

Near University of New Mexico
Over 22,000 Students Enrolled



THE UNIVERSITY OF
NEW MEXICO.



T-Mobile

2700

2700

T-Mobile RED WING SHOES

TWO TENANT NET LEASE INVESTMENT

Directly Across Street From the Top Performing Walmart Supercenter in New Mexico

2700 Carlisle NE, Albuquerque, NM 87110





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T-Mobile



PROPERTY SUMMARY



Property Summary

We are pleased to offer to qualified investors an opportunity to purchase a two tenant retail net lease investment near the corner of Carlisle Blvd and Menaul Blvd (Over 70,000 AADT) in the Northeast quadrant of Albuquerque - one of the regions strongest trade areas. The building, which is 100% occupied by T-Mobile and Red Wing Shoes, is comprised of approximately 4,800 SF and is located directly across the street from the top performing Walmart Supercenter in New Mexico. The property is near University of New Mexico and benefits from the over 22,000 students enrolled at the campus.

The site is surrounded by national retailers such as Walmart Supercenter, Whole Foods, Starbucks, Whataburger, AutoZone, McDonald's, and Walgreens. This is an excellent opportunity to acquire a two tenant retail building with net leases providing minimal landlord responsibilities (20 year roof warranty in place), and a property located within a proven retail trade area across from Walmart Supercenter and other high traffic generator retailers.

Pricing Summary

List Price	\$2,390,000
NOI	\$173,325
CAP Rate	7.25%

Operating Expense Data

Annual Rent	\$173,325
Operating Expense	
Taxes	NNN
Insurance	NNN
CAM	NNN
Net Operating Income	\$173,325



LEASE SUMMARY



Lease Abstract	
Tenant Trade Name	T-Mobile
Lease Commencement	May 1, 2017
Lease Expiration	April 30, 2027
Lease Term	10 Years
Term Remaining On Lease	5 Years
Base Rent	\$92,125
Options	3 - 5 YR Options with 10% Increases Each Option
Lease Type	NN Lease
Roof And Structure*	Landlord Responsible (20 Year Roof Warranty in Place)

Tmobile - Termination Right Up to 84th Month of Primary Term (4/30/2024)

**LL Responsible for Roof, Structure, HVAC*

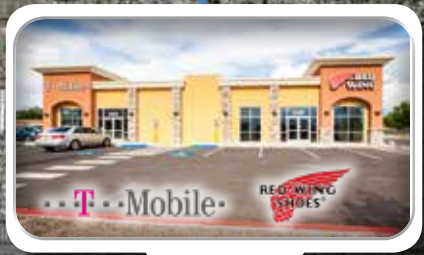
LEASE SUMMARY



Lease Abstract	
Tenant Trade Name	Red Wing Shoes
Lease Commencement	May 1, 2017
Lease Expiration	April 30, 2027
Lease Term	10 Years
Term Remaining On Lease	5 Years
Base Rent	\$81,200
Options	1 - 10 YR Option
Lease Type	NN Lease
Roof And Structure*	Landlord Responsible (20 Year Roof Warranty in Place)

*LL Responsible for Roof, Structure, HVAC

AERIAL OVERVIEW AREA



MATTRESS FIRM

savers

CORONADO CENTER

BUSINESS PARK



MENAU BLVD. NE

30,200 VPD



Walgreens

198,000

INDIAN SCHOOL RD.



156,797 CPD

CARLISLE BLVD. NE 35,600 VPD

ABQ HIGH SCHOOL

Total Wine & More

PAVILIONS AT SAN MATEO

UNM HOSPITALS



NEW MEXICO FAIRGROUNDS

AERIAL OVERVIEW

CHAMOND DR. NE

CLAREMONT AVE. NEW

CARLISLE BLVD. NE

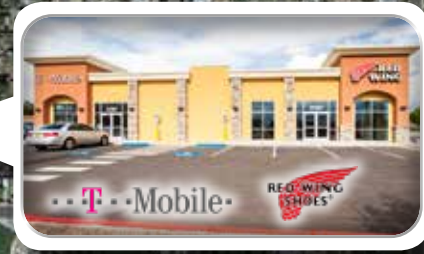
MENAU BLVD. NE 30,200 VPD

MENAU BLVD. NE

35,600 VPD



198,000 VPD



PROVEN RETAIL TRADE AREA

Directly Across Street From the Top Performing Walmart Supercenter in New Mexico - Busy Corridor
Surrounding Retailers include Walgreens, McDonald's, JIB Autozone, CostPlus and Whataburger
Approximately 102,241 Residents Within a 3-Mile Radius
Average Household Income of \$74,579 Within a 3-Mile Radius

CANDLEWOOD SUITES

JCP HOME STORE

ANYTIME FITNESS

COST PLUS WORLD MARKET

AMERICAN HOME FURNITURE & MATTRESS

STARBUCKS

SAVERS

HILFE FURNITURE

MATTRESS FIRM

FURNITURE ROW

Walgreens

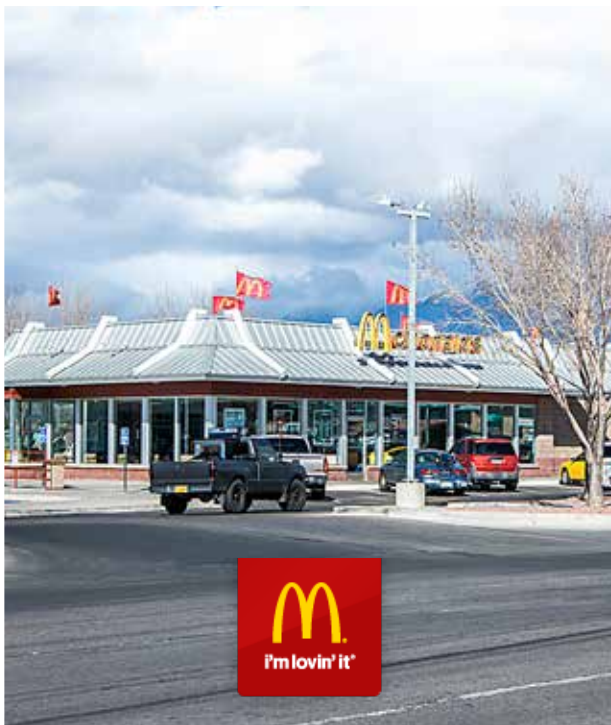
SONIC

UNITED STATES POSTAL SERVICE

WHOLE FOODS MARKET

Kmart

SURROUNDING RETAIL



PROPERTY PHOTOS



PARCEL DETAILS



T-MOBILE | RED WING SHOES

- Approximately 4,800 SF of GLA - Pride of Ownership
- T-Mobile - 10 Year Lease - Red Wing Shoes - 10 Year Lease
- Minimal Landlord Responsibilities - LL Responsible for Roof and Structure
- 20 Year Roof Warranty in Place

Building Area: 4,788 SF

Land Area: 21,559 SF

Parcel: 1-017-059-012341-2-06-01

Year Built: 2017 Construction



SITE PLAN

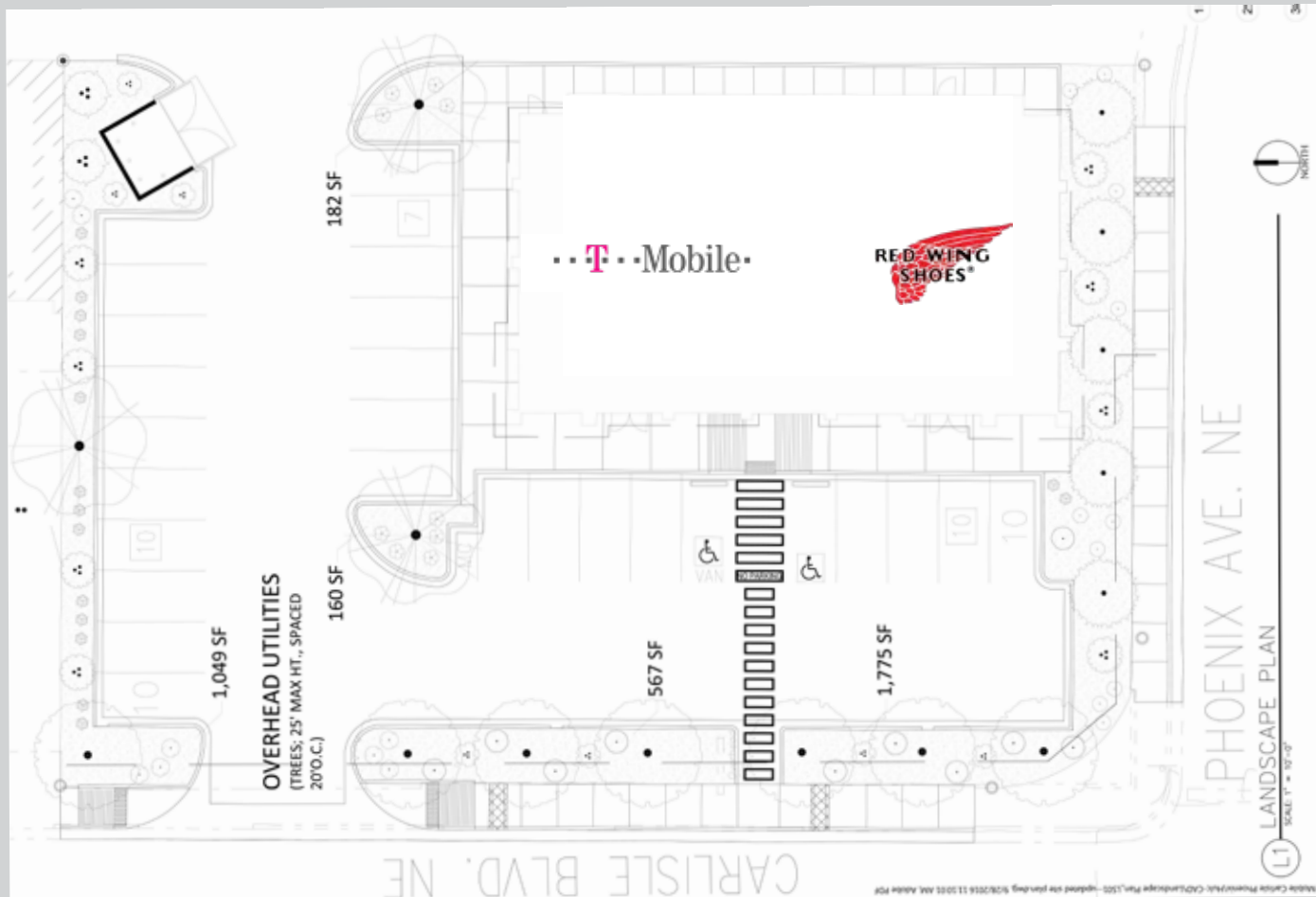


COMPLIMENTARY TENANT MIX

T-Mobile USA - One of the Largest Mobile Phone Providers in the World

Over 36,000 Employees - Over 230 Million Subscribers - Over \$32B in Revenues

Red Wing Shoes - Over 4,000 Distribution Outlets - Among Most Popular Shoe Brands in USA



TENANT OVERVIEW



Company Overview

T-Mobile US is one of the largest providers of wireless voice and data communications services in the US. The company's 61 million T-Mobile and MetroPCS contract and prepaid consumer customers use its networks domestically and are able to connect to the compatible network of Deutsche Telekom when in Europe. It also offers low-cost, no-contract mobile services through the GoSmart brand. In addition, T-Mobile sells phones, tablets, PDAs, and accessories from such vendors as Apple, Nokia, and Samsung. It has about 8,000 T-Mobile and MetroPCS branded retail sites. In 2013 Deutsche Telekom acquired smaller rival MetroPCS via a reverse merger and combined it with T-Mobile; Deutsche Telekom owns about two-thirds of the combined company.

Ownership

T-Mobile US, Inc. (NASDAQ: "TMUS") is a publicly traded company. Deutsche Telekom AG (OTCQX:DTEGY) maintains approximately 65% ownership (approximately 63% upon preferred stock conversion).



Financial Analysis

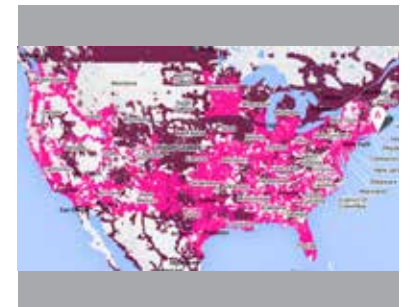
In 2014 T-Mobile reported about \$29 billion in revenue, up 21% from the prior year. The growth was powered by a \$2 billion increase in prepaid service revenues, a \$1 billion rise in postpaid service revenues, and a \$1.5 billion increase in equipment sales. The contributions of the Metro PCS network also contributed to revenue growth.

Number of Employees

Approximately 50,000 employees.

Headquarters

Bellevue, Washington



TENANT OVERVIEW



Company Overview

Red Wing Shoe Company, Inc. manufactures durable and comfortable footwear tailored to the needs of specific occupational and recreational activities, from farming to hunting and hiking. The company's brands include Red Wing, Irish Setter, Vasque, and WORX. The Sweezy family of Red Wing, Minnesota, solely own Red Wing Shoe. Until the 1970s, Red Wing's reputation rested primarily on a wide variety of footwear marketed as "work shoes," emphasizing their practical applications in the workplace.

By the end of the 1990s, Red Wing sold more than three million pairs of shoes and boots per year, through a worldwide network of more than 4,200 dealers. Within the U.S. market, this network included about 400 Red Wing Shoe Stores (of which about 160 were company owned). About 15 percent of overall revenues were generated from sales outside the United States, in more than 100 countries worldwide.



AREA OVERVIEW



City of Albuquerque New Mexico

Albuquerque is located in the expanding Sunbelt part of the United States and Interstate 40 and Interstate 25. Albuquerque has a population of approximately 680,000, or roughly 75 percent of all residents in the Albuquerque metro area.

More than half of the population of the metro lives within the Albuquerque city limits. The city, which was founded more than 300 years ago, is rich in history and culture but also has the dynamism of a modern, growing city. Several large public and private employers provide the engines for growth in the area.



Economy

Albuquerque lies at the center of the New Mexico Technology Corridor, a concentration of high-tech private companies and government institutions along the Rio Grande. Larger institutions whose employees contribute to the population are numerous and include Sandia National Laboratories, Kirtland Air Force Base, and the attendant contracting companies which bring highly educated workers to the region.

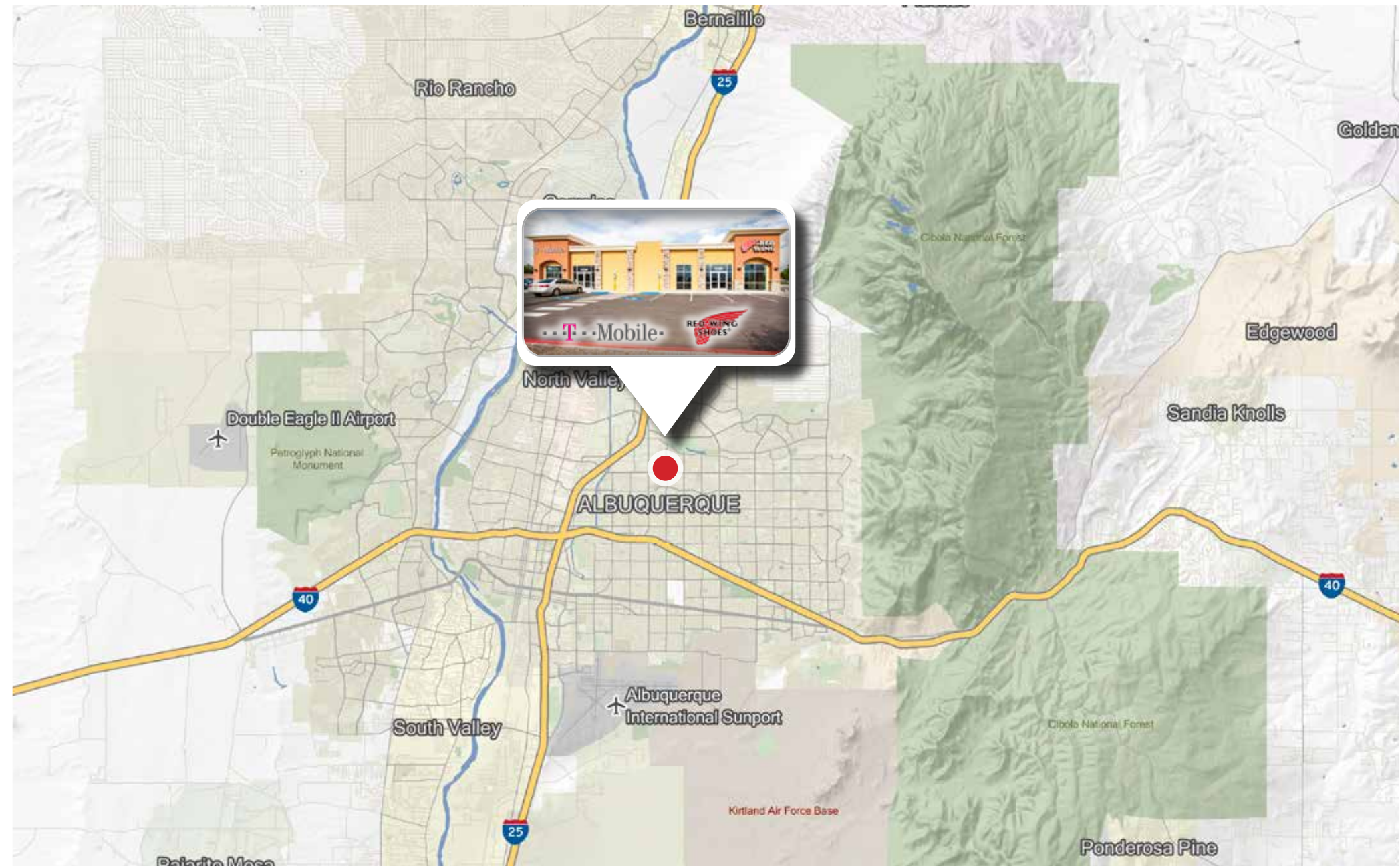


Employment

The local labor force consists of nearly 400,000 workers. The largest employment sector is government, which is supported by the largest employer in the metro area, Kirtland Air Force Base. The base employs over 23,000 workers, including 3,400 civil service workers and 12,500 contractors. The base, along with mission partners, the Department of Energy and Sandia National Laboratories, have annual economic impact on the Albuquerque area of more than \$4 billion.

Government employment in the Albuquerque MSA accounts for nearly one in every four jobs. Other large government employers include the Albuquerque Public Schools (14,800 workers), City of Albuquerque (5,500), State of New Mexico (4,950) and Bernalillo County (2,600).

REGIONAL MAP



DEMOGRAPHICS



Population

	1-MILE	3-MILE	5-MILE
Estimated Population (2022)	11,899	102,241	272,926
Projected Population (2027)	11,960	102,217	270,362



Households

	1-MILE	3-MILE	5-MILE
Estimated Households (2022)	5,789	49,143	125,194
Projected Households (2027)	5,837	49,524	125,021



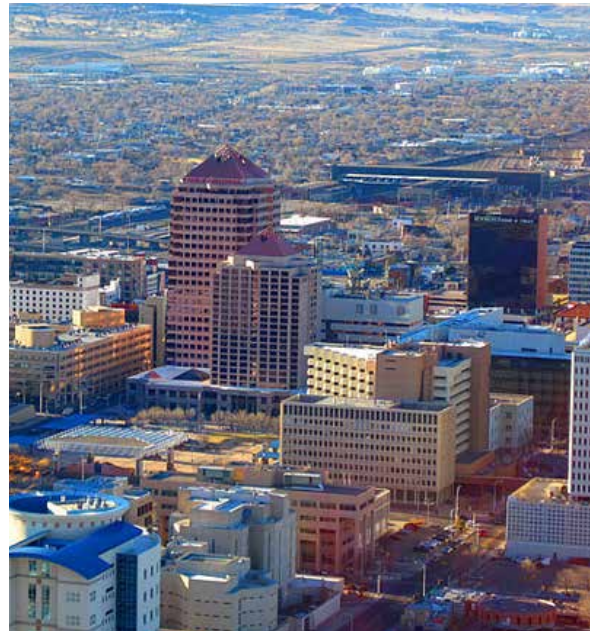
Income

	1-MILE	3-MILE	5-MILE
Avg. Household Income (2022)	\$71,345	\$74,579	\$77,055
Median Household Income (2022)	\$48,393	\$51,030	\$52,392



Business Facts

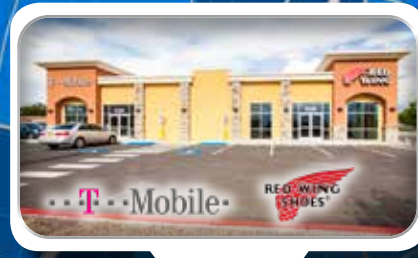
	1-MILE	3-MILE	5-MILE
Total Businesses	1,275	8,831	17,004
# Employees	12,674	125,105	241,093



POPULATION DENSITY MAP






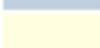
Approximately 102,241 Residents

Within a 3-Mile Radius



Daytime Population

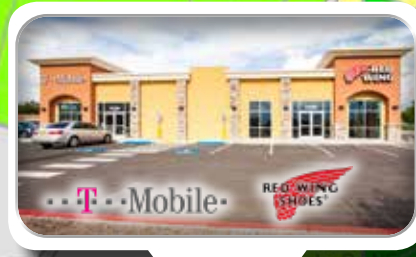
by census block group

	6,500 to 36,400
	2,100 to 6,500
	1,100 to 2,100
	900 to 1,100
	700 to 900
	300 to 700

HOUSEHOLD INCOME MAP

Average Household Income \$74,579

Within a 3-Mile Radius



Average Household Income

by census block group

	\$111,000 to \$186,000
	\$70,000 to \$111,000
	\$56,000 to \$70,000
	\$45,000 to \$56,000
	\$34,000 to \$45,000
	\$14,000 to \$34,000



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This Offering Memorandum contains select information pertaining to the business and affairs of T-Mobile & Red Wings, Albuquerque, NM. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of T-Mobile & Red Wings, Albuquerque, NM. or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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