

200 Rio Bravo Blvd SE,
Albuquerque, NM 87105
Offering Memorandum
For Sale | Investment Opportunity

ABQ Health Partners Single-Tenant NNN Lease



PRESENTED BY:

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> PROPERTY INFORMATION

COLLIERS INTERNATIONAL

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$2,995,000 \$3,950,000
Cap Rate:	8%
NOI: 2017-2018	\$242,755.56
Lot Size:	+/- 3.19 Acres
Building Size:	+/- 12,449 SF
Building Class:	C
Year Built:	1992
Zoning:	M-2
Market:	Albuquerque
Sub Market:	South Valley
Cross Streets:	2nd Street and Broadway Boulevard
Traffic Count:	27,200

PROPERTY OVERVIEW

Colliers International is pleased to exclusively offer for sale a triple net (NNN) lease with ABQ Health Partners, LLC. The building was originally built for Lovelace Inc. in 1992 with a twenty-four (24) year lease. They have extended their lease until November 2020. ABQ Health Partners recently merged with DaVita Healthcare Partners, LLC, a nationally recognized leader in healthcare.

TENANT PROFILE - ABQ HEALTH PARTNERS

ABQ Health Partners is a local physician-led, multi-specialty medical group. The company offers comprehensive health care services backed by nearly 40 medical and surgical specialties and 15 locations throughout Albuquerque and Rio Rancho. ABQ Health Partners recently merged with DaVita HealthCare Partners Inc., a nationally recognized leader for its pioneering work in coordinated care.

About DaVita HealthCare Partners: DaVita HealthCare Partners Inc., a Fortune 500® company, is the parent company of DaVita Kidney Care and HealthCare Partners. DaVita Kidney Care is a leading provider of kidney care in the United States, delivering dialysis services to patients with chronic kidney failure and end stage renal disease. As of March 31, 2015, DaVita Kidney Care operated or provided administrative services at 2,197 outpatient dialysis centers located in the United States serving approximately 174,000 patients. The company also operated 93 outpatient dialysis centers located in 10 countries outside the United States. HealthCare Partners manages and operates medical groups and affiliated physician networks in Arizona, California, Nevada, New Mexico, Florida and Colorado in its pursuit to deliver excellent-quality health care in a dignified and compassionate manner. As of March 31, 2015 HealthCare Partners provided integrated care management for approximately 830,000 patients.

Together, DaVita HealthCare Partners and ABQ Health Partners will be the role model for coordinated care. We are leading the transformation of our national healthcare delivery system to assure quality, access, and affordable care for all. We understand that the key to great care is found in the relationship between doctors and their patients.

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> LOCATION INFORMATION

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Location Summary

ALBUQUERQUE MARKET OVERVIEW

The Albuquerque metro area includes Bernalillo, Sandoval, Tarrant and Valencia counties which is fueled by a population of more than 900,000. The largest of these are Bernalillo County, which includes the city of Albuquerque and has a population of approximately 675,000. This includes 70,000 college students bringing up a younger and better educated workforce. Since 2000 the metro population has increased by 21.6 percent. Rio Rancho, located in Sandoval County, has had the largest growth of nearly 76 percent. The Albuquerque metro area is rich in history and culture but also has the dynamics of a modern, growing city with a unique and diverse workforce.

Located along the Sunbelt of the United States and in the heart of the Southwest, Albuquerque is situated in an ideal location. The heart of the city is bisected east-west by Interstate 40 and north-south by Interstate 25 making Albuquerque a prime location for transportation and distribution. The Burlington Northern and Santa Fe Railway (BNSF) offer a north-south line that connects in Albuquerque and an east-west line which connects in Belen, located 40 miles south of Albuquerque. These coupled with Albuquerque's International Airport, the Sunport, provides easy access in all directions to principal Western cities.

BUSINESS AND EMPLOYMENT

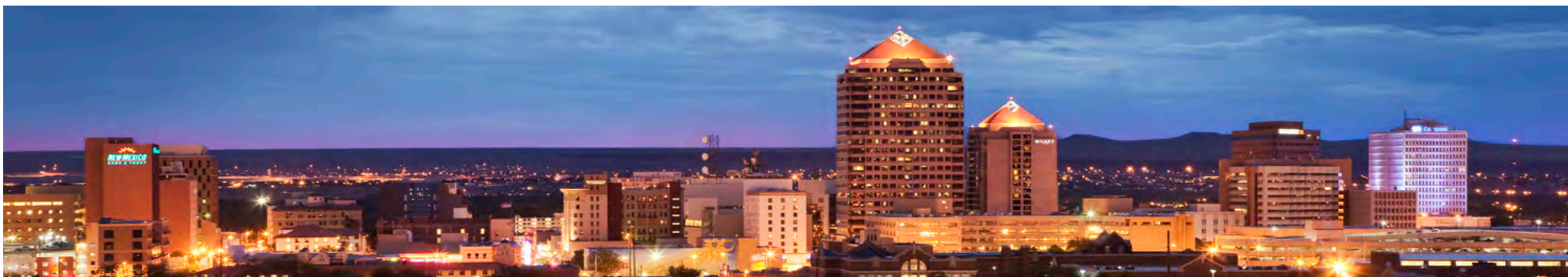
Foreign Direct Investment Magazine ranks the metro area in the top 10 American Cities of the Future and Forbes' ranks Albuquerque as one of the Best Cities for Business. It is no wonder companies such as Lowe's Customer Support Center, Bendix/ King, Fidelity Investments, Fraunhofer, Intel, SolAero, General Mills and Tempur-Pedic call Albuquerque home.

Kirtland Air Force Base along with mission partners such as the Department of Energy and Sandia Laboratories have an annual economic impact on the Albuquerque area of more than \$4 billion. The diversified business climate of Albuquerque creates a healthy environment for the public and governmental institutions to partner with local businesses creating a robust economy.

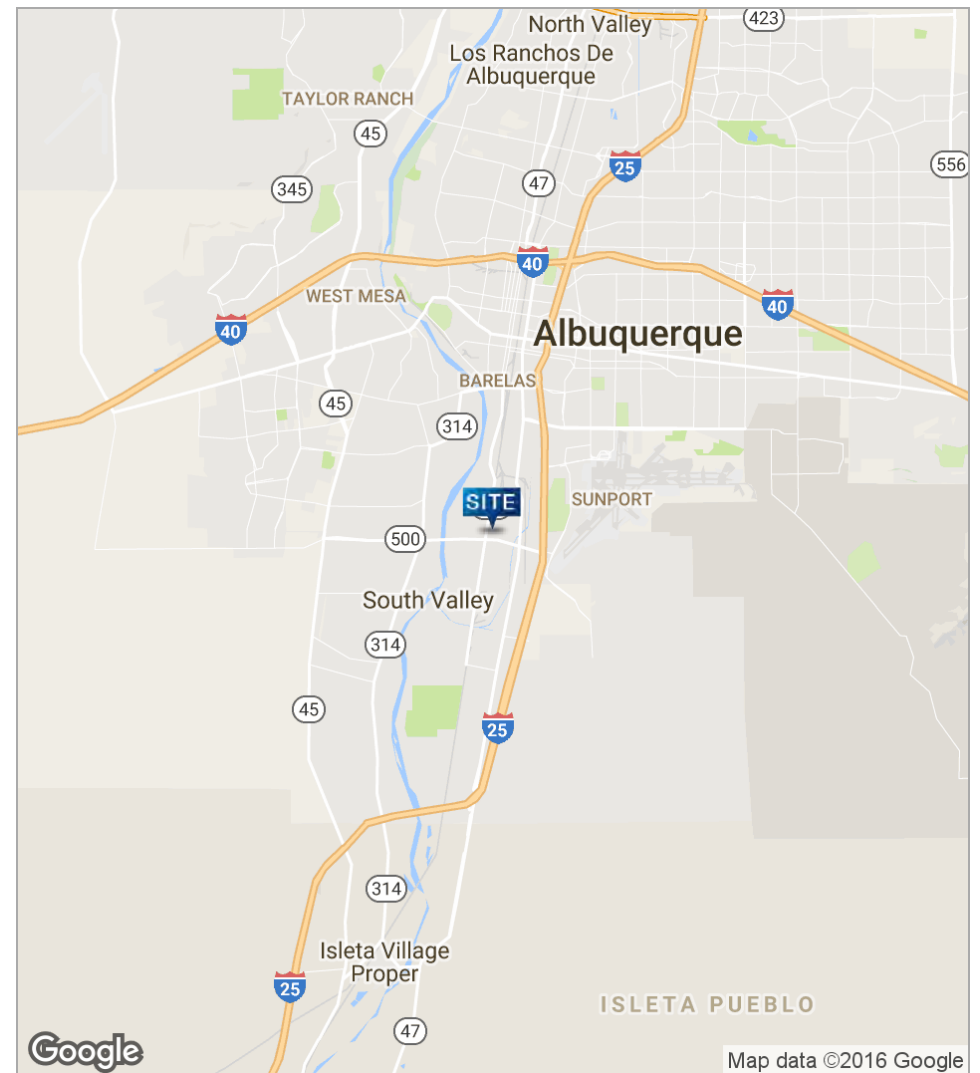
MESA DEL SOL

Mesa del Sol was approved as part of a public-private partnership strategy with the State of New Mexico, City of Albuquerque and University of New Mexico and has been planning stages since the 1980s. The project broke ground in 2005 with Forest City Enterprises and Covington Capital Partners as the initial developers.

Mesa del Sol would be built over 40 years and would cover 9,000 acres of the 12,900-acre site. The remaining 3,200 acres is proposed for parks and open space. Overall, the project is expected to house 100,000 people, with a downtown area, 37,500 homes, 18,000,000 square feet (1,700,000 m²) of office space, 4,400 acres (18 km²) for residential and supporting retail, 800 acres (3.2 km²) for schools including university branches.



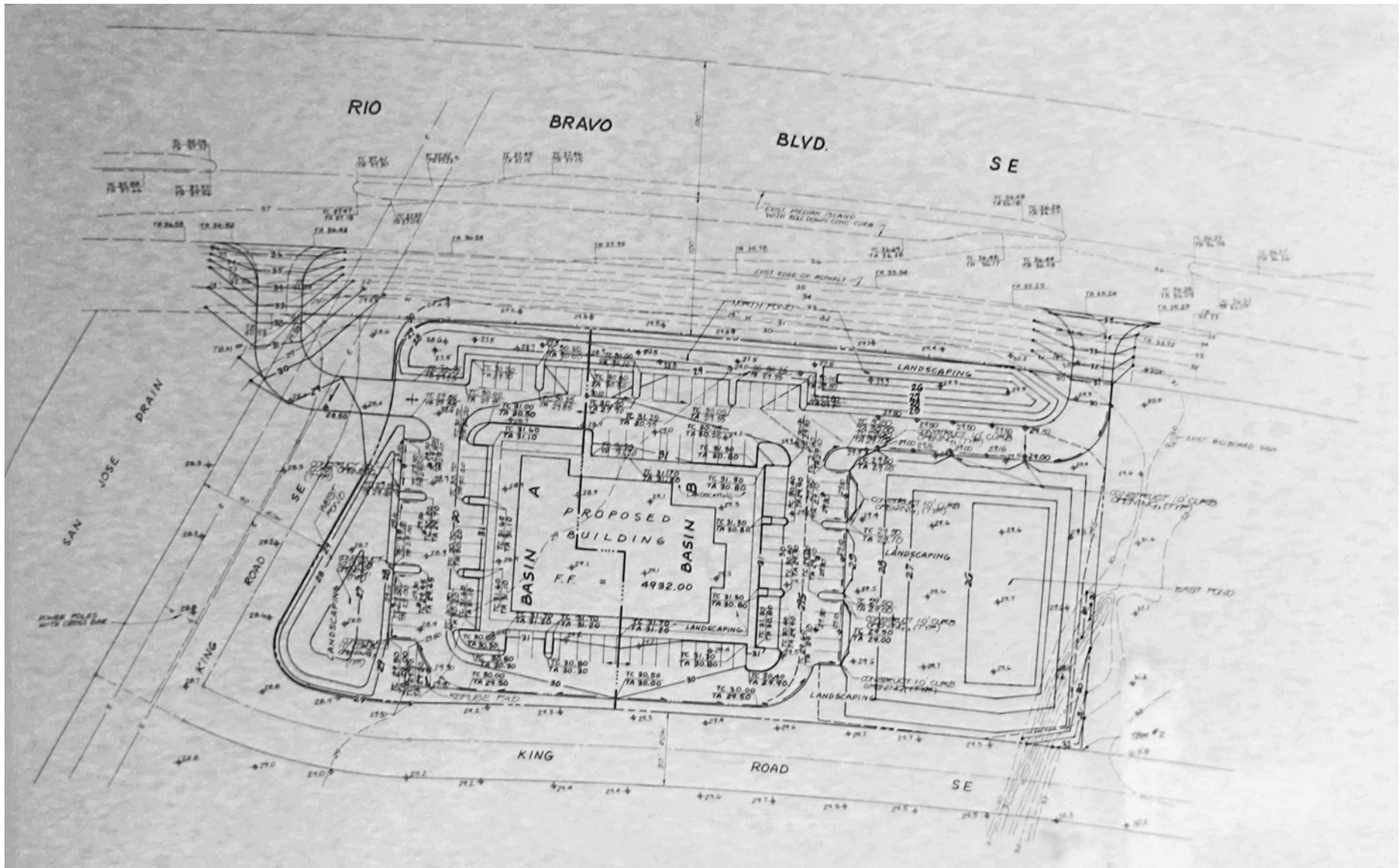
Location Maps



Aerial Map



Site Plan



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> FINANCIAL ANALYSIS

COLLIERS INTERNATIONAL

Financial Summary

INVESTMENT OVERVIEW

Price	\$2,995,000	\$3,950,000
Price per SF	\$240.58	\$317.29
CAP Rate		8%
NOI 2017-2018		\$242,755.56*

EXPENSES

Taxes	Tenant Pays Direct
Insurance	Tenant Pays Direct
Common Area Maintenance	Tenant Pays Direct

RENT ROLL

LEASE START	LEASE END	ANNUAL RENT	MONTHLY RENT
November 3, 2016	November 2, 2017	\$303,168.43	\$25,264.04
November 3, 2017	November 2, 2018	\$242,755.56*	\$20,229.63
November 3, 2018	November 2, 2019	\$250,038.23	\$20,836.52
November 3, 2019	November 2, 2020	\$257,539.37	\$21,461.61

Options: 2-3 Year Options
3% Annual Increases
180 Days Notice

ROFR: 45 Days

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> DEMOGRAPHICS

COLLIERS INTERNATIONAL

Demographics Report

	1 MILE	5 MILES	10 MILES
Total households	113	46,393	187,235
Total persons per hh	3.1	2.7	2.5
Average hh income	\$59,645	\$44,674	\$52,926
Average house value	\$176,541	\$145,287	\$189,498

	1 MILE	5 MILES	10 MILES
Total population	345	123,391	473,050
Median age	34.7	32.8	34.2
Median age (male)	31.2	31.7	32.8
Median age (female)	36.4	33.4	35.4

* Demographic data derived from 2010 US Census

Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	345	123,391	473,050
Population Density	110	1,571	1,506
Median Age	34.7	32.8	34.2
Median Age (Male)	31.2	31.7	32.8
Median Age (Female)	36.4	33.4	35.4
Total Households	113	46,393	187,235
# of Persons Per HH	3.1	2.7	2.5
Average HH Income	\$59,645	\$44,674	\$52,926
Average House Value	\$176,541	\$145,287	\$189,498

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CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the 200 Rio Bravo Blvd, SE. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers International from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 200 Rio Bravo Blvd, SE in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.