

Absolute NET – No LL Responsibilities



Representative Photo

WESTERN STATES
COMMERCIAL REAL ESTATE

Absolute Net – Sky Zone

805 S. Solano Dr., Las Cruces, N.M. 88001

505-585-5700 | 100 Sun Avenue Suite 650 | Albuquerque, NM | ws-cre.com



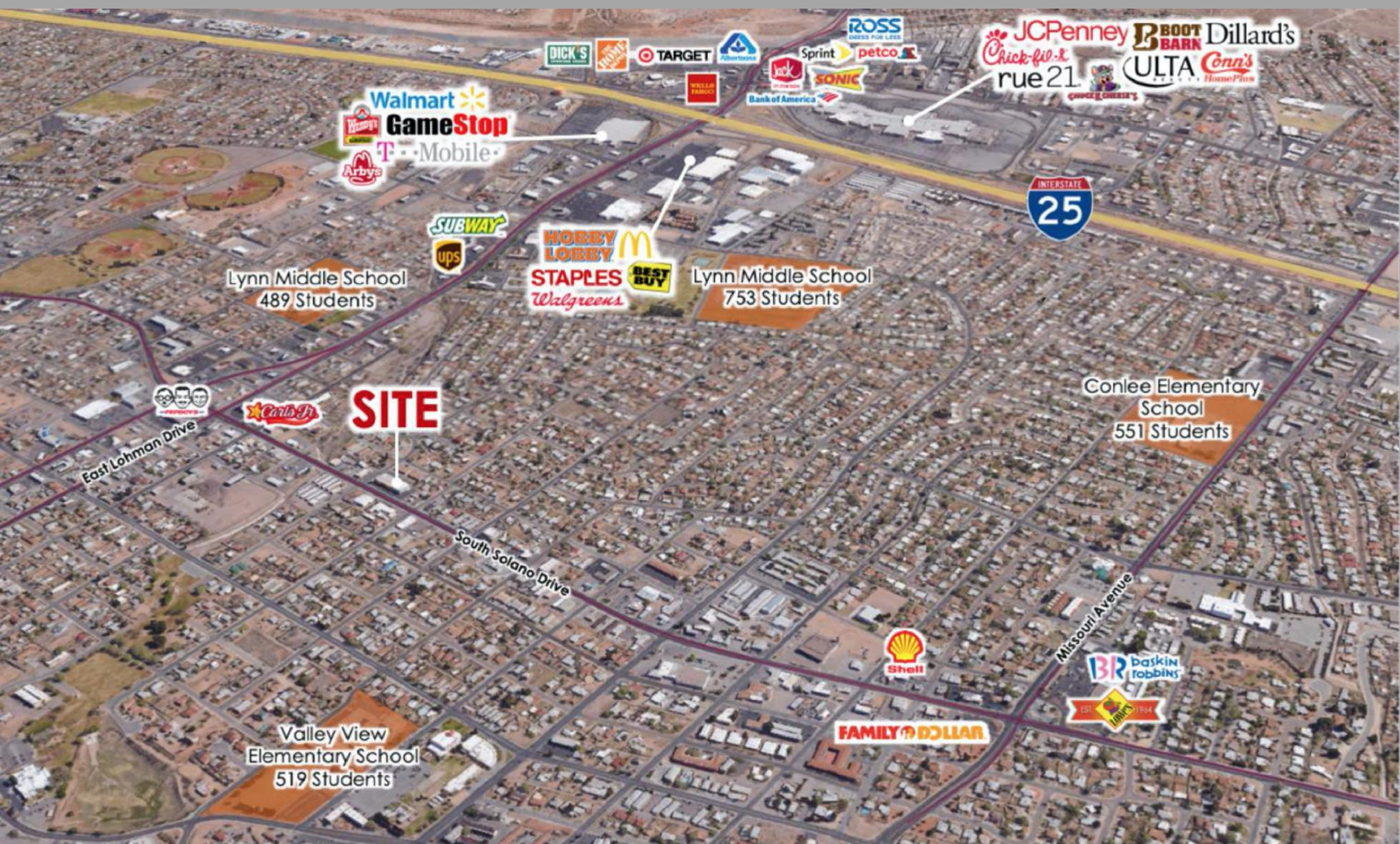
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INVESTMENT SUMMARY

Asking Price	\$2,357,555
NOI	\$212,180
CAP	9.0
Lease Term	Expires September 2029
Square Footage	16,866 +or-
Property Size	.97 Acres
Parking Spaces	49
Tenant Credit	Franchisee (multi-unit operator)

BUILDING HIGHLIGHTS

- Attractive 3% annual increases throughout base term and option periods.
- Complete renovation in 2016 to accommodate existing business
- New HVAC, plumbing, electrical and lighting installed in 2016
- Absolute Net lease structure – NO Landlord responsibilities.
- Sky Zone is a growing national trampoline chain with over 300 locations throughout the U.S.

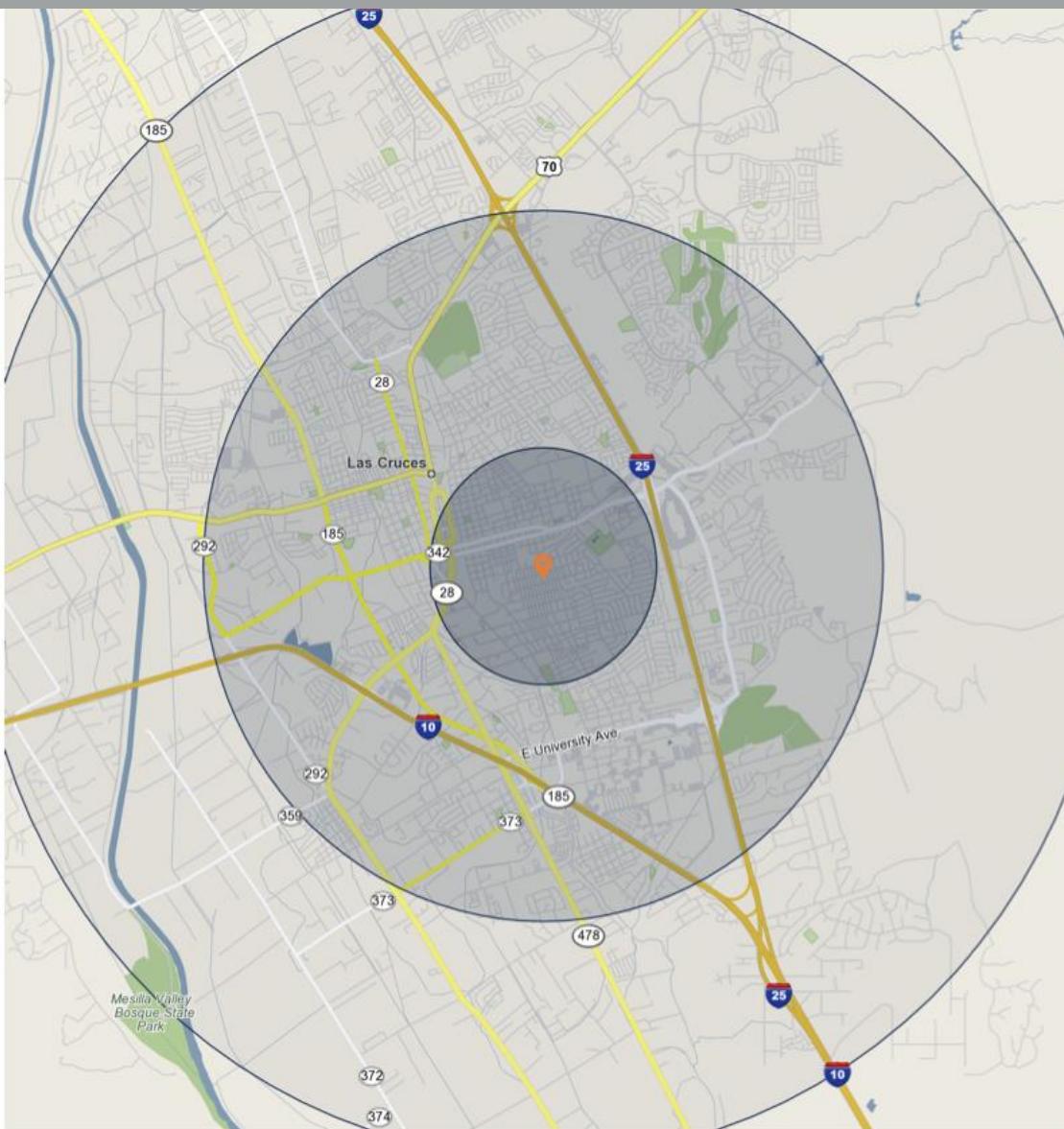




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Absolute Net Investment Opportunity

Demographics



POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection	13,885	81,437	114,317
2021 Estimate	13,716	79,163	110,035
2010 Census	13,940	77,880	106,321
2000 Census	13,486	68,054	86,685
HOUSEHOLD INCOME			
Average	\$36,445	\$54,559	\$61,181
Median	\$25,248	\$35,642	\$41,608
Per Capita	\$15,453	\$22,714	\$25,025
HOUSEHOLDS			
2026 Projection	5,908	33,459	46,463
2021 Estimate	5,789	32,189	44,298
2010 Census	5,859	31,528	42,612
2000 Census	5,397	26,267	33,024
HOUSING			
Median Home Value	\$104,573	\$153,260	\$164,922
EMPLOYMENT			
2021 Daytime Population	18,506	107,722	133,282
2021 Unemployment	8.25%	8.37%	7.55%
Average Time Traveled (Minutes)	18	19	20
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	24.52%	21.74%	21.36%
Some College (13-15)	23.91%	23.30%	23.32%
Associate Degree Only	7.56%	8.68%	8.75%
Bachelor's Degree Only	14.41%	18.47%	19.19%
Graduate Degree	6.21%	12.76%	13.47%