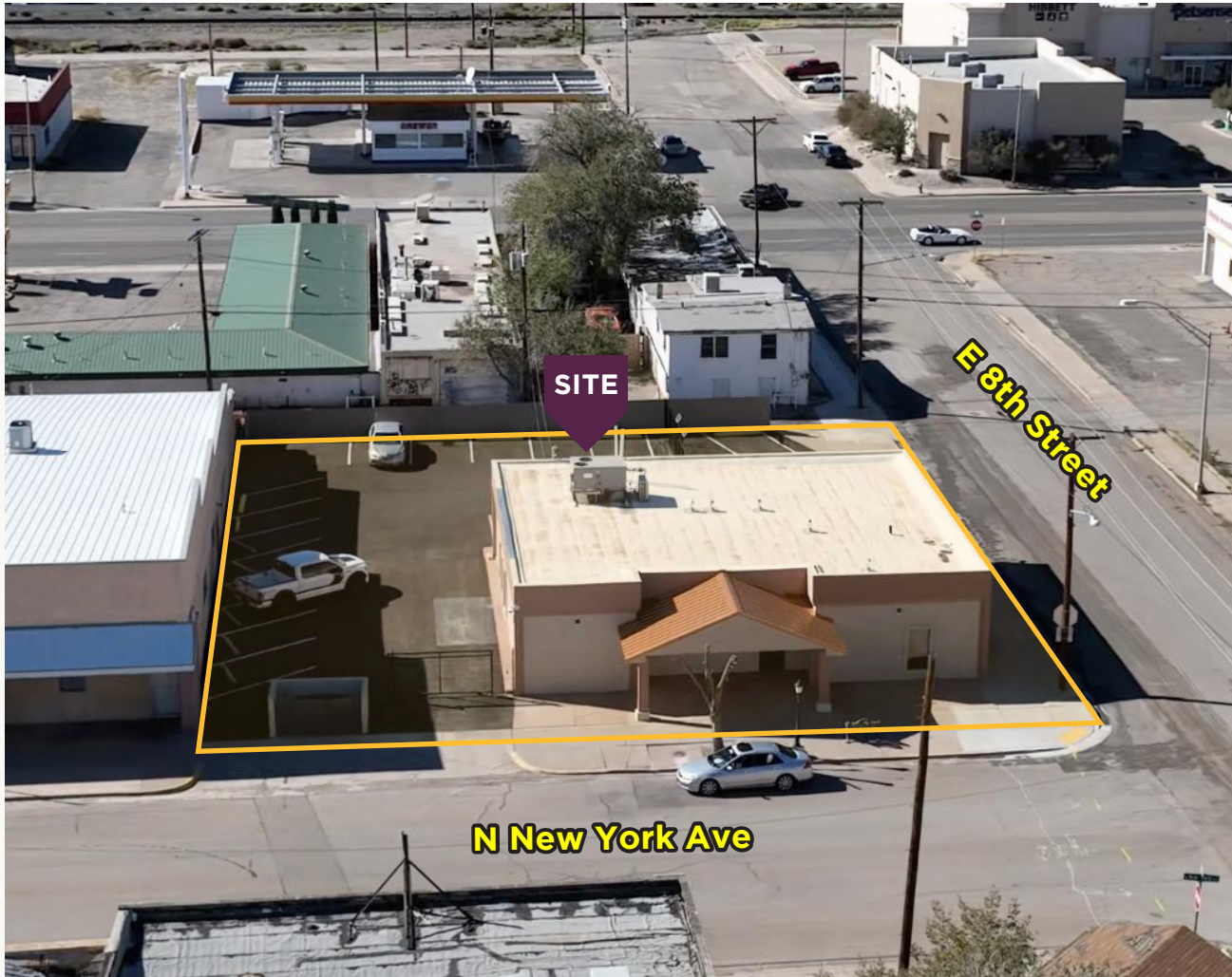


723 N NEW YORK AVE

Alamogordo, NM 88310



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE



**SINGLE-TENANT
GOVERNMENT BUILDING
- 10.87% CAP RATE
(GOVERNMENT LEASE)**



**SALE PRICE:
\$1,095,000**



**NOI:
\$119,040**



**BUILDING SIZE/LAND SIZE:
+/- 2,940 SF | +/- 0.275 ACRES**



**ZONING:
C-3 BUSINESS ZONE DISTRICT**

Christian File

CFile@CREBerkshire.com | 505.235.8518

OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

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BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

PROPERTY DETAILS

PROPERTY ADDRESS:	723 N New York Ave, Alamogordo, NM 88310
PROPERTY DESCRIPTION:	Single Tenant Government Leased Office Building
NOI:	\$119,040.42 (Rent + TI Reimbursement)
PROPERTY SIZE:	+/- 0.275 Acres
TOTAL BUILDING SIZE:	+/- 2,940 SF
ZONING:	C-3 Business Zone District
ACCESS:	2 Street Access: 8th Street & New York Avenue
BUILDING TYPE:	Office (Formerly a Bank Branch)

KEY INVESTMENT HIGHLIGHTS

- » Government-backed tenant (strong credit profile)
- » Brand new renovation – minimal capital expenditures
- » Passive income structure with expense reimbursements
- » Long-term lease with extension options
- » Strong surrounding economic drivers (military + federal)
- » High-yield return at a 10.87% cap rate



PROPERTY DESCRIPTION

This is a rare opportunity to acquire a **fully leased, single-tenant government investment** backed by the State of New Mexico Corrections Department. The property underwent a **complete renovation in September 2024** and is secured by a **new 10-year lease**, providing stable, predictable cash flow with built-in reimbursements and long-term upside. Strategically located in Alamogordo near major employment drivers including Holloman Air Force Base and White Sands Missile Range, this asset offers a **high-yield, low-management investment profile** with strong credit tenancy and minimal deferred maintenance.

INVESTMENT SUMMARY

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BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

LEASE & FINANCIAL INFORMATION

TENANT:	New Mexico Corrections Adult Probation and Parole Division
INITIAL ANNUAL INCOME:	\$141,040.02 (Lease Year 1. Includes Annual Base Rent, TI Reimbursement, Operating Expense Reimbursement)
INITIAL NOI:	\$119,040 (\$69,552 Annual Base Rent + \$49,488.42 Annual TI Reimbursement)
INITIAL ANNUAL REPORTING COST REIMBURSEMENT:	\$21,999.60 (built-in 2.50% Annual escalations).
LEASE TYPE:	Modified Gross
LANDLORD RESPONSIBILITIES:	Landlord maintains the property in its entirety
LEASE TERM:	30 year lease with base period of 10 year and two 5 year extensions
LEASE COMMENCEMENT:	October 1, 2024
LEASE EXPIRATION:	September 30, 2034
RENTAL INCREASES:	10% at option
OPTION TERMS:	2 x 5-Years extensions
TENANCY:	Single
TENANT REIMBURSEMENTS:	Operating expenses + TI reimbursement
GUARANTY:	State of New Mexico



INCOME BREAKDOWN

- » **NOI:** \$141,040
- » **Annual Operating Expense Reimbursement:** ~\$22,000 (2.5% escalations)
- » **TI Reimbursement:** ~\$49,488 annually

INVESTMENT SUMMARY (Continued)

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BERKSHIRE HATHAWAY
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PRICING STRUCTURE

The property is priced as follows:

- » 8.00% cap rate on the base rent of \$69,552.00
- » Plus a discounted rate of 11.63% applied to the remaining tenant improvement (TI) reimbursement.
- » The initial TI reimbursement is \$449,894.73.

OPERATING EXPENSE REIMBURSEMENT

Landlord pays all expenses associated with the Property. Tenant reimburses operating expenses up to \$21,9960 for the 1st year. Operating Expense Reimbursement increases 2.50% annually.



Item	Annual Est. Cost	\$/Mo	\$/SF	% of Est. Cost
Janitor	\$8,579.84	\$714.99	\$3.40	39.00%
Electric	\$6,159.89	\$513.32	\$2.44	28.00%
Gas	\$1,759.97	\$146.66	\$0.70	8.00%
Water	\$2,199.96	\$183.33	\$0.87	10.00%
Tax & Ins	\$3,299.94	\$275.00	\$1.31	15.00%
Total Reimbursed Cost	\$21,999.60	\$1,833.30	\$8.73	100.00%

RENT SCHEDULE

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BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

Lease Year	Term From	Term To	Annual Base Rent	Annual Operating Cost	Total Annual Rent	TI Reimbursement	Total Annual Cost	Monthly Rent	Tent & TI Reimbursement
1	10/1/2024	9/30/2025	\$69,552.00	\$21,999.60	\$91,551.60	\$49,488.42	\$141,040.02	\$11,753.34	\$119,040.42
2	10/1/2025	9/30/2026	\$69,552.00	\$22,549.59	\$92,101.59	\$49,488.42	\$141,590.01	\$11,799.17	\$119,040.42
3	10/1/2026	9/30/2027	\$69,552.00	\$23,113.33	\$92,665.33	\$49,488.42	\$142,153.75	\$11,846.15	\$119,040.42
4	10/1/2027	9/30/2028	\$69,552.00	\$23,691.16	\$93,243.16	\$49,488.42	\$142,731.58	\$11,894.30	\$119,040.42
5	10/1/2028	9/30/2029	\$69,552.00	\$24,283.44	\$93,835.44	\$49,488.42	\$143,323.86	\$11,943.66	\$119,040.42
6	10/1/2029	9/30/2030	\$69,552.00	\$24,890.53	\$94,442.53	\$49,488.42	\$143,930.95	\$11,994.25	\$119,040.42
7	10/1/2030	9/30/2031	\$69,552.00	\$25,512.79	\$95,064.79	\$49,488.42	\$144,553.21	\$12,046.10	\$119,040.42
8	10/1/2031	9/30/2032	\$69,552.00	\$26,150.61	\$95,702.61	\$49,488.42	\$145,191.03	\$12,099.25	\$119,040.42
9	10/1/2032	9/30/2033	\$69,552.00	\$26,804.38	\$96,356.38	\$49,488.42	\$145,844.80	\$12,153.73	\$119,040.42
10	10/1/2033	9/30/2034	\$69,552.00	\$27,474.49	\$97,026.49	\$49,488.42	\$146,514.91	\$12,209.58	\$119,040.42

PROPERTY PHOTOS

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BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

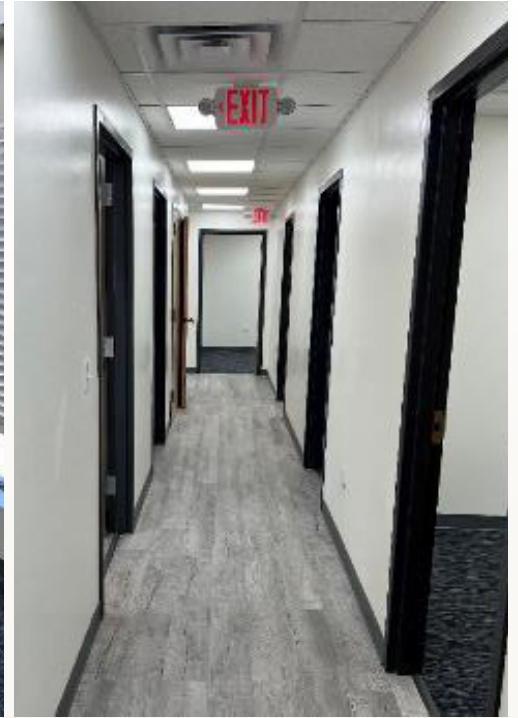


INTERIOR PHOTOS

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BERKSHIRE HATHAWAY
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LOCATION MAP

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Ultra Health. WEEDIES BIG TIRES THE TEAM YOU TRUST

Alameda Park ZOO ALAMOGORDO, NM

SITE

N White Sands Blvd

KFC Carl's Jr. Denny's DUNKIN' DONUTS Starbucks Applebee's chilis TACO BELL Verizon Pizza Hut DUTCH BROS BUFFALO WILD WINGS SUBWAY IHOP

Walmart DISCOUNT TIRE Domino's BURGER KING McDonald's Little Caesars Pizza

Walgreens HIBBETT SPORTS burkes OUTLET. b ALAMO JUMP!

E 10th St

Mt. View Middle School

Desert-Star Elementary School

Alamogordo High School

Yucca Elementary School

Albertsons Starbucks FCU Otero Federal Credit Union CIRCLE K planet fitness

VIEW ON GOOGLE MAPS

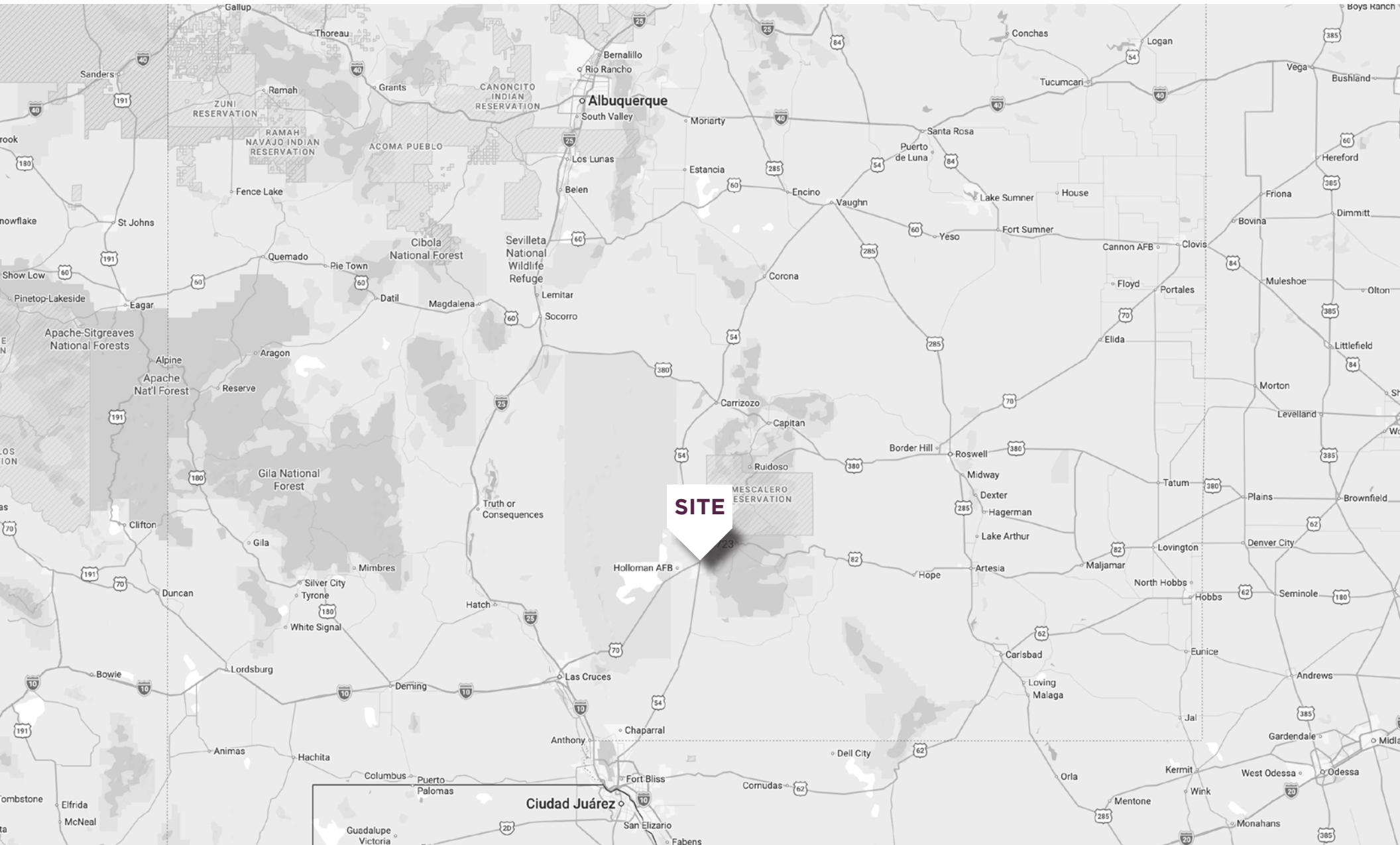
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REGIONAL MAP

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NM COMMERCIAL REAL ESTATE



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MARKET OVERVIEW

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BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

Alamogordo, NV is a vibrant city located in Otero County, New Mexico. Here are some key facts about this unique desert oasis:

POPULATION AND DEMOGRAPHICS

- » Population: Approximately 31,000 residents as of 2021
- » Median age: 36.4 years
- » Diverse community with a mix of military personnel, retirees, and families.

FUN FACTS

- » Home to the White Sands National Park, the world's largest gypsum dune field.
- » Birthplace of the atomic age - Trinity Site, where the first atomic bomb was detonated, is nearby.
- » Hosts the annual Cottonwood Festival, celebrating local arts, crafts, and music.
- » New Mexico Museum of Space History is located here, showcasing the state's role in space exploration.

COMMERCIAL REAL ESTATE

- » Growing market with opportunities in retail, office, and industrial sectors.
 - » Proximity to Holloman Air Force Base drives demand for commercial properties.
 - » Affordable real estate prices compared to larger New Mexico cities.
 - » Emerging tourism industry creates potential for hospitality and retail development.
 - » Main commercial corridors include White Sands Boulevard and 10th Street
- Alamogordo's unique blend of natural beauty, historical significance, and strategic location makes it an intriguing market for commercial real estate investment and development.



ALAMOGORDO MSA DEMOGRAPHICS



Population
31,309



Growth Since 2020
0.37%



Median HH Income
\$50,721