



**WESTERN STATES**  
COMMERCIAL REAL ESTATE

# Single Tenant Office Investment Opportunity

## Standalone Building

901 N. Florida Ave | Alamogordo, NM 88310

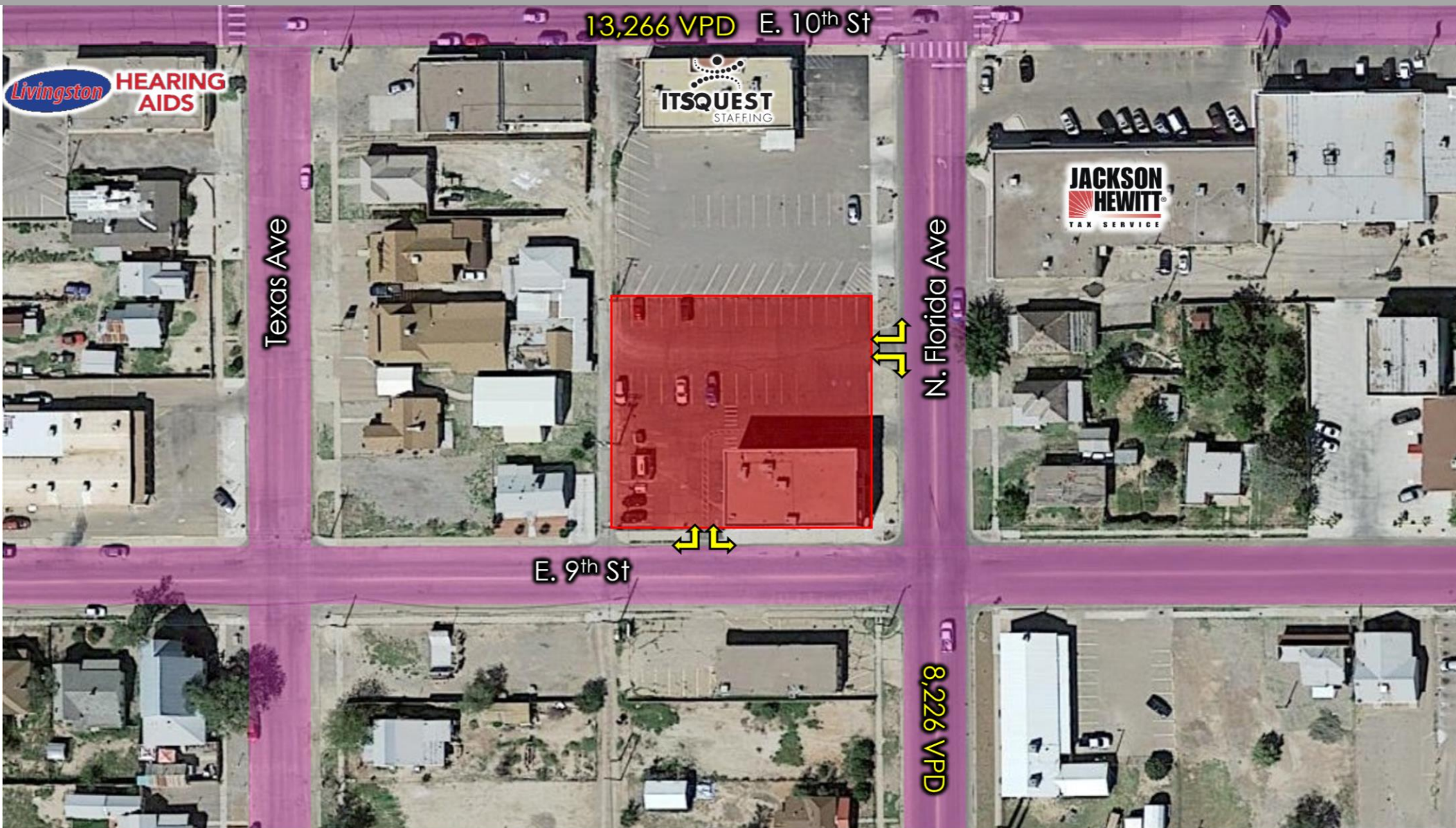
505-585-5700 | 315 Alameda Blvd NE Suite F | Albuquerque, NM | [ws-cre.com](http://ws-cre.com)



# Single Tenant Standalone Office

Aerial

901 N. Florida Ave | Alamogordo, NM 88310

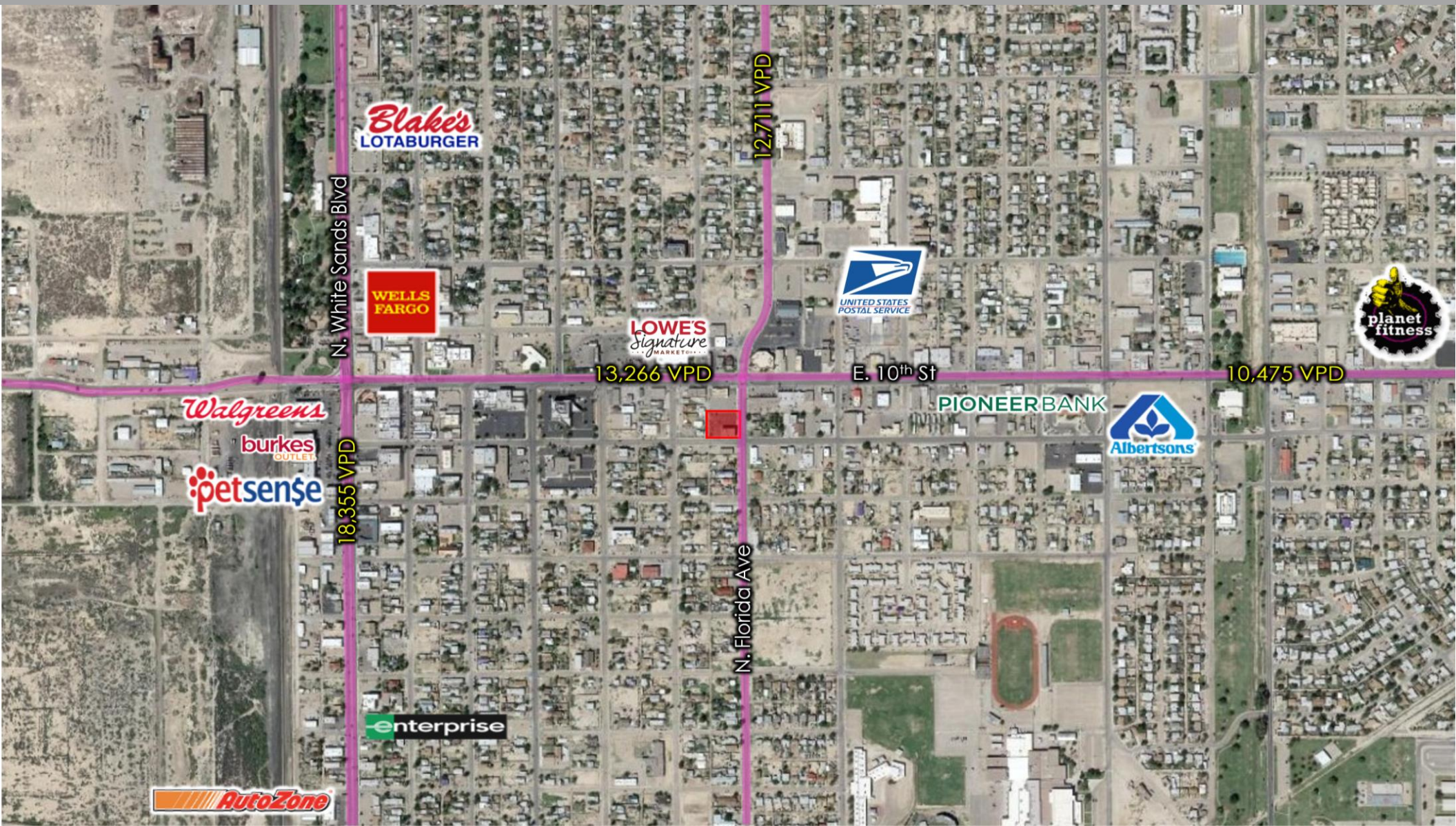




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Aerial

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# Single Tenant Standalone Office

# Executive Summary

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## OPPORTUNITY OVERVIEW:

- Subject property is priced well below replacement cost
- Single Tenant
- Tenant self-maintains the building and pays both building insurance and taxes
- Current Tenant has occupied the space for over 15 years and recently extended for another 5 years showing commitment to the location
- Rare 5% annual increases in the base rent as inflation hedge

Price	\$1,102,323
NOI	\$71,651
CAP	6.5
Rentable SF	7,751 SF
Land Size	.492 AC



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# Income & Expense

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<b>PRICE</b>	<b>\$1,102,323</b>	RENT	\$71,651
Total Rentable Area	7,751 SF	EXPENSE REIMBURSEMENT	\$21,282
\$/SF	\$142.21	<b>EFFECTIVE GROSS REVENUE</b>	<b>\$92,933</b>
CAP Rate	6.5	TAXES	\$13,434
		INSURANCE	\$7,848
		<b>TOTAL OPERATING EXPENSE</b>	<b>\$21,282</b>
		<b>NOI</b>	<b>\$71,651</b>

## 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								7/1/23-6/30/24 - \$71,651.40
Broadband Services, LLC	7,751	\$9.24 SF	01/01/2008	06/30/2028	\$71,651.40	NNN	2 x 5 YEAR	7/1/24-6/30/25 - \$75,246.60 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

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.

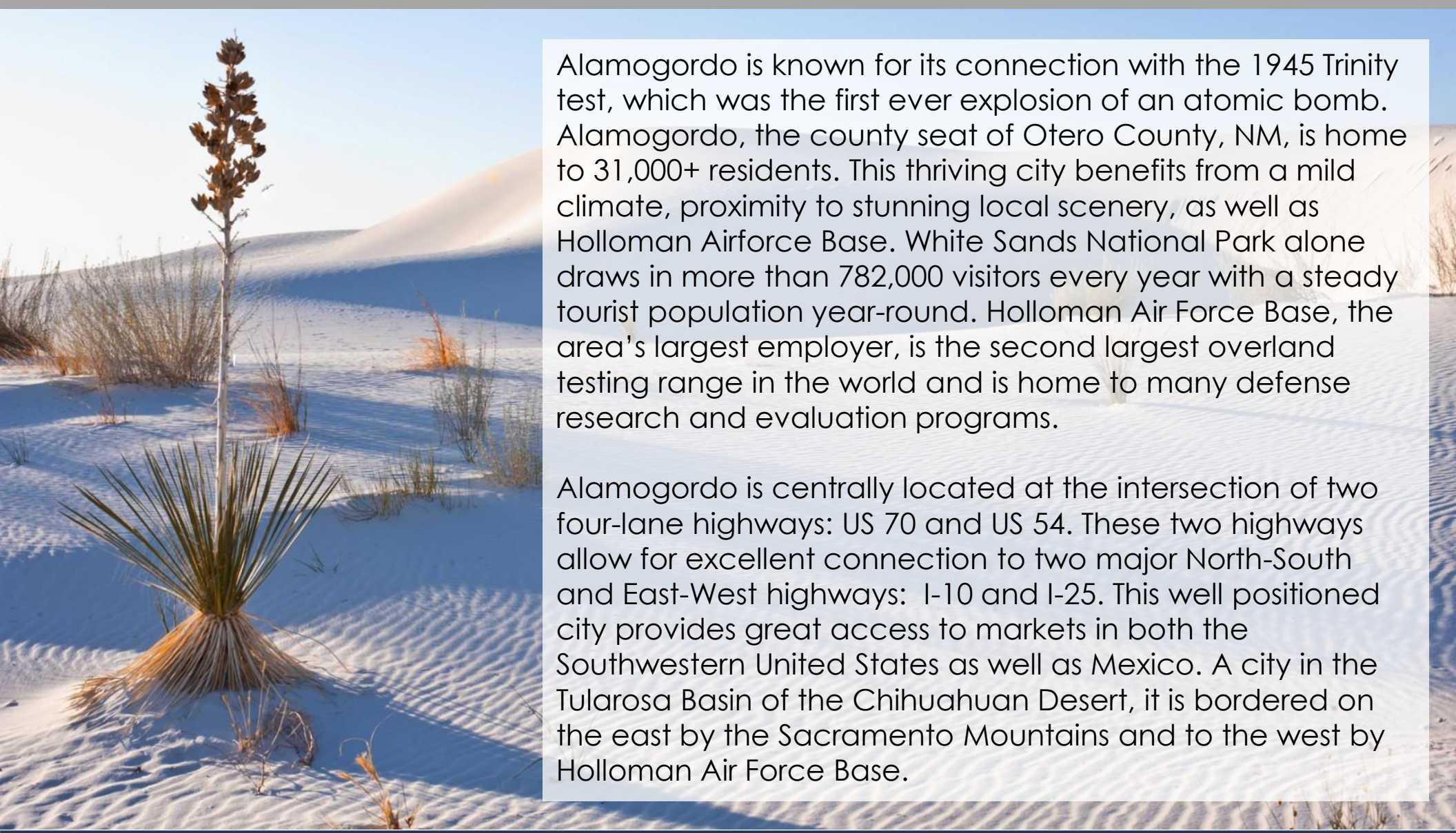
**Telephone and Data Systems (TDS)** is a Fortune® 1000 company that provides wireless products and services; cable and wireline broadband, TV and voice services; and hosted and managed services to approximately 6 million customers nationwide. **TDS Telecom** increased its service addresses 9% from a 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.



# Single Tenant Standalone Office

# 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

901 N. Florida Ave | Alamogordo, NM 88310

## CITY, STATE

**Alamogordo, NM**

## POPULATION

**29,046**

## AVG. HHSIZE

**2.37**

## MEDIAN HH INCOME

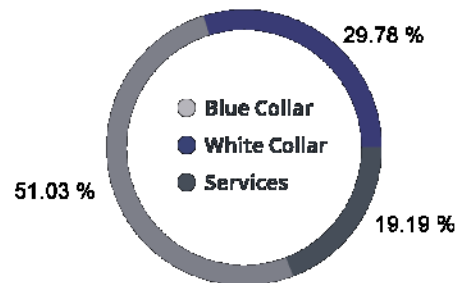
**\$44,802**

## HOME OWNERSHIP

Renters: **4,290**

Owners: **7,870**

## EMPLOYMENT



**39.81 %**  
Employed

**2.03 %**  
Unemployed

## EDUCATION

High School Grad: **28.39 %**

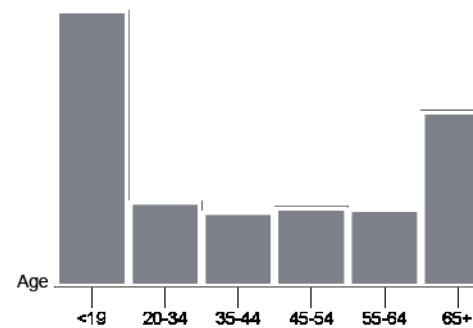
Some College: **26.97 %**

Associates: **10.55 %**

Bachelors: **19.20 %**

## GENDER & AGE

**49.65 %**   **50.35 %**



## RACE & ETHNICITY

White: **57.49 %**

Asian: **0.50 %**

Native American: **0.16 %**

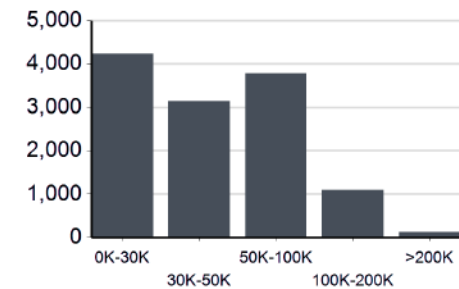
Pacific Islanders: **0.01 %**

African-American: **2.29 %**

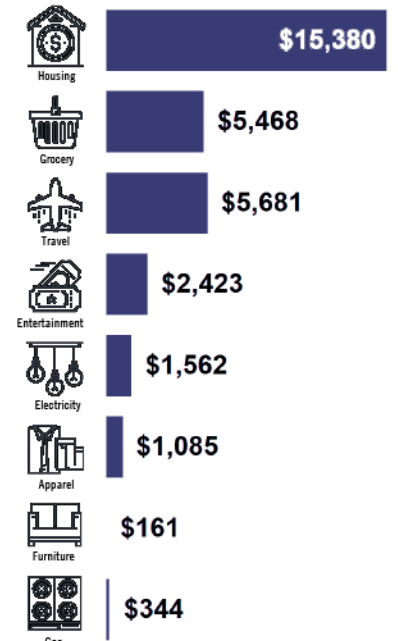
Hispanic: **27.57 %**

Two or More Races: **11.99 %**

## INCOME BY HOUSEHOLD



## HH SPENDING





# WESTERN STATES

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## COMMERCIAL REAL ESTATE

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