

\$525,000 Price Reduction

Colliers

Investment Opportunity | Offering Memorandum

Medical Office

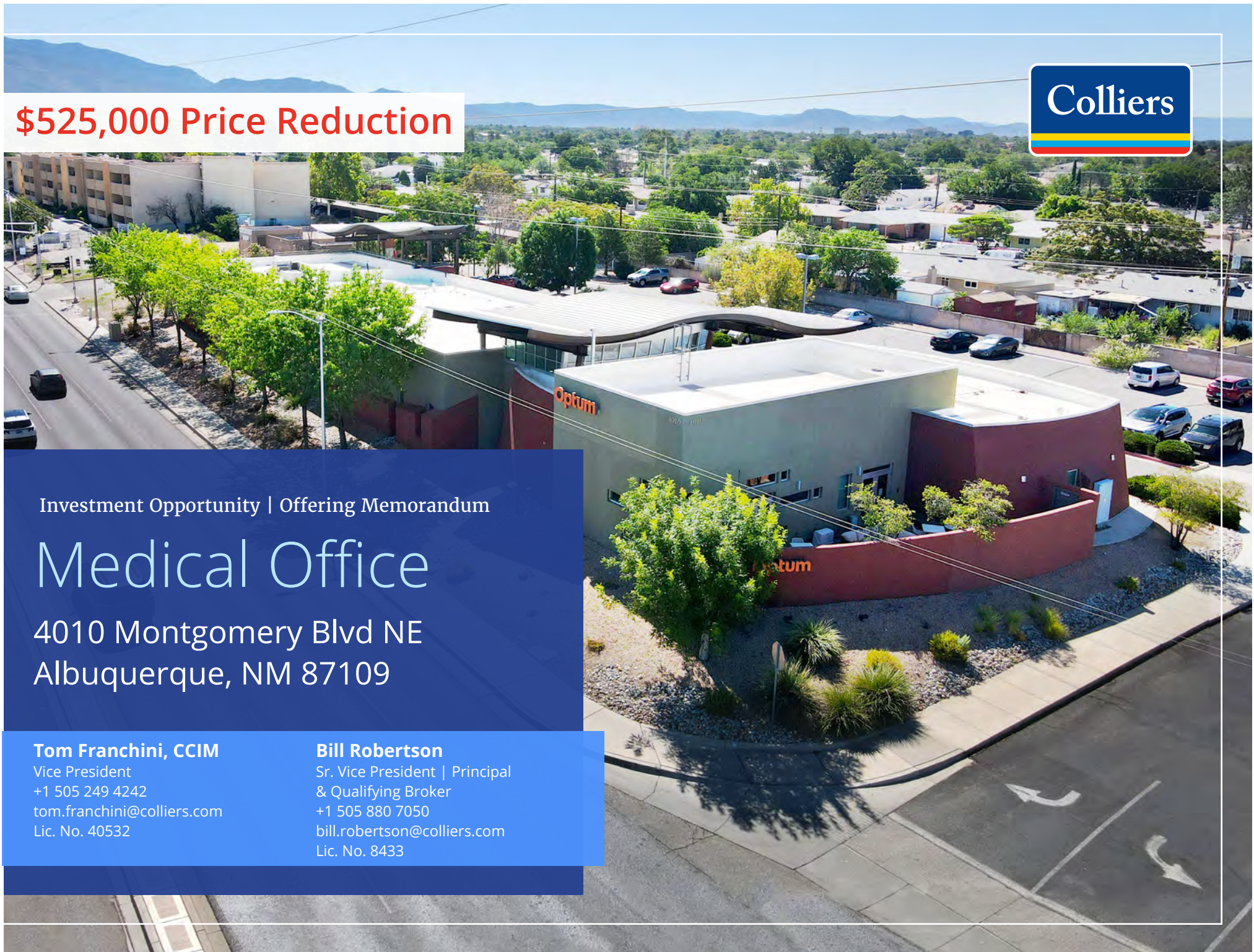
4010 Montgomery Blvd NE
Albuquerque, NM 87109

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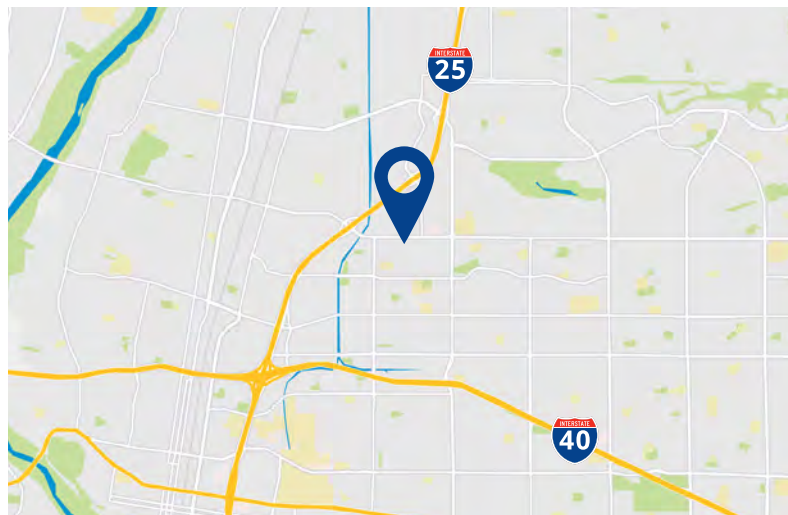
Investment Overview

Optum Healthcare is a leading health services platform owned by UnitedHealth Group, one of the largest and most respected healthcare companies in the world. UnitedHealth Group (NYSE: UNH) consistently ranks among the top Fortune 500 companies and has a strong financial standing, with robust revenues and substantial market capitalization.

Optum Healthcare itself is a critical component of UnitedHealth Group, focusing on innovative health services, including care delivery, data analytics, and pharmacy services. The company's solid performance, backed by the financial strength of UnitedHealth Group, makes it a highly creditworthy tenant. This financial stability ensures reliable rental income and a lower risk profile for property investors.

Executive Summary

Sale Price	\$4,600,000 \$4,075,000
Lease Term	Through November 2030
CAP	7%
Occupancy	100%
Ownership	Fee Simple

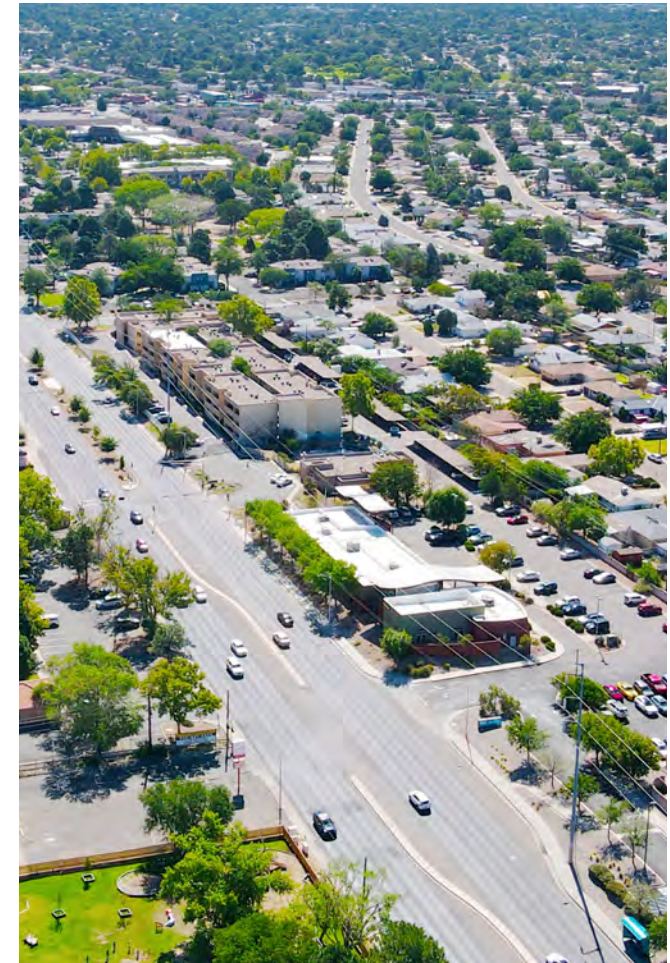


Property Overview

Colliers is pleased to bring to market 4010 Montgomery Blvd. NE, Albuquerque, NM, approximately 11,700 square feet and sits on a 1.29 acre lot. The property is currently leased to Optum Healthcare, providing a stable income stream. The lease term extends through the end of November 2030. Cap Rate: 7%

Investment Highlights

- **Investment Grade Tenant:** Optum Healthcare, backed by UnitedHealth Group, Inc., provides a secure corporate backing to the lease. UnitedHealth Group's strong financial standing, evidenced by its S&P A rating, offers exceptional confidence and stability for investors.
- **Low-Maintenance Investment:** The Net Lease structure offers a low-maintenance investment with predictable income. The tenant assumes responsibility for most operating expenses, allowing for a passive income stream.
- **Strategic Location:** Located in a thriving area of Albuquerque, the property benefits from excellent connectivity and access to major infrastructure, making it a desirable location for both the tenant and potential future investors.
- **Tenant's Commitment to the Property:** UnitedHealth Group has committed significant capital to enhance the interior space of the property, reflecting their long-term dedication to the site and their mission to provide top-tier healthcare services.
- **Strong Market Dynamics:** Albuquerque is a growing market with strong demographics and a healthy economy, making this property a compelling choice for any real estate investment portfolio.

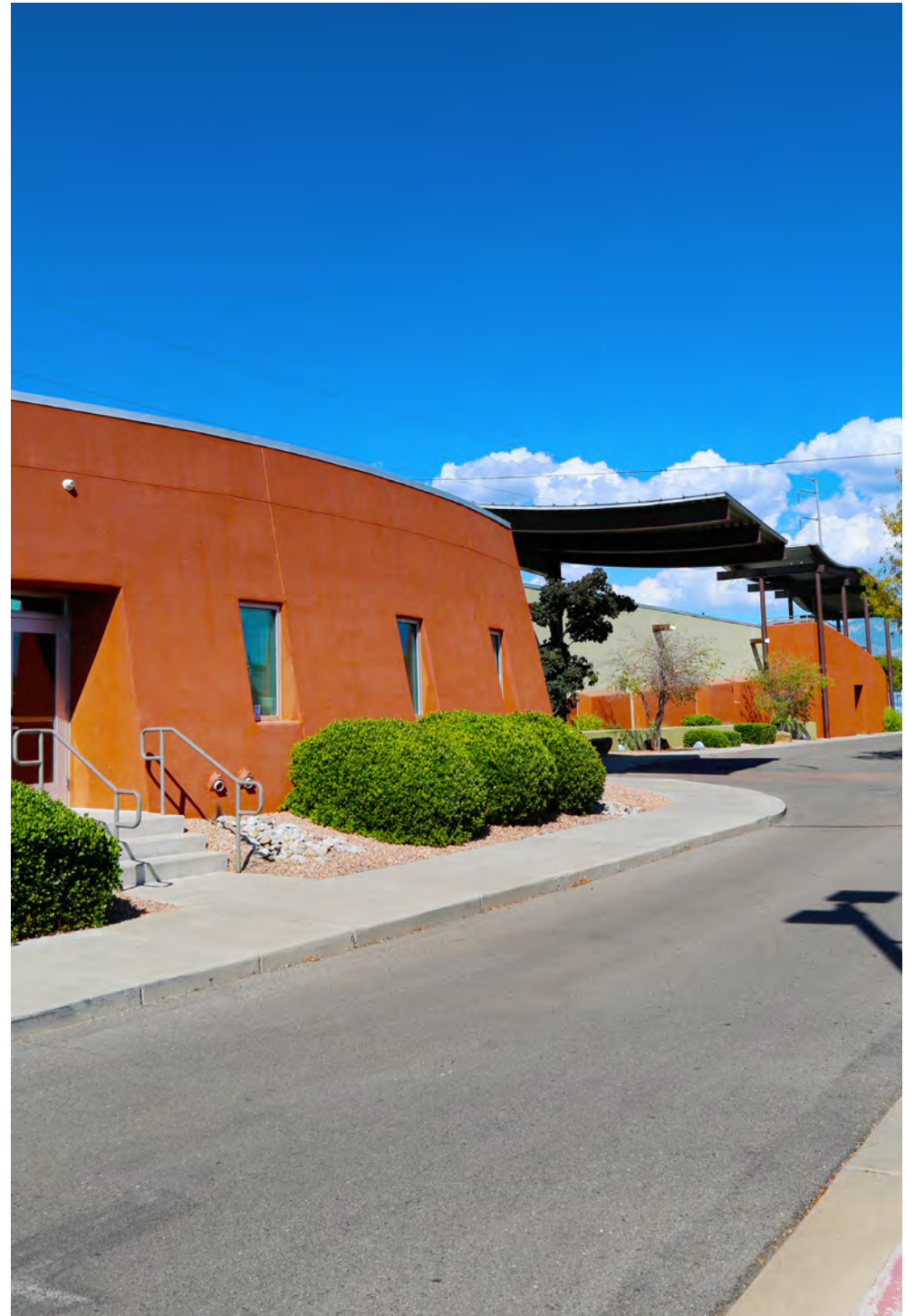


Financial Summary

The property offers a stable income stream backed by a long-term lease with Optum, a subsidiary of United Healthcare. Rent increases are approximately 2.5% annually.

Updated Financial Summary:

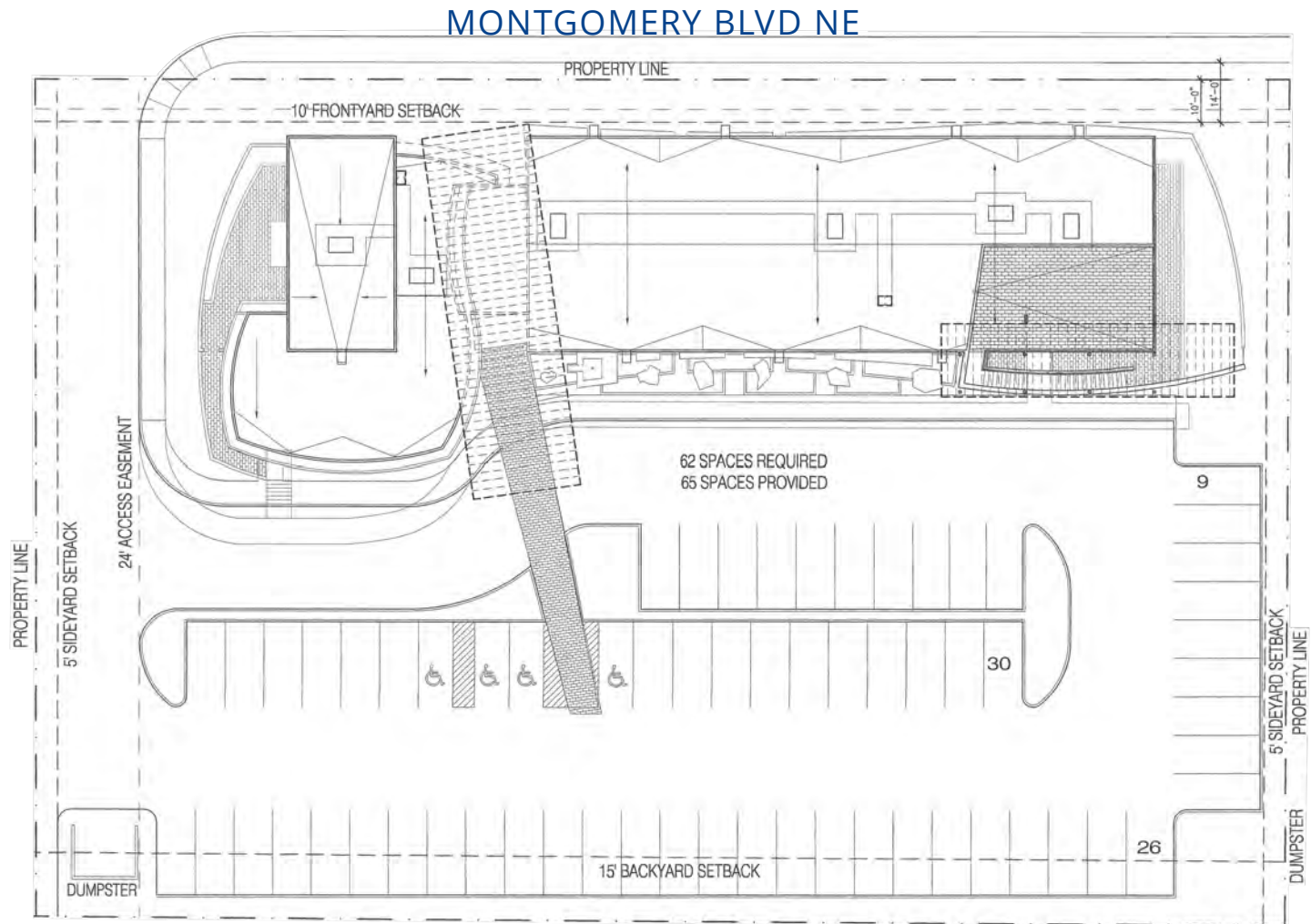
- 2025 Gross Rent: \$313,439
- Net Operating Income (NOI): Estimated at \$286,047
- Cap Rate: 7%
- List Price: ~~\$4,600,000~~ \$4,075,000



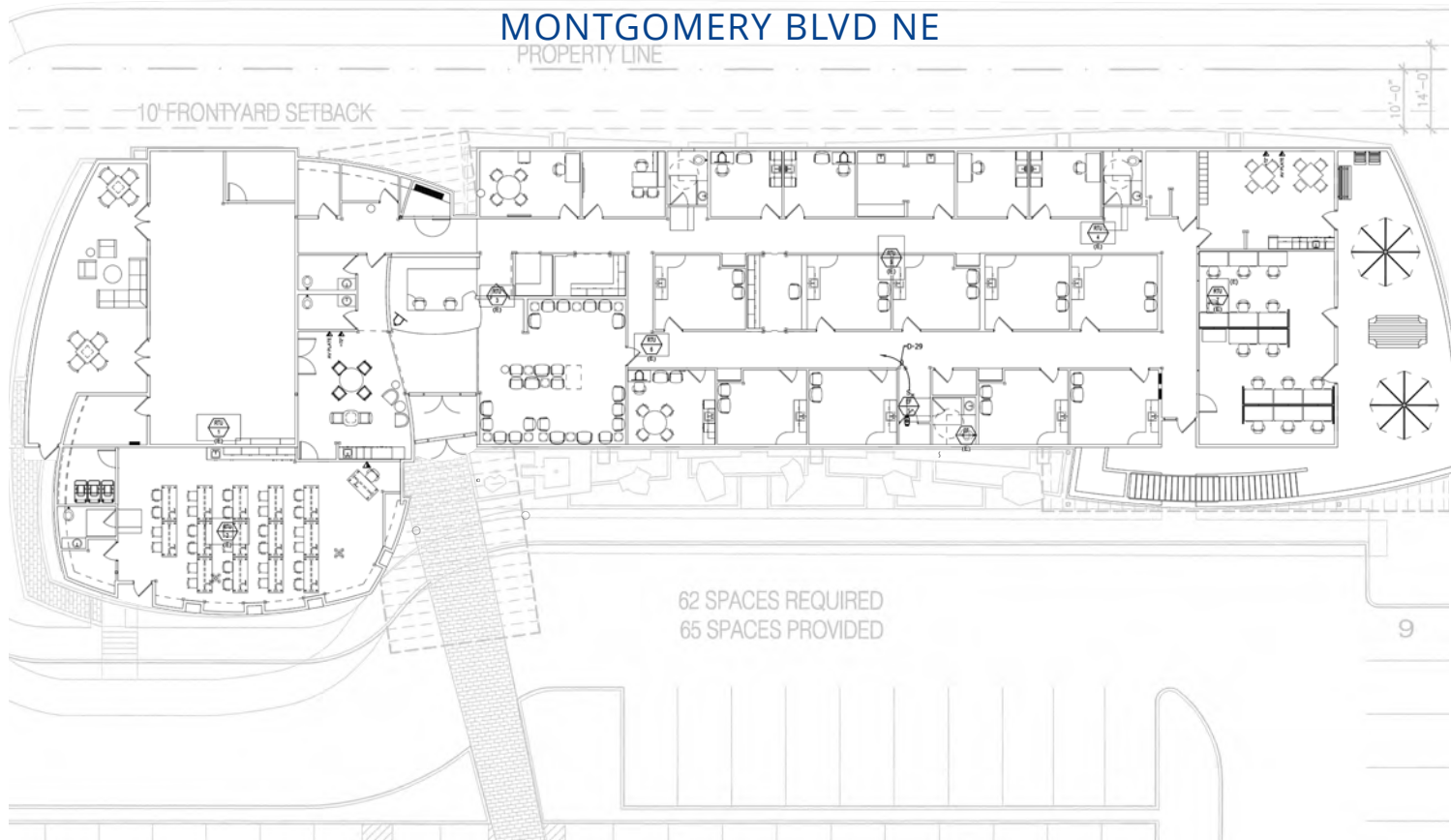
Oblique Aerial



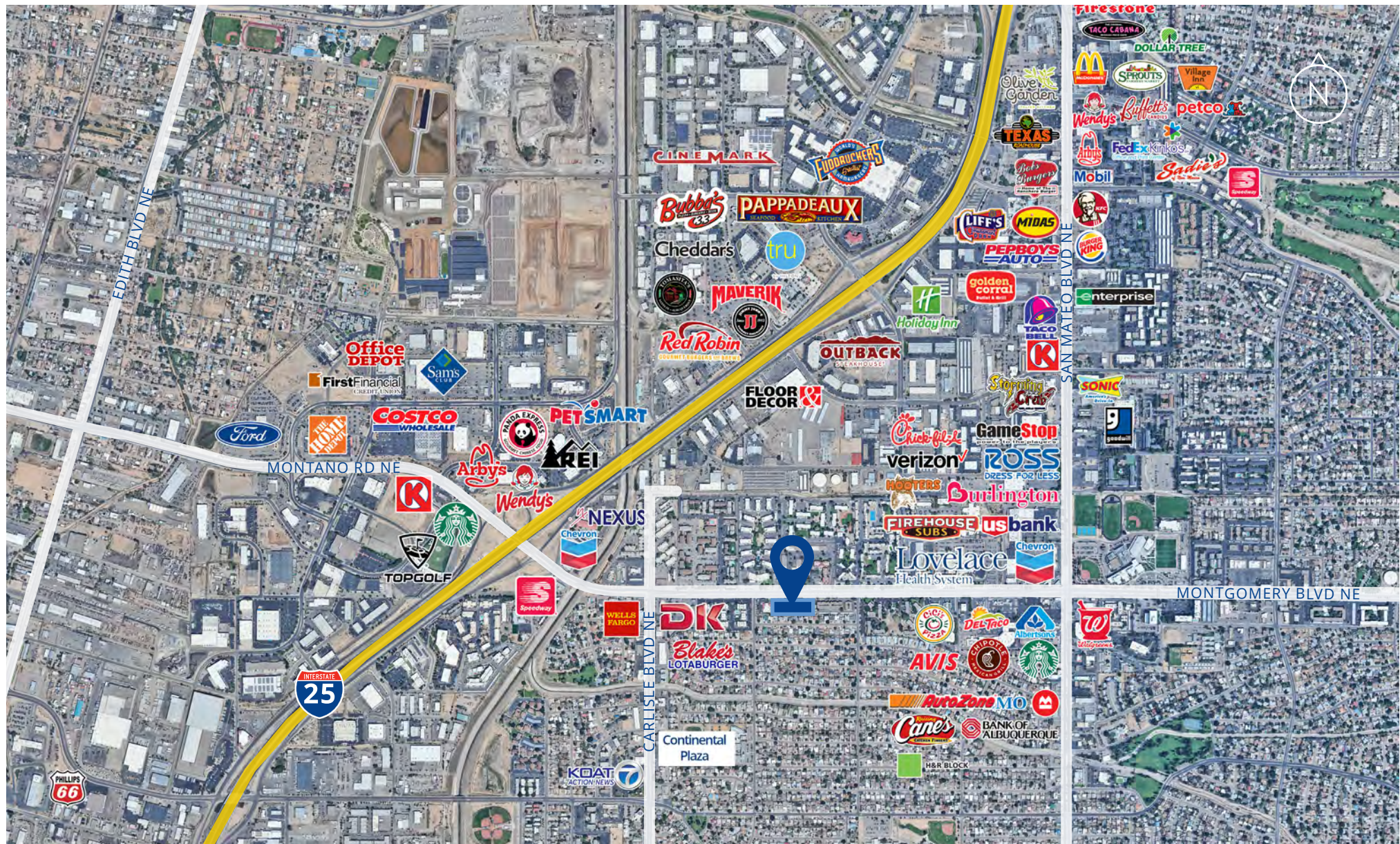
Site Plan



Floor Plan



Trade Area Aerial





Confidentiality & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the Property Name at **4010 Montgomery Blvd NE, Albuquerque, NM 87109**. 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 by Colliers International 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 International, 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 Property Name at **4010 Montgomery Blvd NE, Albuquerque, NM 87109** 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.

Demographics*



	1 MILE	3 MILES	5 MILES
Population	14,733	96,330	281,800
Households	7,247	45,497	130,853
Median Age	33.9	40.3	40.9
Average HH Income	\$58,522	\$84,630	\$88,916
Per Capita Income	\$28,321	\$39,947	\$ 41,487
2000 Census Popul.	14,565	91,685	272,964
College Education	38.7%	52.4%	53.3%



Accelerating success.

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Commercial Medical

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