Bureau of Reclamation (BoR) and Social Security Administration (SSA)

555 Broadway NE | Albuquerque, NM 87102

Offering Memorandum

Colliers

Disclaimer

Colliers International Brokerage Company ("Broker") has been retained as the exclusive advisor and broker for this offering.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney's fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker's fees or finder's fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller's obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.

Bureau of Reclamation (BoR) and Social Security Administration (SSA)

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Contents

Investment **Overview**

The Ficke Team of Colliers is pleased to present to qualified investors the opportunity to acquire the Bureau of Reclamation and the Social Security Administration located in Albuquerque, New Mexico. This 62,078 square foot multi-tenant office property is fully leased to both the Bureau of Reclamation (BoR) and the Social Security Administration (SSA) on recently renewed leases 5 and 7 year leases.

The Bureau of Reclamation is best known for the dams, power plants, and canals it constructed primarily across 17 western states. Today, the Bureau of Reclamation is the largest wholesaler of water in the country; providing water to more than 31 million people and one out of five Western farmers (140,000) with irrigation water for 10 million acres of farmland that produce 60% of the nation's vegetables and 25% of its fruits and nuts. The Bureau is also the second largest producer of hydroelectric power in the western U.S.

The United States Social Security Administration (SSA) is an independent agency of the U.S. federal government that administers Social Security, a social insurance program consisting of retirement, disability and survivor benefits. To qualify for most of these benefits, most workers pay Social Security taxes on their earnings; the claimant's benefits are based on the wage earner's contributions. Otherwise benefits such as Supplemental Security Income (SSI) are given based on need. SSA offers its services to the public through 1,200 field offices, a website, and a national toll-free number. Field offices, which served 43 million individuals in 2019, were reopened on April 7, 2022 after being closed for two years due to the COVID-19 pandemic.

Investment Highlights

- Recently renewed 7-year / 5-firm (SSA) and 7-year (total w/options) / 5-year firm (BoR) leases
- United States Government Lease (AA+ S&P Credit Rating)
- Two Mission Critical Facilities With Significant Tenant Improvement and Building Security Systems Invested
- 251 Parking Spaces (Including 6 Motorcycle)
- Well Maintained Masonry and Stucco Construction
- Albuquerque's Total Population - 562,599 (2021)

Location **Overview**

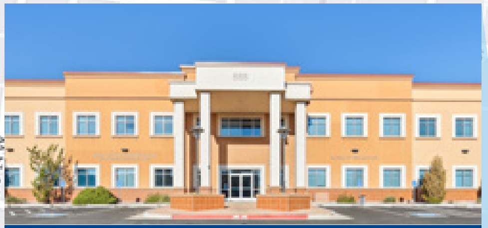
555 Broadway NE | Albuquerque, NM 87102

Albuquerque

New Mexico

Located in west central New Mexico between the Sandia Mountains and the Rio Grande, Albuquerque is the largest city in the state. Founded in 1706 by the governor of New Mexico, Albuquerque was named after the Duke of Alburquerque (with an "r"), the viceroy of New Spain. The Santa Fe Trail in the early 1800s introduced settlers to the region; a US army post was established in 1846; the Santa Fe Railroad in late 1800s and the Route 66 highway in the 1900s spurred additional growth.

Today, Albuquerque is a center for timber, livestock and farming, and a growing area for high-technology industries. The city is home to Intel's largest manufacturing facility. At Kirtland Air Force Base south of the city is Sandia National Laboratories, a center for electronic and industrial research run by the US Department of Energy. Other industries important to the economy include health services, banking and tourism. Because of Albuquerque's high technology and military industries, it is home to a large number of people with doctorate degrees, ranking in the top ten nationally in quantity of PhDs per capita for larger cities.



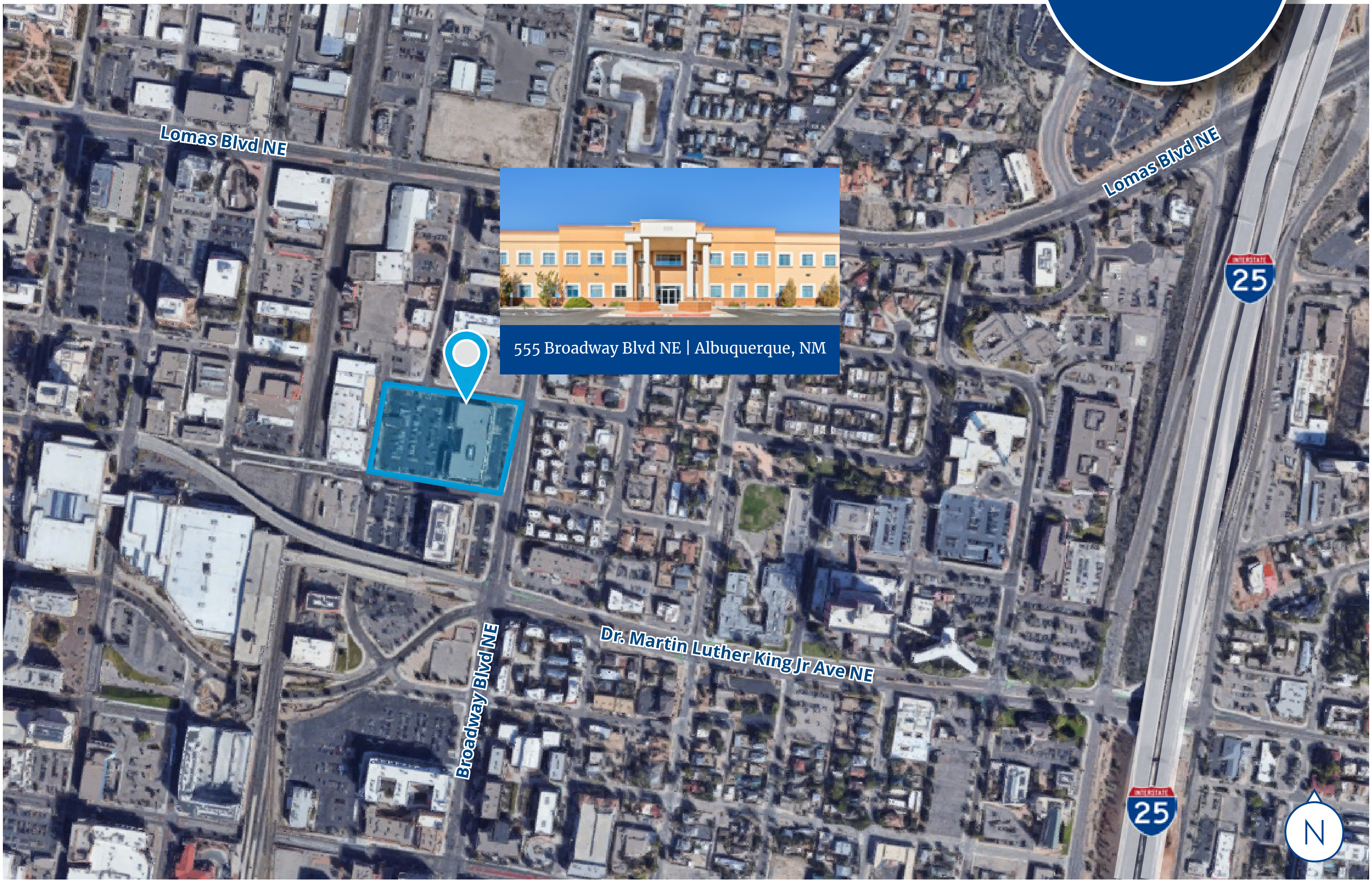
555 Broadway Blvd SE | Albuquerque, NM

Aerial **Overview**

555 Broadway NE | Albuquerque, NM 87102

Albuquerque

New Mexico



Property & Lease **Overview**

555 Broadway NE | Albuquerque, NM 87102

Property Summary	
Property Name	Bureau of Reclamation and Social Security Administration
Address	555 Broadway NE Albuquerque, NM 87102
Total SF	62,078 33,328 (BOR) | 28,750 (SSA)
Property Type	Office
Property Subtype	Government Leased
Occupancy	100%
Tenancy	Dual
Year Built	2003
Lot Size	3.10 acres
Parking	251 spaces (including 6 motorcycle)

Financials **Rent Roll**

555 Broadway NE | Albuquerque, NM 87102

Agency	Address	City	State	RSF	Lease Commencement Date	Firm Lease Expiration	Remaining Firm Term	Soft Lease Expiration*	Remaining Soft Term*	Remaining Total Term	Year Built / Renovated	Lot Size (acres)	Parking Space #
Bureau of Reclamation (BoR)	555 Broadway NW	Albuquerque	NM	33,328	3/10/2003	3/7/2028	2.99	3/6/2030	4.99	4.99	2003	3.10	251 spaces (Including 6 Motorcycle Spaces)
Social Security Administration (SSA)				28,750	3/10/2003	3/9/2028	3.00	3/9/2030	5.00	5.00			
Total/Average							**2.99**		**4.99**	**4.99**	**2003**	**3.10**	

- *BoR has two (2) one (1)-year options illustrated as 'Soft Term' in the rent roll (Agency direct lease), SSA has contracted 'Soft Term' during their remaining lease term.

Financials **Rent Schedule | BoR**

555 Broadway NE | Albuquerque, NM 87102

Rentable Square Feet (Office)	30,078
Rentable Square Feet (Warehouse)	3,250
Real Estate Tax Base	$92,555.06

3/7/2023 - 3/6/2028 (Extension - Firm)	**$/SF**	**Annual**	**Monthly**
Shell Rent	$18.80	$626,566.40	$52,213.87
Operating Costs	$6.70	$223,297.60	$18,608.13
Total Rent	$25.50	$849,864.00	$70,822.00

- Office 30,078 sqft, Warehouse 3,250 sqft, total 33,328 sqft
- BOR's percentage of occupancy for RE tax purposes is 53.69%, the pro rata RE tax base is $49,682.81 ($92,555.06*53.69%)
- RE Tax Reimbursement is also part of the rental income, not included in the rent schedules but in the cash flow model
- Start Date shown is based on in-place lease agreement - Orginial Start Date: 03/2003

3/7/2028 - 3/6/2029 (Option 1)	**$/SF**	**Annual**	**Monthly**
Shell Rent	$19.30	$643,230.40	$53,602.53
Operating Costs	$6.70	$223,297.60	$18,608.13
Total Rent	$26.00	$866,528.00	$72,210.67

3/7/2029 - 3/6/2030 (Option 2)	**$/SF**	**Annual**	**Monthly**
Shell Rent	$19.80	$659,894.40	$54,991.20
Operating Costs	$6.70	$223,297.60	$18,608.13
Total Rent	$26.50	$883,192.00	$73,599.33

Financials **Rent Schedule | SSA**

555 Broadway NE | Albuquerque, NM 87102

Rentable Square Feet	28,750
Real Estate Tax Base	To Be Set

3/10/2023 - 3/9/2028 (Renewal - Firm)	$/SF	Annual	Monthly
Shell Rent	$18.53	$532,737.50	$44,394.79
Operating Costs	$6.97	$200,293.85	$16,691.15
Total Rent	$25.50	$733,031.35	$61,085.95

- RE Tax Reimbursement will be set one year from the lease start date - $95,332 is assumed for the 2024 tax bill. SSA's percentage of occupancy for RE tax purposes is 46.31%, the pro rata RE tax base is assumed to be $44,148.25 ($95,332*46.31%)
- Start Date shown is based on in-place lease agreement - Orginial Start Date: 03/2003

3/10/2028 - 3/9/2030 (Renewal - Soft)	Date	$/SF	Annual	Monthly
Shell Rent	3/10/2028	$19.03	$547,112.50	$45,592.71
	3/10/2029	$19.53	$561,487.50	$46,790.63
Operating Costs		$6.97	$200,293.85	$16,691.15
Total Rent		$26.00	$747,406.35	$109,074.49

Financials **Pro Forma Cash Flow**

555 Broadway NE | Albuquerque, NM 87102

For the Years Ending		$/SF	Year 1 Dec-25	Year 2 Dec-26	Year 3 Dec-27	Year 4 Dec-28	Year 5 Dec-29	Year 6 Dec-30	Year 7 Dec-31	Year 8 Dec-32	Year 9 Dec-33	Year 10 Dec-34	Year 11 Dec-35	Total
Rental Revenue														
Potential Base Rent	[1]	$18.67	1,159,304	1,159,304	1,159,304	1,159,304	1,184,553	1,215,592	1,320,741	1,343,520	1,343,520	1,343,520	1,343,520	13,732,182
Total Rental Revenue		**$18.67**	**1,159,304**	**1,159,304**	**1,159,304**	**1,159,304**	**1,184,553**	**1,215,592**	**1,320,741**	**1,343,520**	**1,343,520**	**1,343,520**	**1,343,520**	**13,732,182**
Other Tenant Revenue														
Expense Recoveries														
OpEx Rent - BOR	[2]	$3.70	229,997	236,896	244,003	251,323	258,863	266,629	274,628	282,867	291,353	300,093	309,096	2,945,749
Real Estate Tax - BOR	[3]	$0.09	5,806	7,471	9,186	10,952	12,772	14,645	16,575	18,563	20,611	22,720	24,892	164,195
OpEx Rent - SSA	[4]	$3.32	206,303	212,492	218,866	225,432	232,195	239,161	246,336	253,726	261,338	269,178	277,254	2,642,282
Real Estate Tax - SSA	[5]	$0.00	0	1,436	2,915	4,439	6,009	7,625	9,290	11,005	12,771	14,591	16,464	86,545
Total Other Tenant Revenue		**$7.12**	**442,105**	**458,296**	**474,971**	**492,147**	**509,839**	**528,061**	**546,829**	**566,161**	**586,073**	**606,582**	**627,707**	**5,838,772**
Effective Gross Revenue		**$25.80**	**1,601,409**	**1,617,599**	**1,634,275**	**1,651,451**	**1,694,392**	**1,743,653**	**1,867,570**	**1,909,681**	**1,929,593**	**1,950,102**	**1,971,227**	**19,570,954**
Operating Expenses	[6]													
Cleaning		$1.06	65,960	67,939	69,977	72,076	74,239	76,466	78,760	81,122	83,556	86,063	88,645	844,802
Utilities		$1.55	96,381	99,272	102,251	105,318	108,478	111,732	115,084	118,536	122,093	125,755	129,528	1,234,428
Repairs and Maintenance		$0.40	24,882	25,628	26,397	27,189	28,005	28,845	29,710	30,602	31,520	32,465	33,439	318,684
Contract Services		$1.27	78,575	80,932	83,360	85,861	88,437	91,090	93,823	96,637	99,536	102,523	105,598	1,006,373
Property Insurance		$0.32	19,570	20,157	20,762	21,385	22,026	22,687	23,368	24,069	24,791	25,534	26,300	250,649
Property Taxes		$1.67	103,370	106,471	109,665	112,955	116,344	119,834	123,429	127,132	130,946	134,874	138,921	1,323,942
Management Fee	[7]	$0.77	47,913	49,350	50,831	52,356	53,926	55,544	57,210	58,927	60,695	62,515	64,391	613,658
Total Operating Expenses		**$7.03**	**436,651**	**449,750**	**463,243**	**477,140**	**491,454**	**506,198**	**521,384**	**537,025**	**553,136**	**569,730**	**586,822**	**5,592,534**
Net Operating Income		**$18.76**	**1,164,759**	**1,167,849**	**1,171,032**	**1,174,311**	**1,202,938**	**1,237,455**	**1,346,187**	**1,372,656**	**1,376,457**	**1,380,372**	**1,384,404**	**13,978,419**

Assumptions/Notes to the Property Cash Flows

1. Tenants are assumed to exercise their respective extension rights and/or soft term. After completion of the stated extension options, tenants are assumed to renew during the cash flow period illustrated of 110% of the previous rental rate amount during for five year term increments.
2. BOR OpEx Base is stated in $223,297.60/annum - Subject to CPI Increases, amount shown includes historical increases. Future CPI Schedule is 3.0% annually.
3. Per the most recent lease extension, the stated tax base for the total property is $92,555.06 with BOR's pro rata share being 53.69% of the property.
4. SSA OpEx Base is stated in $200,293.85/annum - Subject to CPI Increases, amount shown includes historical increases. Future CPI Schedule is 3.0% annually.
5. Per the most recent lease extension, the stated tax base for the SSA is $103,370 with SSA's pro rata share being 46.31% of the property.
6. Operating expense source: Owner Trailing 12 month (Dec-24) Income Statements - Analysis assumed 3.0% YoY Growth.
7. Analysis assumes a Management Fee is 3.0% of Effective Gross Revenue (EGR).

Albuquerque, NM
Demographics

Current County Population

560,447+

Albuquerque Overview | 5 Mile Radius

Population

In the identified area, the current year population is 231,636. The 2010 Census population count in the area was 236,677, and 231,678 in 2020. Currently, the population is 49.4% male and 50.6% female.

Households

The household count in this area has changed from 100,216 in 2020 to 100,680 in the current year, a change of 0.23% annually. The five-year projection of households is 100,669, a change of 0.00% annually from the current year total. Average household size is currently 2.24, compared to 2.25 in the year 2020. The number of families in the current year is 52,119 in the specified area.

Households by income (Average)

Current average household income is $70,145 in this area, compared to $105,029 for all U.S. households. Average household income is projected to be $81,173 in five years, compared to $122,155 for all U.S. households.

Housing

Currently 52.2% of the 110,501 housing units in the area are owner occupied; 47.9% renter occupied; and 8.9% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 105,630 housing units in the area - 48.4% owner occupied, 43.9% renter occupied, and 7.6% vacant. The annual rate of change in housing units since 2020 is 0.3%. Median home value in the area is $218,192, compared to a median home value of $283,272 for the U.S. In five years, median value is projected to change to $257,133.

Source: ESRI

Pricing Details

Price
$11,500,000

Cap Rate
10.13%

NOI
$ 1,164,759

Offering **Instructions**

555 Broadway NE | Albuquerque, NM 87102

Offers should be submitted via email to:
Geoff.Ficke@colliers.com , **Zack.Ficke@colliers.com** and **Debra.VanderWeit@colliers.com**
Please include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing timelines
5. Detailed list of contingencies including investment committee, appraisal, and/or Lender approval that may be required
6. Detailed list of closing cost responsibilities

Property Tours	Form of PSA	Title & Escrow
By Appointment Only	Sellers	TBD

Thank you.

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