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Offering Memorandum

Permian Basin Investment Opportunity

2212 W Lea St, 615 Welshire St, & 617 Welshire St

Carlsbad, NM 88220

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Investment Highlights

Colliers is pleased to bring to market a stabilized investment asset located in Carlsbad, NM, one of the most active energy markets in the country and positioned within the Permian Basin, widely recognized as one of the largest and most productive oil basins in the world. The offering includes three parcels totaling approximately 0.42 acres with a long-term tenant in place. The tenant operates four locations, has approximately nine years remaining on a Modified Gross lease, pays utilities, and provides a personal guarantee. This asset offers investors a rare combination of long-term income, recent capital improvements, tenant stability, and exposure to one of the strongest oil-driven economies in the United States.

Executive Summary

Sale Price	$649,000
NOI	$51,000
CAP Rate	7.86%
Building Size	± 2,475 SF
Lot Size	± 0.42 acres
Term	10 years
Remaining Term	Approximately 9 years
Options	One option of 5 years
Lease Type	Modified Gross

Recent Capital Improvements

TPO Roof	2023
Interior Drywall	2023
Electrical Systems	2023
HVAC Units & Ducting	2023
Spray Foam Ceiling	2023
Plumbing	2023
Windows	2023
Interior & Exterior Paint	2023

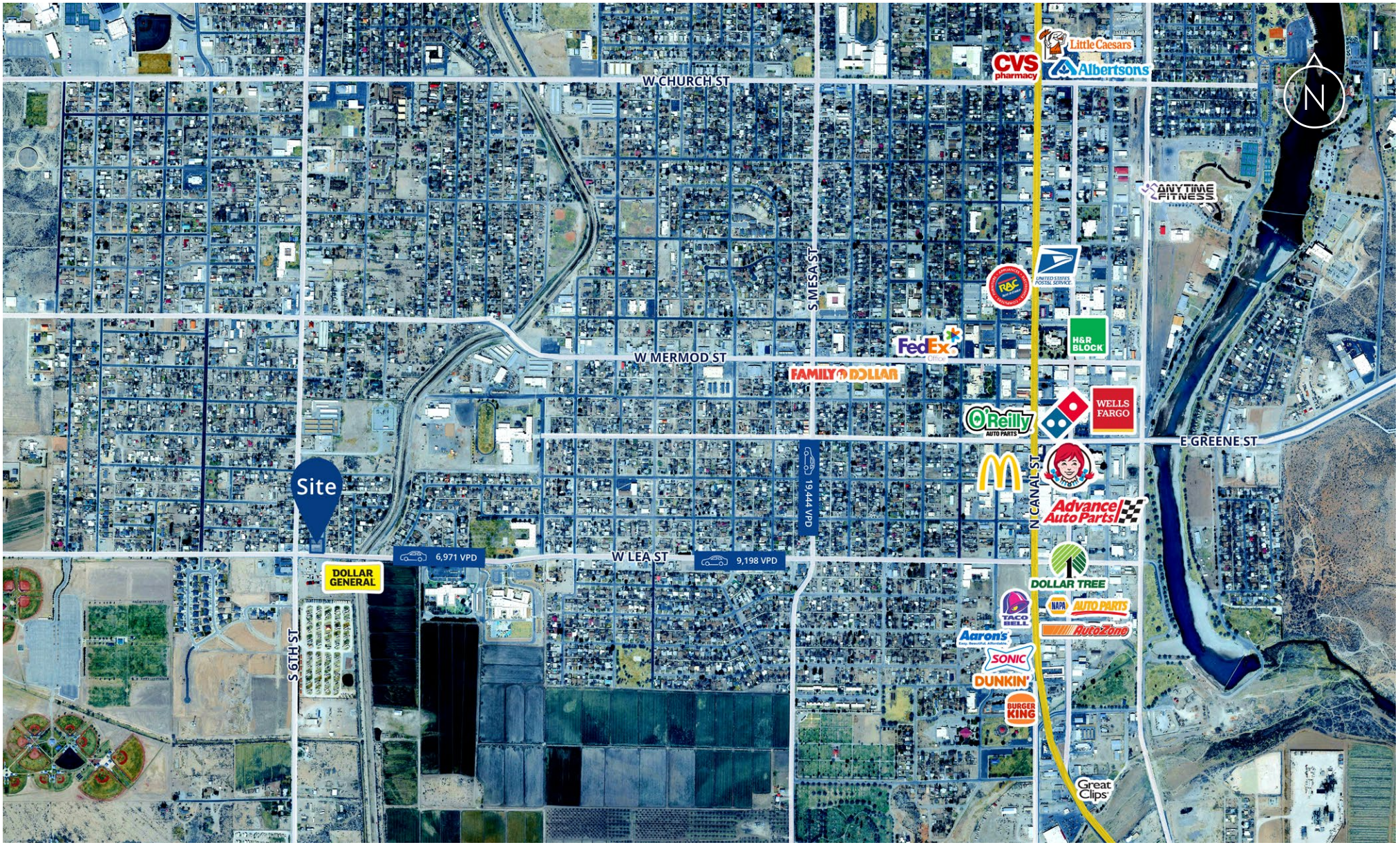
Property Features

- Approximately 9 years remaining on a Modified Gross lease, providing a stable income stream for ownership.
- Tenant is responsible for utilities, reducing landlord operating exposure.
- Lease is backed by a personal guarantee, adding an additional layer of security for investors.
- Tenant currently operates four locations, demonstrating business experience and operations stability.
- Sale includes 2212 W Lea St., 615 Welshire, and 617 Welshire back lot, totaling approximately 0.42 acres.
- Extensive capital improvements were completed between 2022 and 2023, limiting near term deferred maintenance concerns.

Intersection Aerial



Trade Area Aerial

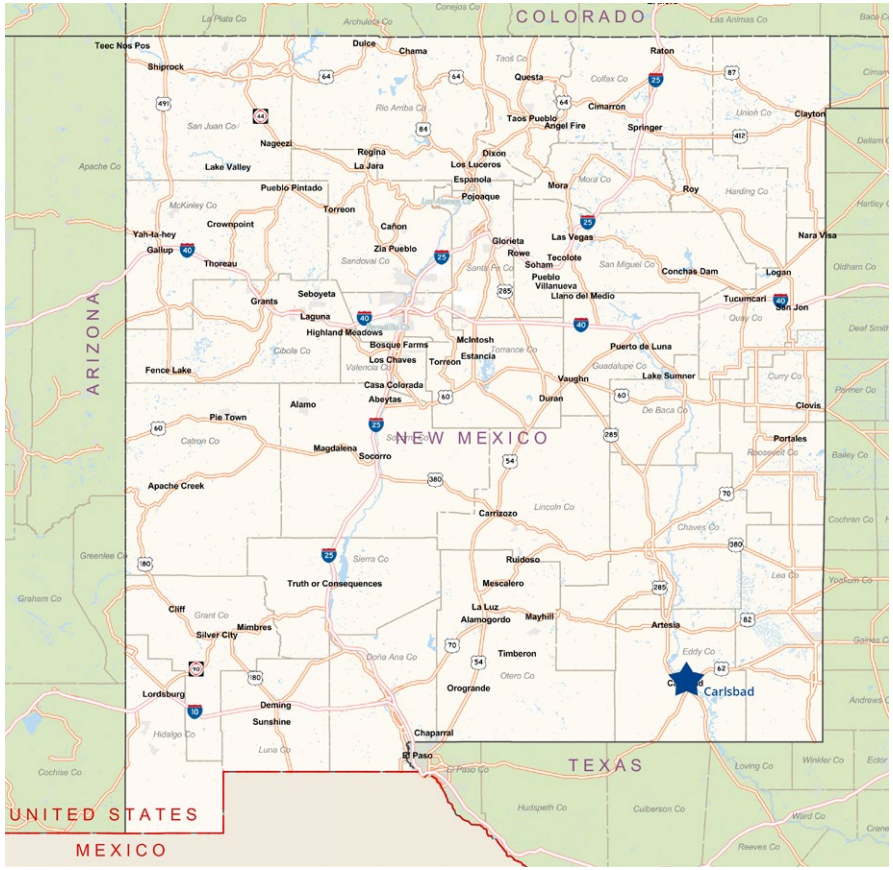


Carlsbad | NM

Carlsbad, New Mexico sits at the heart of the Permian Basin, one of the most economically productive regions in the American Southwest. The city benefits directly from its position as the commercial and logistical hub of southeastern New Mexico's oil and gas economy, one of the most important energy production areas in the United States. That activity drives sustained demand across virtually every sector of the local economy: labor, housing, services, contractors, transportation, retail, and commercial real estate. Major employers include ExxonMobil and Chevron, which have established regional offices in the city, as well as potash operators Intrepid Potash and Mosaic.

A recent study by financial consulting firm SmartAsset ranked Eddy County's business growth first in New Mexico at 5.9%, nearly double any other county in the state. Studies and site selectors consistently cite affordable labor, housing, and real estate and strong collaboration with local development officials as key advantages. The city's economy employs approximately 14,600 people, with mining, quarrying, and oil and gas extraction leading all industries, and the ripple effects of that production extend well beyond the energy sector itself.

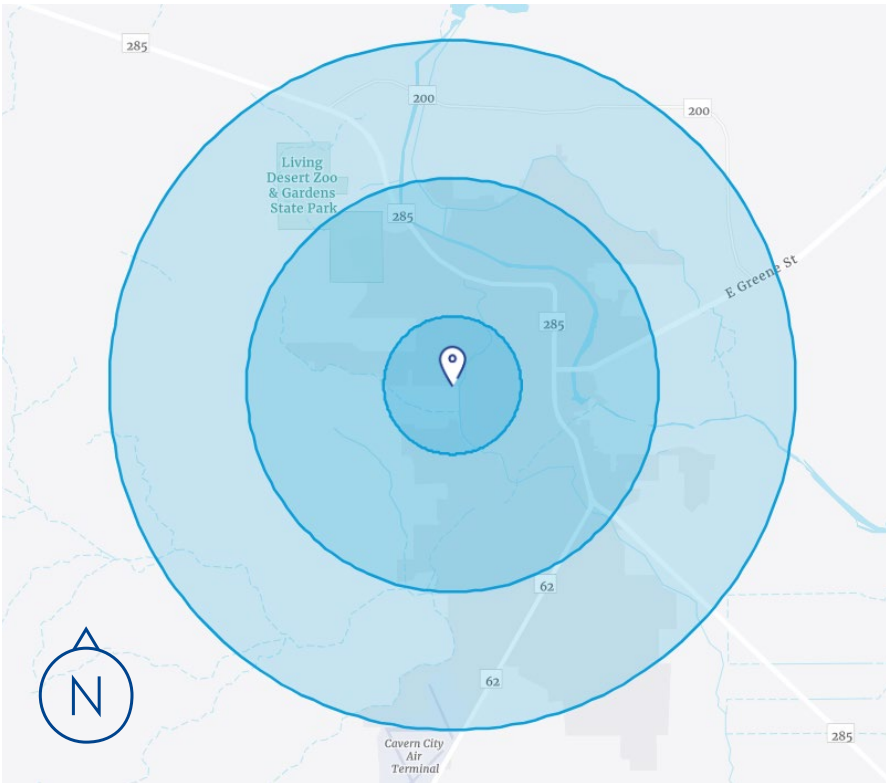
Carlsbad is the county seat of Eddy County and the principal city of the Carlsbad-Artesia Micropolitan Statistical Area, with a city population of approximately 32,000 and a regional population exceeding 62,000. Situated at the intersection of U.S. Highways 62/180 and 285 along the Pecos River, the city draws additional economic activity from a robust tourism sector. Over 500,000 visitors arrive annually through Carlsbad Caverns National Park, the Living Desert Zoo and Gardens State Park, Sitting Bull Falls, and other outdoor attractions, supporting hospitality and retail demand alongside the industrial base. Ranking as the fastest-growing city in New Mexico at 15.8%, Carlsbad presents significant opportunities for real estate developers, retailers, restaurants, and hotels. For investors, Carlsbad offers direct exposure to a market supported by strong energy output, regional job demand, and continued economic activity tied to one of the world's most significant oil basins.





Demographics

** Demographic data derived from esri® 2021*



	1 Mile	3 Miles	5 Miles
Population	6,390	30,912	39,367
Households	2,242	11,270	14,158
Median Age	35.7	36.4	36.4
Median HH Income	$56,210	$77,987	$79,723
Average HH Income	$79,457	$97,144	$98,995
Per Capita Income	$28,182	$35,481	$35,678



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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.

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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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