 114,891 residents and is the county seat of Doña Ana County (app. 225,210 population). Las Cruces is 42 miles north of El Paso, TX, 225 miles south of Albuquerque, NM, and 275 miles east of Tucson, AZ.

Awards & Recognition

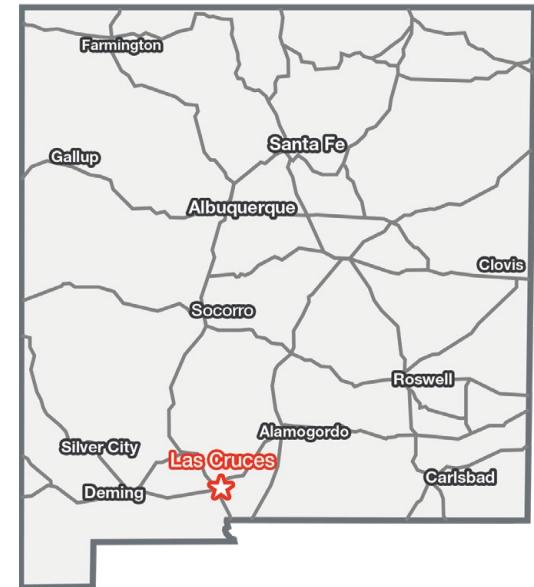
- Best Places To Retire in 2024, Forbes
- The 50 Best Places to Live in the U.S., Money.com (2024)
- Top 15 Best Cities in the Country to Raise a Family, Scholaroo.com (2023)
- New Mexico State University, Best Colleges for National Universities, U.S. News & World Report (2022)

Source: www.visitlascruces.com

Major Employers

- New Mexico State University
- Memorial Medical Ctr
- White Sands Missile Range
- Mountain View Regional Medical Ctr
- Dona Ana Branch Community Clg
- Keystone Consolidated Industries
- NASA

Source: www.mveda.com



Doña Ana County Demographics

Population	225,210
Total Households	87,688

Source: US Census Bureau, 2023