

JAMESCAPITAL

A D V I S O R S



FEDEX OFFICE

10032 COORS BLVD NW, ALBUQUERQUE, NM 87114

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CONTACT INFORMATION



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INVESTMENT SUMMARY

Tenant	FedEx Office
Street Address	10032 Coors Blvd NW
City	Albuquerque
State	NM
Zip	87114
GLA	6,674 SF
Lot Size	0.91 AC
Year Built	2000

\$ \$1,613,161
LIST PRICE

% 7.75%
CAP RATE

\$ \$125,020
NET OPERATING INCOME

Price / SF \$241.71

Rent / SF \$18.73

**Strong Corporately Guaranteed Lease**

FedEx Corporation holds investment grade ratings by both S&P (BBB) and Moody's (Baa1).

National Brand Recognition

FedEx Corporation is the worlds largest commercial shipping provider, generating \$69.69 billion through fiscal year 2019, providing outlets for FedEx Express and FedEx Ground.

Dense Retail Corridor

This investment is shadow anchored by Cottonwood Mall and located within a retail corridor with the following tenants: Buffalo Wild Wings, Chili's Grill & Bar, BBVA Bank, Reliable Nissan, Chevrolet Car Dealership, Albertsons Market, Pep Boys, AutoZone and Firestone just to name a few.



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LEASE SUMMARY



Lease Type	Triple-Net (NNN)	Real Estate Taxes	Tenant Responsible
Type of Ownership	Fee Simple	Insurance	Tenant Responsible
Original Lease Term	10 Years	Roof & Structure	Landlord Responsible
Commencement Date	06/22/1999	Lease Guarantor	Corporate
Lease Expiration	12/31/2021	Company Name	FedEx Corporation
Term Remaining	1+ Years	Ownership	Public
Increases	None	Years in Business	50
Options	None	Number of Locations	2,150+



Robust Population Growth

The population growth has increased close to 10% since 2010 and is expected to continue growing for the next decade.

Excellent Access and Visibility

The subject property is strategically located on Coors Blvd NW and Coors Bypass Blvd, the two main outlets for this retail corridor, with an average of 19,364 vehicle per day.

Primary Trade Area

This investment has a population of 184,280 within a 5-mile radius and an average household income of \$91,466 within a 3-mile radius.

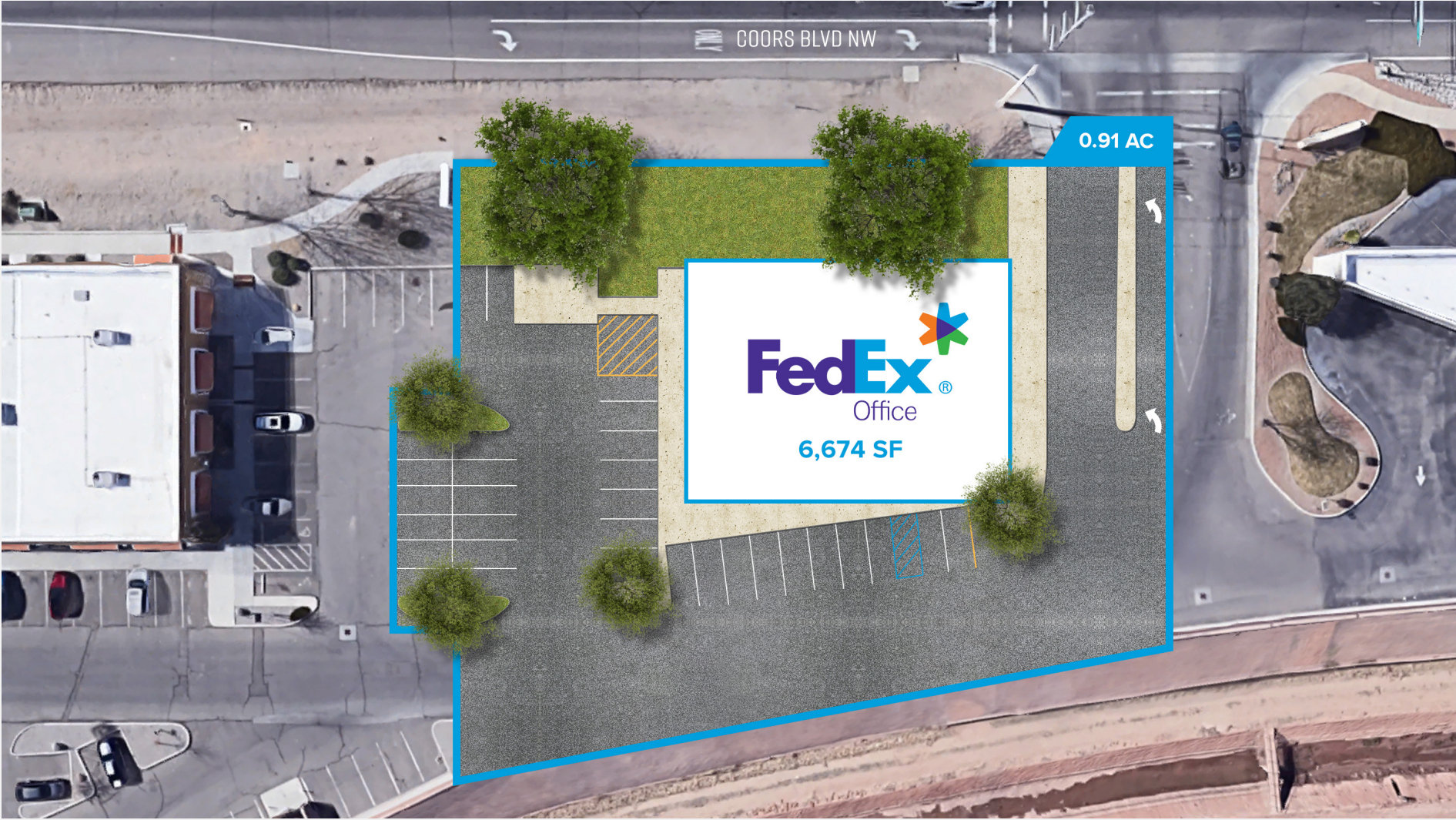
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RENT SCHEDULE



Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
Current - 12/31/2021	Base Term	\$125,020	\$10,418.33	-	7.75%







FedEx Office

FedEx Office is a subsidiary of FedEx Corporation and is an American retail chain that provides an outlet for FedEx Express and FedEx Ground (including Home Delivery) shipping, as well as printing, copying, and binding services. Headquartered in Plano, Texas, FedEx Office operates approximately 2,150+ company-owned stores and locations in the U.S.

 **2,150+**
NUMBER OF LOCATIONS

 **15,000+**
EMPLOYEES

 **BBB**
CREDIT RATING

 **1,900 Cities**
GEOGRAPHICAL FOOTPRINT



The company's network features retail stores, centralized production centers, corporate print stores, hotel and convention center operations, as well as FedEx OnCampus print stores. Services include digital printing, professional finishing, document creation, direct mail, signs and graphics, copying, & computer rental. In addition, the company offers FedEx Express® and FedEx Ground® shipping, Hold at FedEx Location, FedEx SameDay City and packing services backed by the FedEx® Packing Pledge. Among the 2,150 FedEx Office locations, there are stores inside hotel and convention centers, OnCampus sites at universities and corporate campuses across the country and 32 FedEx SameDay City markets serving more than 1,900 cities.

Fedex Profit, Revenue Beat as Pandemic Drives E-Commerce Bounce

FedEx reported a bigger-than-expected quarterly profit in September of 2020, after price hikes, lower fuel costs and efficiency gains countered negative impacts associated with a pandemic-fueled surge in e-commerce shipments. Shares jumped 7.6% to \$254.66 in extended trading. Average daily package volume for FedEx Ground, which handles e-commerce deliveries for retailers like Walmart, jumped 31% to 11.6 million during the fiscal first quarter ended Aug. 31. Revenue rose 13.5% to \$19.3 billion.

Albuquerque, NM

New Mexico's largest city, the Albuquerque Metro area has over 908,200 residents and is growing at a steady pace of 1 to 2 percent a year. The area's five-year growth rate is projected at 7.2 percent compared with the national rate of 4 percent. Albuquerque serves as the county seat of Bernalillo County and is in north-central New Mexico. The Sandia Mountains run along the eastern side of Albuquerque, and the Rio Grande flows north to south through its center, while the West Mesa and Petroglyph National Monument make up the western part of the city. Albuquerque has one of the highest elevations of any major city in the U.S.

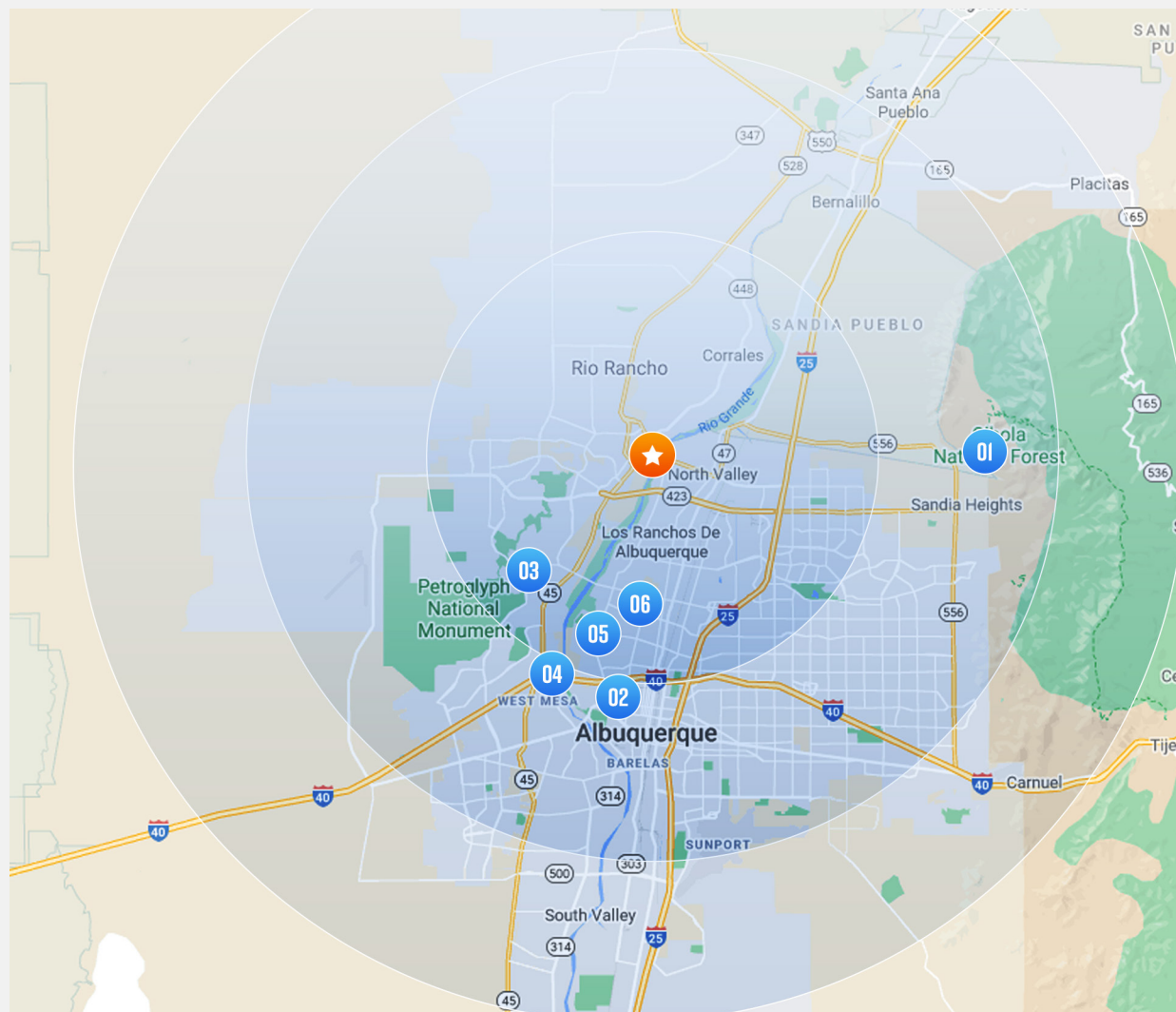
Recognized as one of the one of the most culturally diverse cities in the country, Albuquerque's ethnic tapestry is reflected in its architecture, artwork, cultural centers and cuisine. Countless customs and traditions are a vibrant part of daily life in the city, making Albuquerque the cultural capital of the Southwest. Their economy centers on science, medicine, technology, commerce, education, entertainment, and culture outlets. Even as a larger city, Albuquerque can't help but retain its neighborhood feel.



In Albuquerque, diverse cultures, authentic art and dynamic traditions have helped shape our centuries-old story. No matter the interests, the city has countless opportunities for everyone to explore. Sample traditional New Mexican cuisine that takes minutes to make and hundreds of years to prepare, experience world-class museums, stroll along Central Avenue under the vintage neon glow of Route 66, or soar high above the city in the hot air ballooning capital of the world — a sight sure to change anyone's perspective.

Enclosed by mountains, the Rio Grande, lava cliffs, military bases, and Native American pueblos, Albuquerque seemingly has reached its physical limits, barring expansion into adjacent valleys. Much of the city is made up of suburban developments. Older neighbourhoods line the banks of the broad Rio Grande, with Spanish-style adobe homes nestled among galleries of tall cottonwood and oak trees. Immerse yourself in our painted skies, abundant space and more than 310 days of sunshine, which make it possible to ski the slopes of the Sandia Mountains and play a round at one of our award-winning golf courses, all in the same day. Albuquerque is an oasis in the high desert, full of rich history and inspiring ideas.

- 1. Sandia Peak Tramway**
30 Tramway Rd NE, Albuquerque, NM 87122
12.3 MILES FROM SUBJECT PROPERTY
- 2. ABQ BioPark - Zoo**
903 10th St SW, Albuquerque, NM 87102
11.3 MILES FROM SUBJECT PROPERTY
- 3. Petroglyph National Monument**
Western Trail NW, Albuquerque, NM 87120
5.9 MILES FROM SUBJECT PROPERTY
- 4. ABQ BioPark - Botanic Garden**
2601 Central Ave NW, Albuquerque, NM 87104
9.7 MILES FROM SUBJECT PROPERTY
- 5. Albuquerque Museum**
2000 Mountain Rd NW, Albuquerque, NM 87104
9.1 MILES FROM SUBJECT PROPERTY
- 6. Indian Pueblo Cultural Center**
2401 12th St NW, Albuquerque, NM 87104
9.3 MILES FROM SUBJECT PROPERTY

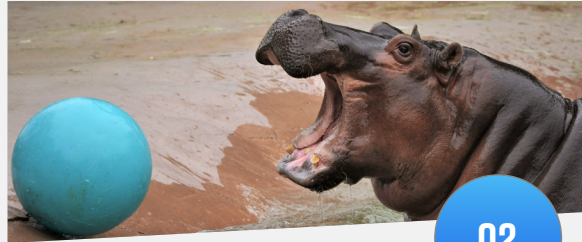




01

SANDIA PEAK TRAMWAY

THIS TRAMWAY HAS THE WORLD'S THIRD LONGEST SINGLE SPAN IN THE AMERICAS.



02

ABQ BIOPARK - ZOO

THIS ZOO HAS FOUR SEPERATE FACILITIES WITH MORE THAN 1,100 ANIMALS & FISH.



03

PETROGLYPH NATIONAL MONUMENT

THIS MONUMENT PROTECTS A VARIETY OF CULTURAL AND NATURAL RESOURCES.



04

ABQ BIOPARK - BOTANIC GARDEN

A 36-ACRE BOTANICAL GARDEN THAT INCLUDES A 10,000 SQ. FT. CONSERVATORY.



05

ALBUQUERQUE MUSEUM

MUSEUM DEDICATED TO PRESERVING THE ART OF THE AMERICAN SOUTHWEST.



06

INDIAN PUEBLO CULTURAL CENTER

DEDICATED TO THE PRESERVATION OF PUEBLO INDIAN CULTURE, HISTORY & ART.



POPULATION

	1-Mile	3-Mile	5-Mile
2025 Projection	6,875	64,303	184,280
2020 Estimate	6,757	63,301	180,067
2010 Census	6,133	60,473	169,367
Growth '20 - '25	1.75%	1.58%	2.34%
Growth '10 - '20	10.17%	4.68%	6.32%

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2025 Projection	3,155	25,679	71,673
2020 Estimate	3,099	25,259	70,087
2010 Census	2,797	24,012	66,232
Growth '20 - '25	1.81%	1.66%	2.26%
Growth '10 - '20	10.80%	5.19%	5.82%
Average Income	\$84,201	\$91,466	\$84,924
Median Income	\$57,585	\$68,214	\$65,363

FEDEX OFFICE

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