



OFFERING MEMORANDUM

FORMER IHOP VACANT VALUE ADD OPPORTUNITY

2020 BUENA VISTA DRIVE SE ALBUQUERQUE, NM 87106

OFFERING MEMORANDUM
PRESENTED BY:

LOUIS HICKS
VICE PRESIDENT OF
INVESTMENT SALES

PHONE **415.377.6064**
EMAIL **louis@thekasegroup.com**
BRE **#01362093**

ELANA REINGOLD
INVESTMENT SALES

PHONE **818.462.3212**
EMAIL **elana@thekasegroup.com**
BRE **#02010071**

IN COOPERATION WITH KEVIN CORDOVA, NEW MEXICO LICENSE
NM BROKER LICENSE: 19145



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This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



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INVESTMENT OVERVIEW



The subject property is a 4,997 square foot vacant IHOP located in Albuquerque, New Mexico. This is a rare, value-add opportunity to reposition this building.

The property is just 1/4 mile from Albuquerque International Airport and is surrounded by major hotel chains including Holiday Inn Express, Comfort Inn, Residence Inn and many others. IHOP has over nine years remaining on the initial 20 year lease.

INVESTMENT HIGHLIGHTS

RARE ALBUQUERQUE VALUE ADD OPPORTUNITY

LOCATED 1/4 MILE FROM ALBUQUERQUE INTERNATIONAL AIRPORT SUNPORT

SURROUNDED BY 14 HOTELS WITHIN 1/6 MILE

VALUE ADD - INCLUDES OVERSIZED LOT SUFFICIENT FOR DEVELOPMENT OF 2ND COMMERCIAL BUILDING

OFFERING SPECIFICATIONS

PRICE Negotiable

SQUARE FOOTAGE 4,997

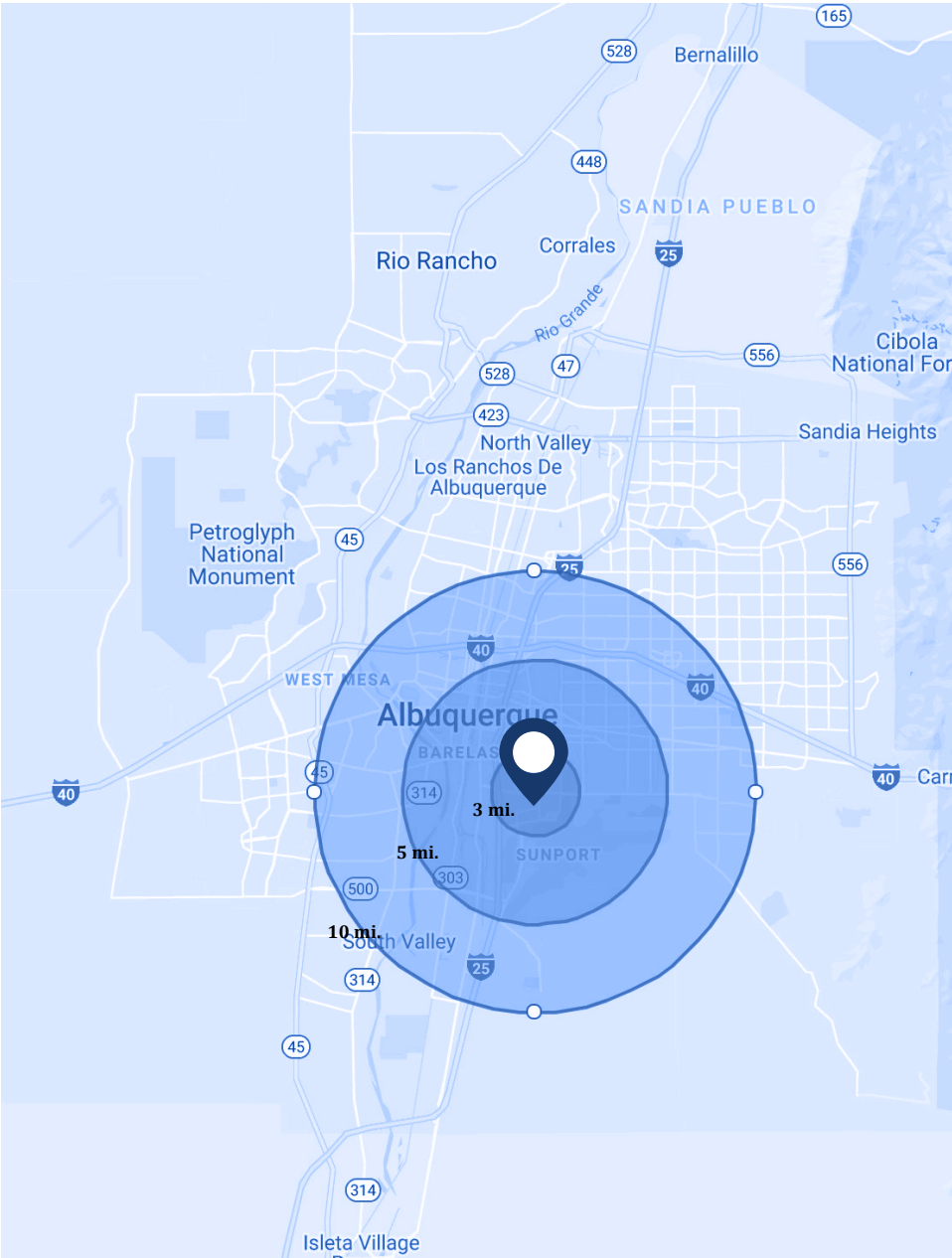
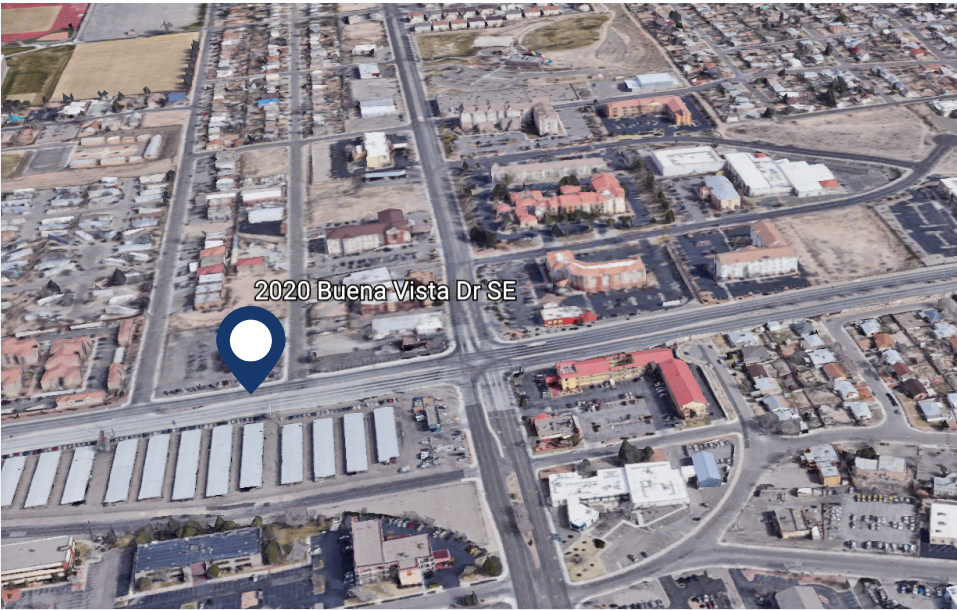
LOT SIZE 1.52 AC

YEAR BUILT 2008

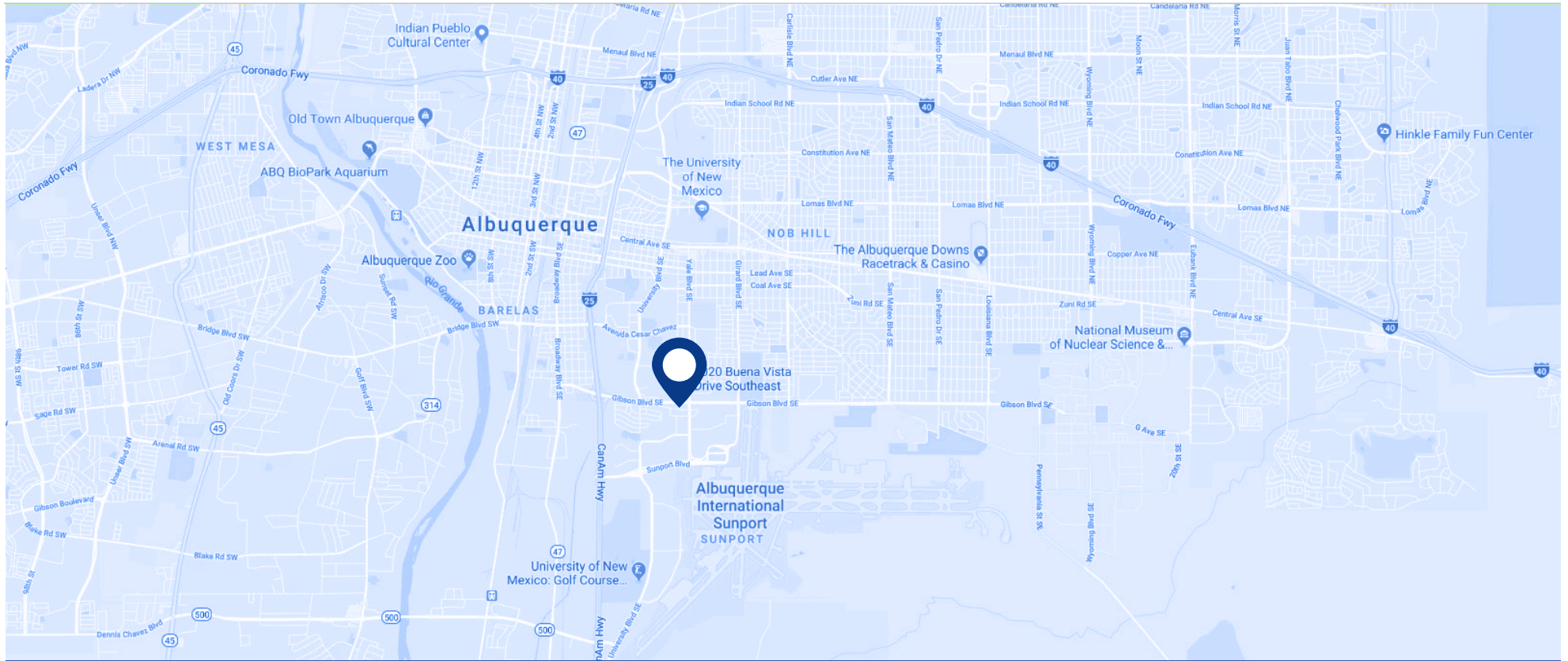
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



| | 3 MILES | 5 MILES | 10 MILES |
|---------------------------------|-----------------|-----------------|-----------------|
| TOTAL POPULATION | 71,498 | 193,963 | 595,709 |
| TOTAL HOUSEHOLDS | 32,289 | 80,648 | 241,371 |
| AVERAGE HOUSEHOLD INCOME | \$51,483 | \$50,310 | \$63,904 |
| AVERAGE AGE | 37.40 | 37.50 | 38.30 |

AREA OVERVIEW

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|--------------------------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 71,498 | 193,963 | 595,709 |
| TOTAL HOUSEHOLDS | 32,289 | 80,648 | 241,371 |
| PERSONS PER HOUSEHOLD | 2.10 | 2.30 | 2.40 |
| AVERAGE HOUSEHOLD INCOME | \$51,483 | \$50,310 | \$63,904 |
| AVERAGE HOUSE VALUE | \$190,752 | \$164,242 | \$184,391 |
| AVERAGE AGE | 37.40 | 37.50 | 38.30 |
| POPULATION WHITE | 58,511 | 163,004 | 504,842 |
| POPULATION BLACK | 3,471 | 7,471 | 20,862 |
| POPULATION AM. INDIAN & ALASKAN | 4,809 | 12,614 | 34,148 |
| POPULATION ASIAN | 2,142 | 4,533 | 17,069 |
| POPULATION HAWAIIAN & PACIFIC ISLAND | 112 | 296 | 926 |
| POPULATION OTHER | 2,453 | 6,046 | 17,862 |

ALBUQUERQUE, NEW MEXICO

Albuquerque is the most populous city in the state of New Mexico. It is a high-altitude city and serves as the county seat of Bernalillo County, and it is situated in the central part of the state, straddling the Rio Grande. The city population was 555,417 as of the July 1, 2012, population estimate from the United States Census Bureau, and ranks as the 32nd-largest city in the U.S. The Albuquerque MSA has a population of 902,797 according to the United States Census Bureau's most recently available estimate for July 1, 2013. Albuquerque is the 59th-largest United States metropolitan area. The Albuquerque MSA population includes the city of Rio Rancho, Bernalillo, Placitas, Corrales, Los Lunas, Belen, Bosque Farms, and forms part of the larger Albuquerque – Santa Fe – Las Vegas combined statistical area, with a total population of 1,163,964 as of the July 1, 2013 Census Bureau estimates. With its population growing bigger over the years, Albuquerque is the fastest growing city in New Mexico by population.

ALBUQUERQUE, NEW MEXICO



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