100% Leased, NNN Investment

601 QUANTUM ROAD NE, RIO RANCHO, NM 87124



INVESTMENT HIGHLIGHTS

Colliers International has been retained as the exclusive agent for the sale of the fee simple interest in a 100% leased, 28,000 square foot state of the art call center building leased to Intersections, Inc. (NASDAQ: INTX). Situated in the heart of New Mexico's 3rd largest city, Rio Rancho, the property is located within the New Mexico Business Tech Center, just off NM Highway 528 (Pat D'Arco Hwy), the major north-south arterial through the city.

This offering represents a rare opportunity to acquire a high-quality asset with an investment grade credit tenant on a firm, NNN lease thru December 31, 2023 and renewal options.

FEATURES

- State of the art call center facility
- 100% Leased, NNN investment
- Modern architectural design
- Open floor plan with high ceilings and perimeter offices
- Concrete tilt-up construction
- Excellent parking: 7.4 per 1,000 SF (207 surface spaces)
- Backup generator

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Independently Owned and Operated – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

INVESTMENT OVERVIEW







Property Descirption

Located on 4.4211 acres of land with in Rio Rancho's New Mexico Business Tech Center, 601 Quantum Road consists of approximately 28,000 total square feet of office building improvements. The building was designed by architect Dekker, Perich, Sabatini and constructed by Reid & Associates Design Builders. The facility is equipped with state of the art call center features including mission critical backup power systems and fiber optic capacity. The facility has excellent surface parking with a total of 207 spaces, capable of accommodating most high-density office users.

Building Features

The building was designed and constructed for Intersections, Inc. in 2003 as a call center facility. Building features include:

- Modern architectural design
- Open floor plan with high ceilings and perimeter offices
- Concrete tilt-up construction
- Excellent parking: 7.4 per 1,000 SF (207 surface spaces)
- Backup generator

Property Facts

- Sale Price: $4,305,000
- Terms ..... Cash at Closing
- NOI: ..... $301,378 (July1, 2018 to June 30, 2019)
- Cap Rate: 7.0%
- Site Improvements: ..... ±28,000 SF Call center building
- Floors: ..... Single-story
- Construction: ..... Tilt-up concrete panel exterior walls
  Dropped acoustical ceiling and indirect lighting
- Year Constructed: 2003
- Land Size: ..... ±4.4211 Total Acres
- Zoning: ..... SU-Light Industrial
- Heating & Cooling ..... Eight rooftop units - one of
  the units are dedicated to the computer room.
- Fire Sprinklers ..... Wet sprinkler system

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CONFIDENTIALITY STATEMENT

601 Quantum Rd. NE ("Property") 2018 The undersigned has been advised that Colliers International | NM ("Broker") have been retained on an exclusive basis by the owners of the above referenced Property ("Owner") with respect to the offering for sale of the Property. The Owner requests all inquiries and communications with respect to the contemplated sale of the Property be directed through Broker. All fees due Broker in connection with the sale of the Property shall be paid by Owner.

Principal/Advisor – If the undersigned hereby acknowledges that it is a principal or advisor acting on behalf of a principal, then such undersigned agrees that it will not look to Owner or Broker for any fees or commissions with the sale of the Property.

Buyer's Agent - If the undersigned is acting as a buyer's agent and has properly registered their principal, Broker agrees to compensate buyer's agent an amount equal to 2.00% of the sales price should a successful closing occur. The definition of a successful closing includes transfer of property and Broker receiving a commission due under a separate listing agreement.

The undersigned (whether principal or broker) acknowledges that it has not dealt with any other broker other than Broker regarding the acquisition of the Property, or if it has, the undersigned agrees to indemnify the Owner and Broker against any compensation, liability, and expenses arising from claims for other broker/agent or third parties that have not properly registered their clients or signed this Confidentiality Agreement.

Broker has available for review certain information (Confidential Information) concerning the Property. On behalf of the Owner, Broker may make such Confidential Information available to the undersigned upon execution of this Confidentiality Statement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property or an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale.

The Confidential Information contains brief, selected information pertaining to the properties, and has been prepared by Broker primarily from information supplied by the Owner or the Owner's agent. It does not purport to be all-inclusive or to contain all the information, which a prospective purchaser may desire. Neither Broker nor Owner make any representation or warranty, expressed or implied, as to the accuracy or completeness of the confidential Information and no legal liability is assumed or to be implied with respect thereto.

By executing this Confidentiality Statement you agree that the information provided is confidential, that you will hold and treat it in the strictest of confidence and that you will not disclose or permit anyone else to disclose the Confidential Information to any person, firm or entity without prior authorization of the Owner and Broker, except that the information may be disclosed, as needed to evaluate the potential purchase of the Property, to your partners, employees, consultants, legal counsel and lenders or pursuant to a court order. Additionally, you agree not to make contact with the current lender. Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. If you do not wish to pursue acquisition negotiations you hereby agree to return the Confidential Information to Broker.

ACCEPTED AND AGREED TO

THIS _____ DAY OF _____, 2018

Principal
Signature: _____

Name
(Printed): _____

Title: _____

Company: _____

Address: _____

_____

Phone Number: _____

Fax Number: _____

E-Mail: _____

Buyer's Agent
Signature: _____

Name
(Printed): _____

Title: _____

Company: _____

Address: _____

_____

Phone Number: _____

Fax Number: _____

E-Mail: _____