

For Sale



WESTERN STATES
COMMERCIAL REAL ESTATE

Single Tenant Office Investment Opportunity **Standalone Building**

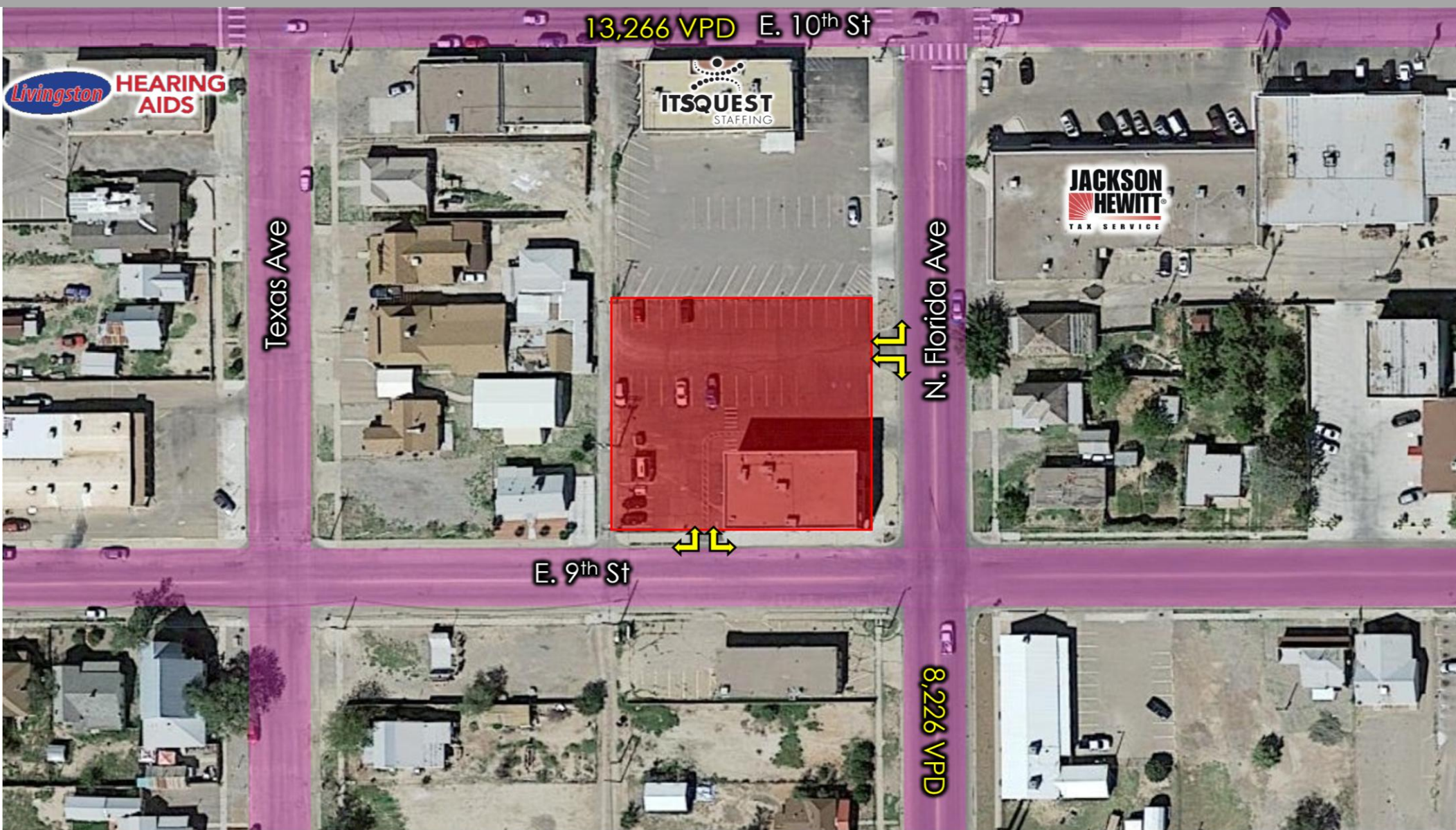
901 N. Florida Ave | Alamogordo, NM 88310

505-585-5700 | 8912 Rio Grande Blvd NW | Albuquerque, NM | ws-cre.com

Single Tenant Standalone Office

Aerial

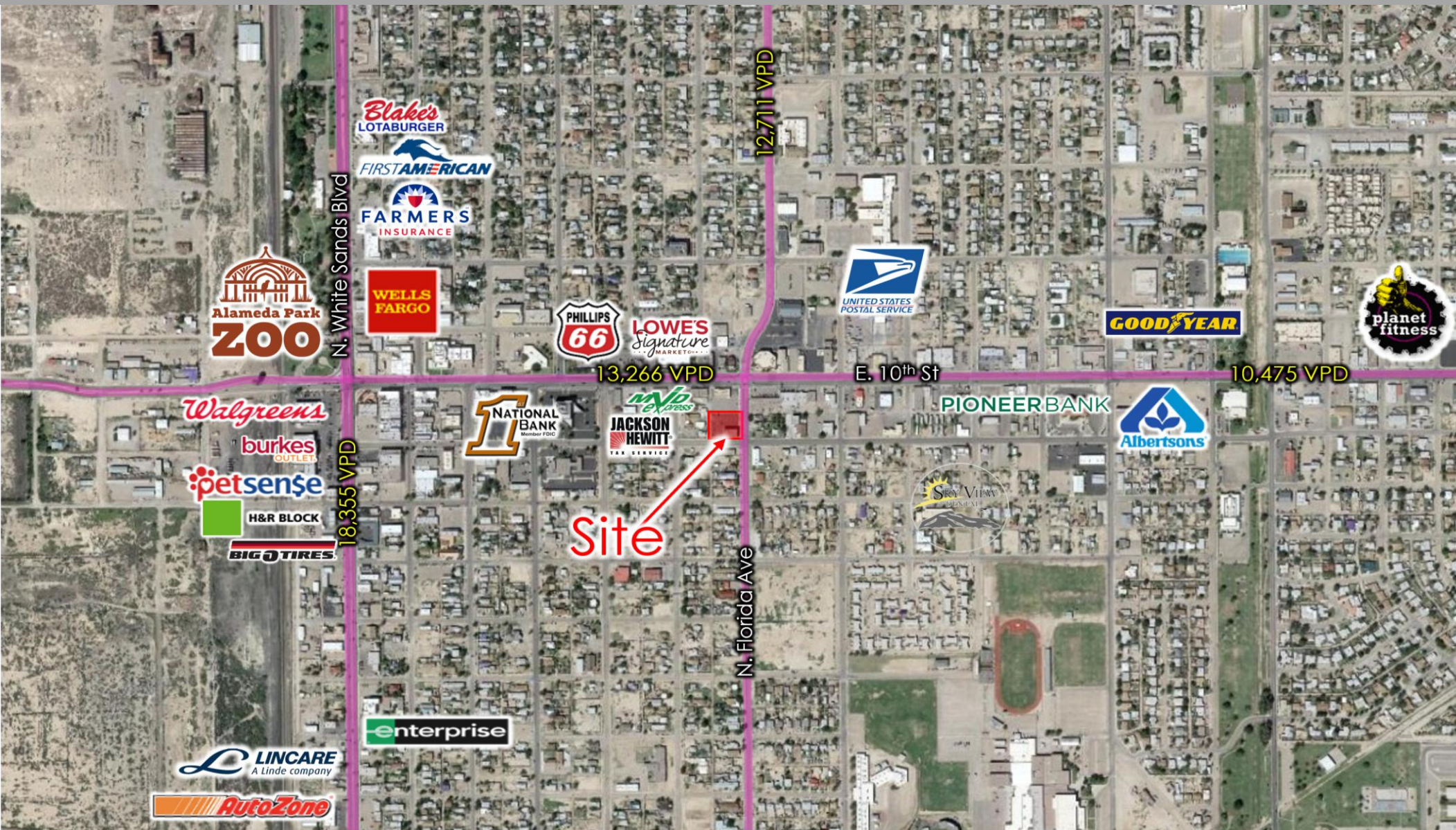
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Aerial

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Executive Summary

OPPORTUNITY OVERVIEW:

- **Priced well below replacement cost**
- **Stable Tenant:** Enjoy the security of a long-term lease with a reliable tenant who has been in place for **over 15 years**. Their recent extension for an additional 5 years underscores their commitment and the stability of the location.
- **Tenant Responsibilities:** The tenant is responsible for maintaining the building, as well as covering both building insurance and property taxes. This arrangement minimizes your operational responsibilities
- **Annual Rent Increases:** Benefit from a built-in inflation hedge with a **rare 5% annual increase** in base rent, ensuring your income grows consistently with inflation.
- This property represents a rare opportunity to acquire a well-maintained, income-producing asset with long-term stability and growth potential.

Price	\$940,575
NOI	\$79,021.4
CAP	8.4
Rentable SF	7,751 SF
Land Size	.492 AC



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Income & Expense

PRICE **\$940,575**

Total Rentable Area 7,751 SF

\$/SF \$121.34

CAP Rate 8.4

RENT \$79,021

EXPENSE REIMBURSEMENT \$21,282

EFFECTIVE GROSS REVENUE \$100,303

TAXES \$13,434

INSURANCE \$7,848

TOTAL OPERATING EXPENSE \$21,282

NOI **\$79,021.44**

Rent Roll

TENANT	SF	PRICE/SF	START OF PRIMARY TERM	END OF CURRENT TERM	CURRENT ANNUAL RENT	LEASE TYPE	RENEWAL OPTIONS	BASE RENT SCHEDULE
TDS Broadband Services, LLC	7,751	\$10.19 SF	01/01/2008	06/30/2028	\$79,021.44	NNN	2 x 5 YEAR	7/1/25-6/30/26 - \$79,021.44 7/1/26-6/30/27 - \$82,985.16 7/1/27-6/30/28 - \$87,147.00

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Tenant Overview

In 1969, LeRoy T. Carlson, founder of **Telephone and Data Systems**, formed **TDS Telecom** through prudent acquisitions of telephone companies formed by local families, farmers, and co-ops. Mr. Carlson's goal was to provide advanced technology to these small communities, invest in these areas, and provide exceptional customer experiences.

TDS Telecommunications LLC (TDS Telecom/TDS®) delivers high-speed internet, TV entertainment, and phone services to a mix of rural and suburban communities throughout the U.S. With 1.2 million connections, **TDS** is a rapidly growing technology company. Powered by fiber-optics and new industry-leading technologies, **TDS** delivers up to 8 Gigabit internet speeds and offers internet-protocol based TV entertainment solutions along with traditional phone services. **TDS** also offers businesses VoIP advanced communications solutions, dedicated internet service, data networking, and hosted-managed services.

Telephone and Data Systems (TDS) is a Fortune® 1000 company that provides wireless products and services; cable and wireline broadband, TV and voice services; and hosted and managed services to approximately 6 million customers nationwide. **TDS Telecom** increased its service addresses 9% from a year ago to 1.5 million as of December 31, 2022, through network expansion. **TDS Telecom** offers 1Gig service to 66% of its total footprint as of December 31, 2022, compared to 58% a year ago.

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Alamogordo

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Alamogordo is known for its connection with the 1945 Trinity test, which was the first ever explosion of an atomic bomb. Alamogordo, the county seat of Otero County, NM, is home to 31,000+ residents. This thriving city benefits from a mild climate, proximity to stunning local scenery, as well as Holloman Airforce Base. White Sands National Park alone draws in more than 782,000 visitors every year with a steady tourist population year-round. Holloman Air Force Base, the area's largest employer, is the second largest overland testing range in the world and is home to many defense research and evaluation programs.

Alamogordo is centrally located at the intersection of two four-lane highways: US 70 and US 54. These two highways allow for excellent connection to two major North-South and East-West highways: I-10 and I-25. This well positioned city provides great access to markets in both the Southwestern United States as well as Mexico. A city in the Tularosa Basin of the Chihuahuan Desert, it is bordered on the east by the Sacramento Mountains and to the west by Holloman Air Force Base.

Single Tenant Standalone Office

Demographics

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CITY, STATE

Alamogordo, NM

POPULATION

29,046

AVG. HH SIZE

2.37

MEDIAN HH INCOME

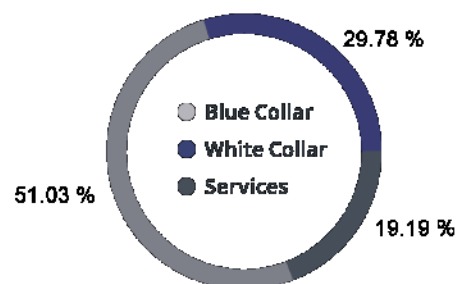
\$44,802

HOME OWNERSHIP

Renters: **4,290**

Owners: **7,870**

EMPLOYMENT



39.81 %
Employed

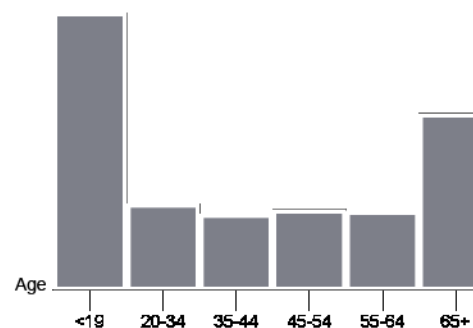
2.03 %
Unemployed

EDUCATION

High School Grad: **28.39 %**
Some College: **26.97 %**
Associates: **10.55 %**
Bachelors: **19.20 %**

GENDER & AGE

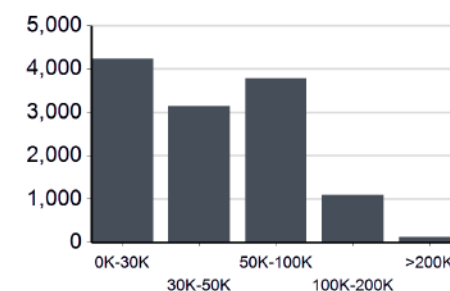
49.65 %   **50.35 %**



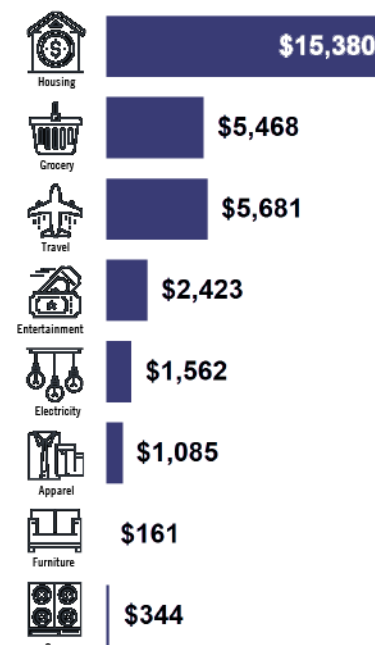
RACE & ETHNICITY

White: **57.49 %**
Asian: **0.50 %**
Native American: **0.16 %**
Pacific Islanders: **0.01 %**
African-American: **2.29 %**
Hispanic: **27.57 %**
Two or More Races: **11.99 %**

INCOME BY HOUSEHOLD



HH SPENDING



WESTERN STATES

COMMERCIAL REAL ESTATE

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