INVESTOR OFFERING SUMMARY

614–622 E. 10th Street | Alamogordo, New Mexico
Offered at $349,000

Fully Leased Commercial Investment Opportunity
9.35% Cap Rate | Stable Cash Flow | Prime Commercial Corridor

Positioned on one of Alamogordo's most established commercial corridors, 614–622 E. 10th Street presents a rare opportunity to acquire a fully leased, income-producing mixed-use office and retail asset with immediate cash flow and long-term upside. The approximately 3,320-square-foot property benefits from approximately 11,605 vehicles per day, strong visibility, and excellent accessibility. The surrounding area is anchored by grocery, retail, financial, professional, and service businesses, creating a strong environment for long-term tenant success and occupancy stability.

Investment Highlights

- 100% Occupied
- Two Established Tenants
- Immediate Cash Flow
- 9.35% Cap Rate
- Gross Annual Income of $40,800
- Estimated NOI of $32,648
- Traffic Count of Approximately 11,605 Vehicles Per Day
- Diversified Tenant Mix
- Lease Income Secured Through 2029
- Professional Office and Retail Exposure
- Excellent Visibility and Accessibility
- Attractive Entry Price
- Ideal 1031 Exchange Investors
- Passive Income Investment

Tenant Profile

BHGRE Steinborn & Associates

2,000 SF Professional Office
Lease Term: March 20, 2025 through March 31, 2029
Annual Rent: $25,800
Extension Option 1: April 2029 through March 2032 at $2,325/month
Extension Option 2: April 2032 through March 2035 at $2,500/month

Victory Life Services Inc.

1,240 SF Commercial Tenant
Lease Term: December 1, 2026 through November 30, 2029
Annual Rent: $15,000 ($1,250/month)
No Annual Rent Escalations

Financial Summary

Gross Scheduled Income: $40,800
Operating Expenses: $8,151.99
Net Operating Income: $32,648.01
Asking Price: $349,000
Cap Rate: 9.35%
Gross Rent Multiplier: 8.55

Why Investors Should Consider This Property

This asset delivers immediate cash flow, diversified tenancy, lease term security, and a highly visible commercial location. Both tenants have lease terms extending through 2029, with additional extension and renewal opportunities that may continue income generation beyond the initial lease terms. Whether pursuing a 1031 exchange, seeking passive income, or expanding a commercial portfolio, this property offers a compelling combination of yield, stability, visibility, and long-term investment potential in one of Alamogordo’s most active commercial corridors.