

Higher Education and R&D Investment Property

Investment Opportunity

1001 Menaul Blvd. NE | Albuquerque, NM 87107



BROADBENT WEST

INVESTMENT HIGHLIGHTS

- 100% occupied
- Tenants on NNN leases reimbursing landlord for operating expenses
- Strategically located education, R&D, and flex space
- Serves large population at a dense, in-fill location, with high barriers to entry
- Convenient access to the entire city, at the intersection of Interstate 25 and Interstate 40
- Long-tenured tenants with strong historic occupancy
- Tenants include a nationally-accredited college, a high-tech custom optics company, a pet cremation and national protective services company

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

OFFERING SUMMARY

Sale Price	\$10,650,000
NOI	\$750,212
CAP Rate	7.03%
Lease Types	NNN



NA SunVista

got space

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CONFIDENTIALITY AGREEMENT

Sun Vista Commercial Real Estate, LLC has prepared this confidential offering summary intended solely for your limited use in evaluating the purchase of Broadbent West, located in Albuquerque, New Mexico. The property is owned by a privately held entity, which has exclusively retained Sun Vista Commercial Real Estate, LLC to market the sale of a 100% interest in the Property.

This offering 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 purchasers may need or desire. All financial projections are based either upon assumptions provided by the owner, or upon assumptions relating to the general economy, competition, and other factors beyond the control of the owner and the agent, and, therefore, are subject to material variation. The offering does not constitute an indication 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. Additional information and an opportunity to inspect the property will be made available to interested and qualified prospective purchasers.

Neither the owner nor agent nor any of their respective officers, agents, or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the offering or any of the contents, and no legal commitment or obligation shall arise by reason of the offering or the contents. Analysis and verification of the information contained in the offering is solely the responsibility of the prospective purchaser.

The owner and agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or terminate discussions with any entity at any time with or without notice. The owner shall have no legal commitment or obligations to any entity reviewing the offering or making an offer to purchase the property unless and until such sale of the property is approved by the owner, and a contract to purchase the property has been fully executed, delivered, and approved by the owner and its legal counsel, and any conditions to the owner's obligations thereunder have been satisfied or waived.

This offering 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 and are not to be made available to persons not receiving copies directly from the agent. By accepting this offering, 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 to any entity (except for outside advisors retained by you if necessary, in your opinion, for your determination of whether or not to make a proposal) without the prior written authorization of the owner or agent, and that you will not use the offering or any of the contents in any fashion or manner detrimental to the interest of the owner or agent.

(signatures on the following page)

CONFIDENTIALITY AGREEMENT

Dated this _____ day of _____, 2022

Agreed and Accepted:

Prospective Buyer (Please Print)

Name: _____

Company Name: _____

Address: _____

City, State, Zip: _____

Phone #: _____

Email: _____

By: _____

Broker of Record (if Applicable)

Company Name: _____

Name: _____

Address: _____

City, State, Zip: _____

Phone #: _____

Email: _____

By: _____

**PLEASE EXECUTE AND RETURN TO
Dave Hill, CCIM, SIOR
Email: Dave@sunvista.com**