

Information below is computer generated. Please pardon the typos.

## 1 Carlsbad, NM 88220



|                   |             |
|-------------------|-------------|
| Price             | \$3,500,000 |
| Building Size     | 6,383 SF    |
| Cap Rate          | 6%          |
| Property Sub-type | Restaurant  |
| Status            | Active      |

Property Notes

### Property Description

Absolute NNN lease Buffalo Wild Wings in Carlsbad, New Mexico. Located on the main highway corridor in Carlsbad and adjacent to the largest commercial draw in the county - the Carlsbad Mall.

## 2 Hobbs, NM 88240



|                   |                    |
|-------------------|--------------------|
| Price             | \$2,308,333        |
| Building Size     | 2,997 SF           |
| Cap Rate          | 6%                 |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

Freestanding drive-thru restaurant located across from the Home Depot. Area retailers include Walmart, Lowe's, The Home Depot, Buffalo Wild Wings, Applebee's, and many others.

## 3 Espanola, NM 87532



|                   |             |
|-------------------|-------------|
| Price             | \$2,050,000 |
| Building Size     | 3,450 SF    |
| Cap Rate          | 5%          |
| Property Sub-type | Restaurant  |
| Status            | Active      |

Property Notes

### Property Description

Sales Price \$2,050,000.00 Net Operating Income \$102,500 Cap Rate 5% Lease Type NNN Property Highlights "High volume retail trade area!" Located in a trade area that draws from over 100 miles" Surrounded by National co-tenants" Adjacent to High Performing Walmart and National Retail Home Improvement Store" Excellent secured visibility from N. Riverside Drive" Surrounded by numerous national tenants: CVS; Chili's; Murphy Oil; Title Max; Many More!

## 4 Albuquerque, NM 87121



|                   |             |
|-------------------|-------------|
| Price             | \$3,610,000 |
| Building Size     | 14,100 SF   |
| Cap Rate          | 4.85%       |
| Property Sub-type | Anchor      |
| Status            | Active      |

### Property Notes

#### Property Description

The subject property is a CVS Ground Lease located in Albuquerque, New Mexico. CVS signed a twenty-five year triple net ground lease with five percent rent increases between each of the eight five-year options. There are 19 years remaining on the lease. CVS Health Corporation, which operates over 7,000 stores, is publicly traded on the New York Stock Exchange under the ticker symbol CVS. CVS Caremark currently has a BBB+ credit rating by Standard & Poor's. Located at the intersection of Central Avenue SW and Unser Boulevard NW, the property features excellent exposure along one of the area's dominant traffic corridors with daily traffic counts exceeding 58,000 vehicles. Excellent signage coupled with a signalized light on the corner of Unser Boulevard intersection enhances this exposure. In close proximity to the site are numerous national retailers and quick service restaurants including Family Dollar, Albertson's, Walmart, Walgreens, Taco Bell, Pizza Hut, Burger King, McDonald's, Jack in the Box, Subway, and others. This densely populated area is home to over 189,000 residents within a five-mile radius.

## 5 Albuquerque, NM 87121



|                   |                    |
|-------------------|--------------------|
| Price             | \$1,782,000        |
| Building Size     | 2,800 SF           |
| Cap Rate          | 5.50%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

### Property Notes

#### Property Description

Submit All Offers. Brand New 15 Year Corporate Guaranteed Lease. 15% Rent Increases Every 5 Years. Hard Corner Outparcel to Albertson's - Major Traffic Intersection. We are pleased to offer to qualified investors an opportunity to purchase a fee simple (land and building) single tenant NNN investment that is 100% leased to Perfect Teeth Dentistry and situated on a grocery-anchored outparcel. The lease provides for a brand new 15 year term that includes 3 - 5 year option periods. There are fixed 12% rental escalations every 5 years. Starting at a low replaceable rent of \$98,000 per year, the building - which is comprised of 2,800 square feet - is situated on the major intersection of Central Avenue and Coors Blvd. and enjoys convenience access, excellent visibility and heavy traffic. The property is shadow anchored by Albertson's and is situated adjacent to Taco Bell, Carl's Jr., and Wendy's.

## 6 Los Lunas, NM 87031



|                   |                    |
|-------------------|--------------------|
| Price             | \$2,666,200        |
| Building Size     | 8,102 SF           |
| Cap Rate          | 6.65%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

### Property Notes

#### Property Description

Pet Smart is located at the South West corner of Main Street NE and Roberts Circle, Los Lunas, New Mexico. The subject consists of approximately 8,102-square-feet of rentable space on an estimated .78 acres of land. Pet Smart is leased on a brand new 10-year double-net (NN) lease. Newly constructed, the store is currently open for business. Pet Smart is the largest specialty pet retailer of services and solutions for the lifetime needs of pets, they employ approximately 53,000 associates and operate 1,404 stores across the U.S., Puerto Rico and Canada.

## 7 Albuquerque, NM 87120



|                   |                    |
|-------------------|--------------------|
| Price             | \$3,111,100        |
| Building Size     | 41,911 SF          |
| Cap Rate          | 4.50%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

Walmart Neighborhood Market is located at 1820 Unser Blvd NW in Albuquerque, New Mexico. The subject is a 41,911-square-foot single tenant building on +/-5.96 acres of land. There are 20 years remaining on the brand new absolute triple-net (NNN) corporate ground lease with no Landlord responsibilities. The offering provides eight, five year options with five percent increases in each option. Walmart Neighborhood Markets offer fresh produce, meat and dairy products, bakery and deli items, household supplies, health and beauty aids and a pharmacy. Walmart is the world's largest retailer and employer with over 2.2 million workers worldwide.

## 8 Santa Fe, NM 87507



|                   |                    |
|-------------------|--------------------|
| Price             | \$7,760,000        |
| Building Size     | 16,510 SF          |
| Cap Rate          | 5.15%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

100% fee-simple interest in the Walgreen's property located on the northwest corner of Airport Road and Jemez Road in Santa Fe, New Mexico (the Property). The Property is roughly seven miles southwest of downtown Santa Fe, sandwiched between Veterans Memorial Highway and U.S. Highway 85. It is one of only five Walgreen's in all of Santa Fe and the only retail pharmacy in the southwest portion of the city. The Property is fully leased by Walgreen Co. (WBA), operating under a seventy-five (75) year lease term with the option to terminate with 6 months' notice after the 25th year and every five years thereafter. Years 1-25 are referred to as the Base Lease Term and today there are over 20 years of base term remaining. Following this initial term, Walgreen's has ten Effective Option Periods of five years each. Walgreen's lease is absolute NNN with no landlord responsibilities for maintenance, repair or replacement. Current annual rent is \$400,000, or \$24.23 PSF, and is flat throughout the term.

## 9 Roswell, NM 88201



|                   |             |
|-------------------|-------------|
| Price             | \$1,526,910 |
| Building Size     | 1,900 SF    |
| Cap Rate          | 5.50%       |
| Property Sub-type | Restaurant  |
| Status            | Active      |

Property Notes

### Property Description

The subject property has been leased and operated by Starbucks since its construction in 2007. The tenant recently signed a new 10.5- Year NNN Lease with four 5-Year Options. The lease calls for favorable 10% increases every 5 years throughout the initial term and the options. This location offers great visibility, high traffic, and low competition. The subject property is located along Main Street, only a short walk from the main entrance to the New Mexico Military Institute. Main Street is home to one-third of all Roswell businesses, which employ 31% of Roswell's workforce. Roswell's Main Street district benefits from a diverse mix of businesses. Businesses engaged in management, finance and insurance, real estate, and professional services are very common, and are more likely to locate in downtown Roswell than other parts of town.

## 10 Albuquerque, NM 87111



|                   |             |
|-------------------|-------------|
| Price             | \$2,021,000 |
| Building Size     | 2,000 SF    |
| Cap Rate          | 4.75%       |
| Property Sub-type | Restaurant  |
| Status            | Active      |

Property Notes

### Property Description

Starbucks is located at the NWC of Montgomery & Cairo, Albuquerque, NM. The subject property is a 2,000 square-foot single tenant building on an estimated .24 acres of land. The landlord is responsible for roof and structure. Tenant pays \$2.70 psf for taxes, insurance and maintenance. The 10-year lease commencement began December 2015. The lease includes four 5-year options with ten percent rental increases every five years. Starbucks(NASDAQ: SBUX) operates over 23,000 retail stores in 64 countries.

## 11 Belen, NM 87002



|                   |                    |
|-------------------|--------------------|
| Price             | \$6,250,000        |
| Building Size     | 14,259 SF          |
| Cap Rate          | 5.31%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

100% fee simple interest in a Walgreen's located in Belen, New Mexico. Belen is a quaint town which serves as a bedroom community of Albuquerque, NM. It is one of New Mexico's most stable communities, with shopping and dining destination for the surrounding rural communities of Valencia County. This investment opportunity allows an investor to acquire a long term NNN property, with no landlord responsibilities.

## 12 Albuquerque, NM 87112



|                   |                    |
|-------------------|--------------------|
| Price             | \$2,670,000        |
| Building Size     | 4,205 SF           |
| Cap Rate          | 5%                 |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

Single tenant US Bank in a very dense infill location in Albuquerque, New Mexico. The subject property is situated in the Northeast Heights submarket which is the most densely populated, established trade area in the city. The offering consists of a brand new 10 year triple net (NNN) lease. The building size is approximately 4,205 rentable square feet and the land size 31,999 square feet. The lease has an 8% rental increase in year 6 and 10% increases every 5 years thereafter. US Bank has three, five-year options to renew the lease. This US Bank investment offers a corporate guarantee by US Bancorp. US Bancorp is publicly traded on the New York Stock exchange with stock symbol USB, and has an investment grade credit rating of A+. US Bancorp has over \$419 billion in assets. There are 3,164 banking offices in 25 states across the country and they are the 5th largest commercial bank in the United States.

## 13 Albuquerque, NM 87108



|                   |                    |
|-------------------|--------------------|
| Price             | \$2,487,000        |
| Building Size     | 8,292 SF           |
| Cap Rate          | 5.50%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

New 15 Year Corporate Lease. Brand New Construction - Dense Infill Location. Close Proximity to Univ. of New Mexico. We are pleased to offer to qualified investors an opportunity to invest in a brand new single tenant NNN investment strategically located at the intersection of Central Avenue and San Mateo that is 100% leased to Advance Auto Parts - a highly stable, investment grade-rated tenant. The newly created lease is 15 years and includes 3 - 5 YR options with fixed 10% rental escalations each option. The subject building is comprised of 8,292 SF on approximately 46,875 square feet of land (or 1.08 acres). The lease provides for minimal landlord responsibilities (structure only). The site enjoys convenient ingress/egress and commands excellent street visibility. The property is located near the SWC of Central Avenue and San Mateo Blvd, which is home to major national retailers such as Super Walmart (property is diagonally opposite to Walmart's property), Big Lots, Walgreen's, Bank of the West and Wendy's.

## 14 Alamogordo, NM 88310



|                   |                    |
|-------------------|--------------------|
| Price             | \$2,840,000        |
| Building Size     | 4,500 SF           |
| Cap Rate          | 5.20%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

BRAND NEW! An absolute NNN single tenant fee simple asset that is 100% leased to Denny's the tenants, QK Holdings, LLC, are the largest franchisee of Denny's in the world with over 100 locations in 6 states. The property is ideally located across the street from a Wal-Mart Supercenter on White Sands Blvd. in Alamogordo, New Mexico. There are 20 years remaining on a brand new 20 year primary term with 2 - five option periods. There are 10% rental escalations every 5 years, including all option periods. This pride of ownership property and iconic brand features a newly constructed prototype building and the tenant is set to open in March 2016.

## 15 Alamogordo, NM 88310



|                   |                    |
|-------------------|--------------------|
| Price             | \$2,578,000        |
| Building Size     | 2,418 SF           |
| Cap Rate          | 5%                 |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

BRAND NEW 20 Yr LEASE! An absolute NNN single tenant fee simple asset that is 100% leased to Del Taco the tenants, QK Holdings, LLC, are the largest franchisee of Denny's in the world with over 100 locations in 6 states. The property is ideally located across the street from Walmart Supercenter on White Sands Blvd. in Alamogordo, New Mexico. There are 20 years remaining on a brand new 20 year primary term with 2 - five option periods. There are 10% rental escalations every 5 years, including all option periods. This pride of ownership property and iconic brand features a newly constructed prototype building and the tenant is set to open for business in March 2016.

## 16 Belen, NM 87002



|                   |                    |
|-------------------|--------------------|
| Price             | \$1,503,000        |
| Building Size     | 9,600 SF           |
| Cap Rate          | 6.75%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

Dollar General located in Belen, NM. Dollar General signed an original 15-year, absolute NNN lease in 2012, leaving approximately 11 years remaining on the lease at this location. In addition, there are scheduled 10% rent increases in each of the five extension options. Located 30-miles south of Albuquerque, Belen is the ideal town for a discount retailer such as Dollar General.

## 17 Albuquerque, NM 87114



|                   |                    |
|-------------------|--------------------|
| Price             | \$3,000,000        |
| Building Size     | 7,163 SF           |
| Cap Rate          | 4.35%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

BRAND NEW ABSOLUTE NNN LEASE! We are pleased to offer to qualified investors a prime located outparcel as part of the regionally dominant Cottonwood Mall that is fully ground leased to Texas Roadhouse (NASDAQ: TXRH) on a long-term absolute NNN lease. Currently under construction, the restaurant will have a brand new 15 year corporate guaranteed lease, which shall commence upon completion of construction, and shall include 10% rental escalations every 5 years, including all option periods. There are 3 - 5 year options. The building is approximately 7,163 square feet and is situated on approximately 1.2 Acres of land. OPENING SOON!

## 18 Albuquerque, NM 87107



|                   |                    |
|-------------------|--------------------|
| Price             | \$2,504,000        |
| Building Size     | 10,000 SF          |
| Cap Rate          | 5.50%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

NEW 2015 CONSTRUCTION! We are pleased to offer to qualified investors a rare opportunity to invest in a brand new single tenant NNN investment strategically located on 4th Street near the intersection of Manual Blvd BW that is 100% leased to Advance Auto Parts - a highly stable, investment grade-rated tenant. The subject property is a designated HUB Store - a mission critical store that supports the entire store portfolio in the Albuquerque market. Moreover, this is a relocation HUB store, pointing to long-term stability to an investor. Situated within the North West quadrant, the site provides for easy access to the 40 and 85 freeway systems.

## 19 Lovington, NM 88260



|                   |                    |
|-------------------|--------------------|
| Price             | \$1,020,000        |
| Building Size     | 6,600 SF           |
| Cap Rate          | 6%                 |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

\* Long term twenty (20) year lease with sixteen (16) years remaining on the base lease term.\* Three (3), Five (5) Year Renewal Options with 6% increases beginning in year 11 and in each option period.\* The subject property is centrally located with access to the city' s main corridor. The site has excellent visibility and traffic counts of 8,433 VPD on Avenue D. Surrounding retail tenants include: Bealls, Subway, Dollar Tree, Dollar General, Napa Auto parts, Family Dollar, AutoZone, Taco Bell, and Stripes.\* As of December 31, 2014, O' Reilly Automotive, Inc. had revenues of \$7.39 billion, a net income of \$212 million and a net worth in excess of \$1.3 billion. The company currently maintains an investment grade S&P rating of BBB+.

## 20 Albuquerque, NM 87114



|                   |                    |
|-------------------|--------------------|
| Price             | \$2,786,215        |
| Building Size     | 16,464 SF          |
| Cap Rate          | 6.50%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

Absolute NNN Investment Excellent tenant (Exaltare Capital Investmets, LLC)Annual Increases in Place Please contact the agent for more information about this listing.

## 21 Rio Rancho, NM 87124



|                   |                    |
|-------------------|--------------------|
| Price             | \$4,043,076        |
| Building Size     | 19,953 SF          |
| Cap Rate          | 6.50%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

Absolute NNN InvestmentExcellent tenant (Exaltare Capital Investmets, LLC) Annual Increases in Place Please contact the agent for more information about this listing.

## 22 Albuquerque, NM 87114



|                   |             |
|-------------------|-------------|
| Price             | \$4,500,000 |
| Building Size     | 6,171 SF    |
| Cap Rate          | 5.65%       |
| Property Sub-type | Restaurant  |
| Status            | Active      |

Property Notes

### Property Description

The Net Leased Investment Group for Coldwell Banker Commercial is pleased to offer for sale Buffalo Wild Wings in Albuquerque, New Mexico. This property features a long-term, absolute NNN lease with a corporate guaranty and strategically located along "restaurant row" in regionally dominant Cottonwood Mall. Highlights:Absolute NNN Lease - Zero Landlord Responsibilities9+ Years Remain on Primary Lease Term Corporate Guaranty10% Rent Increases Every Five YearsOut-parcel Located in Cottonwood's "Restaurant Row".

## 23 Hobbs, NM 88240



|                   |                    |
|-------------------|--------------------|
| Price             | \$3,520,000        |
| Building Size     | 17,600 SF          |
| Cap Rate          | 7%                 |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

" Brand New Construction NNN Lease" 50+ Unit Franchise Operator" Scheduled Opening December 2015.

## 24 Cimarron, NM 87714



|                   |                    |
|-------------------|--------------------|
| Price             | \$1,627,760        |
| Building Size     | 8,320 SF           |
| Cap Rate          | 6.25%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

Family Dollar store located in Cimarron, New Mexico. Cimarron is located 90 miles north of Santa Fe and is positioned on the heavily traveled route between I-25 and Taos, New Mexico, a skiing destination. The community is largely agricultural based and the Family Dollar will benefit from minimal competition in the immediate vicinity. The property has excellent visibility and access and is located in the heart of town.

## 25 Alamogordo, NM 88310



|                   |                    |
|-------------------|--------------------|
| Price             | \$1,597,488        |
| Building Size     | 8,320 SF           |
| Cap Rate          | 6.25%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

Family Dollar store located in Alamogordo, New Mexico. Alamogordo is located in South Central New Mexico and is the nearest city to Holloman Air Force Base and White Sands National Monument. As the county seat of Otero County, Alamogordo has a primarily service and retail economy that draws its customers from tourists and from active-duty and retired military personnel. The property has excellent access on a corner lot and cross-access to future neighboring parcels.

## 26 Alamogordo, NM 88310



|                   |                    |
|-------------------|--------------------|
| Price             | \$1,583,104        |
| Building Size     | 8,320 SF           |
| Cap Rate          | 6.25%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

Family Dollar store located in Alamogordo, New Mexico. Alamogordo is located in South Central New Mexico and is the nearest city to Holloman Air Force Base and White Sands National Monument. As the county seat of Otero County, Alamogordo has a primarily service and retail economy that draws its customers from tourists and from active-duty and retired military personnel. The property has excellent access on a corner lot and will be the major retail store to support the community of La Luz which has over 2,000 under served residents who currently drive 10 miles to Alamogordo for basic staples and groceries.



## 27 Rio Rancho, NM 87124



|                   |                 |
|-------------------|-----------------|
| Price             | \$2,555,000     |
| Building Size     | 4,945 SF        |
| Cap Rate          | 6.25%           |
| Property Sub-type | Vehicle Related |
| Status            | Active          |

Property Notes

### Property Description

Long-Term Absolute Triple-Net Lease Zero Landlord Responsibility15-Year Primary Term with Options up to 65 Years One and One-Half Percent Annual Rent Escalations Strong Corporate Guarantee.

## 28 Ranchos de Taos, NM 87557



|                   |                    |
|-------------------|--------------------|
| Price             | \$1,852,896        |
| Building Size     | 8,320 SF           |
| Cap Rate          | 6.25%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

Family Dollar store located in a heavily traveled corridor of Rancho de Taos, New Mexico. Rancho de Taos is adjacent to the Taos, New Mexico home to the largest ski resort in New Mexico. The community is located 60 miles north of Santa Fe, the state capital of New Mexico. The property has excellent visibility and access along Hwy 68, the major corridor in the area connecting Taos to Santa Fe. The surrounding dense residential neighborhoods surrounding the property will lead to strong sales.

## 29 Gallup, NM 87301



|                   |                    |
|-------------------|--------------------|
| Price             | \$1,659,360        |
| Building Size     | 8,320 SF           |
| Cap Rate          | 6.25%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

### Property Description

Family Dollar store located in a heavily traveled corridor of Gallup, New Mexico. Gallup is located in Western New Mexico approximately 120 miles west of Albuquerque, the state capital. Gallup is the major hub for a 100-mile radius with national tenants and restaurants. The investment opportunity is strategically positioned at a signalized intersection on a major thoroughfare on the west side of Gallup. The property is at a signalized intersection and is surrounded by retail, restaurants and hotels just off of the interchange with Interstate 40. The store is scheduled for completion in October 2015.



|                   |             |
|-------------------|-------------|
| Price             | \$3,332,000 |
| Building Size     | 3,925 SF    |
| Cap Rate          | 6.15%       |
| Property Sub-type | Restaurant  |
| Status            | Active      |

Property Notes

**Property Description**

40,000 Square foot tract of land with 3,925 square feet of improvements net leased to Legacy Burgers, LLC, for the operation of a Burger King. 20 Year lease term commenced April 16, 2014 and Expires April 30,2034. Burger King has 20 additional years in lease extension options (in 5-year increments)The lease is net: Tenant pays for all taxes, insurance, and maintenance on the property. The property underwent a major renovation in 2009.Burger King brand is the second largest fast food hamburger chain in the world. The Burger King system operates in approximately 14,528 locations serving more than 11 million guests daily in approximately 100 countries and U.S. territories. Almost 100 percent of Burger King restaurants are own and operated by independent franchisees, many of them family-owned operations that have been in business for years. The franchisee has been a Burger King franchisee since 1978. In addition to 40+ Burger Kings franchised by the principals, they also have eight Bruegger's Bagel cafe's in the San Diego, California territory.



|                   |                    |
|-------------------|--------------------|
| Price             | \$2,809,825        |
| Building Size     | 4,205 SF           |
| Cap Rate          | 4.75%              |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

**Property Description**

Double net (NN) lease structure. New ten (10) year term commencing March 2016, plus three (3), five year options commencing March 2026. The lease provides for 8% rental increase in year six and 10% increases during the option terms. Property located in Albuquerque' s densely populated NE Heights submarket. 126,000 residents located in the five (5) mile demographic ring with an above average household income of \$63,868.Bank deposits above Albuquerque average in 2014.



|                   |                    |
|-------------------|--------------------|
| Price             | \$1,672,000        |
| Building Size     | 5,200 SF           |
| Cap Rate          | 5%                 |
| Property Sub-type | Free Standing Bldg |
| Status            | Active             |

Property Notes

**Property Description**

U.S. Bancorp has an S&P rating of A+Absolute NNN ground lease with zero landlord responsibilities 20 year base term (almost 12 years remaining), with 4 - 5 year renewal options Annual rental increase based on CPI Pad site location in a ±14 acre shopping center development anchored by a 14-screen Premiere Cinema across the street from Walmart Over 55,800 vehicles per day at the lighted intersection of Unser Blvd. & Southern Blvd. Unser Blvd is the highest traveled north/south thoroughfare on the west side of Rio Rancho.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.