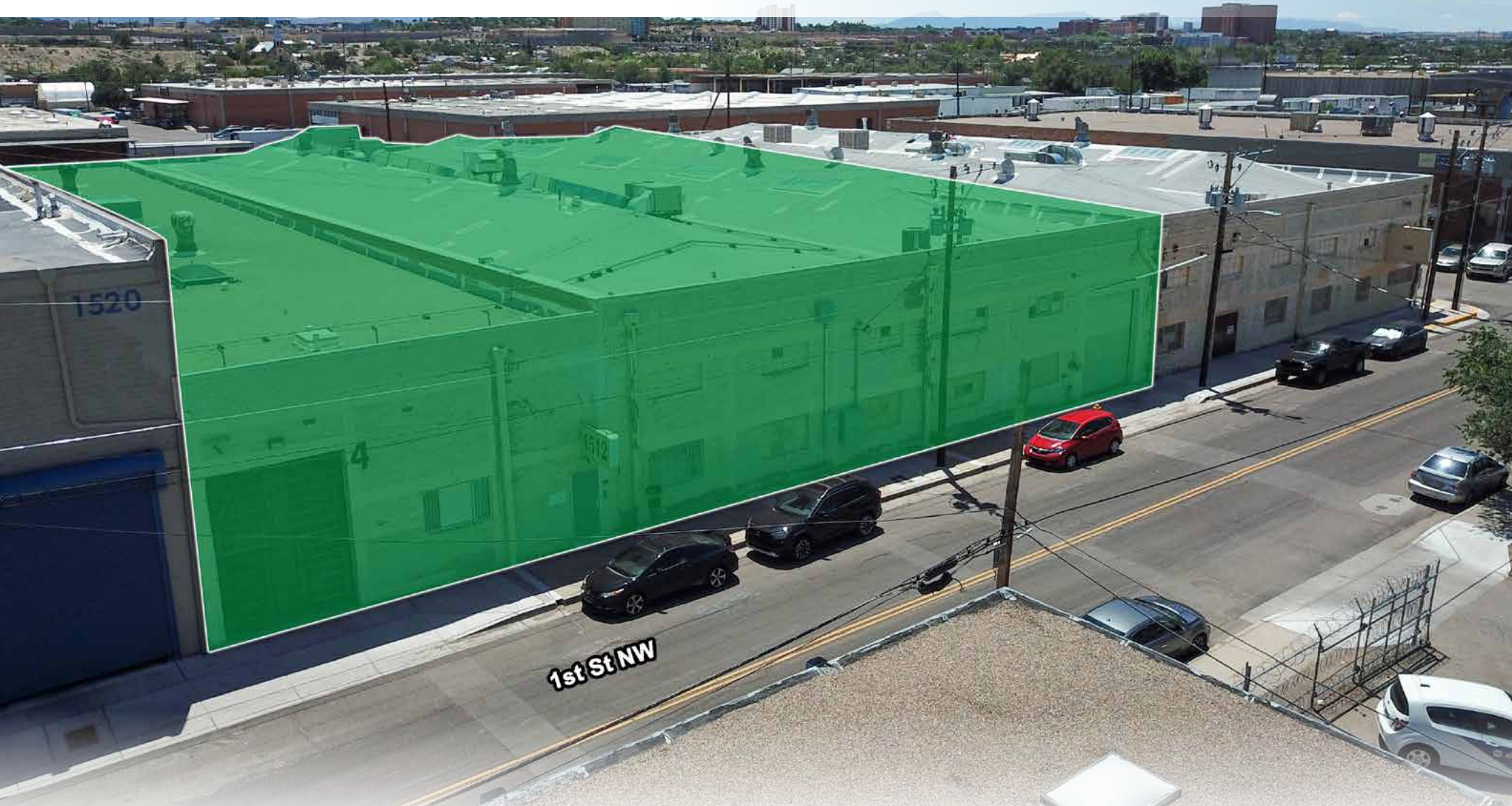


SINGLE-TENANT DOUBLE-GUARANTEE INDUSTRIAL INVESTMENT

NWC 1st Street & Constitution Ave NW
1510 - 1512 1st Street Northwest
Albuquerque NW, 87102

RESOLUT



8%
CAP RATE



Owner Financing Available
\$4,007,277
PRICE




33,345 SF
GLA

ROB POWELL, CCIM
Principal/Owner
505.337.0777
rpowell@resolutre.com
resolutre.com

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Investment Highlights

Page 5
Financial Analysis

Page 6-12
Location Overview

Page 13
Listing Agent



RESOLUT

RE

Rob Powell, CCIM
Principal/Owner
505.337.0777
rpowell@resolutre.com
resolutre.com

SINGLE-TENANT DOUBLE-GUARANTEE INDUSTRIAL INVESTMENT

- Personal Guarantee (Leasee), Corporate Guarantee (Subleasee), Master Growers Group, LLC
- 3-phase 2,500 AMPS 480 volt power
- Tenant responsible for interior repairs including HVAC and electrical components
- Tenant improvements exceed \$1 million
- Two internal dock-high doors
- Refrigerated Air throughout
- Fully sprinklered
- Initial lease ends November 31, 2026. One, three-year renewal option. Rent to be negotiated.
- 3% increases each year, January 1st
- Owner financing available

Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.



INVESTMENT PROPERTY

Price	\$4,007,277
Capitalization Rate	8%

PROPERTY HIGHLIGHTS

Property Address	1510 & 1512 1st St NW Albuquerque NM, 87102
Location	NWC 1st Street & Constitution Ave NW
County	Bernalillo
Gross Leasable Area	33,345 SF
Lot Size	33,345 SF / 0.59 Acres
Occupancy	Single tenant
Lease Type	Modified Gross
Broker (Buyer)	2%

FINANCIAL ANALYSIS



ANNUAL OPERATING EXPENSES

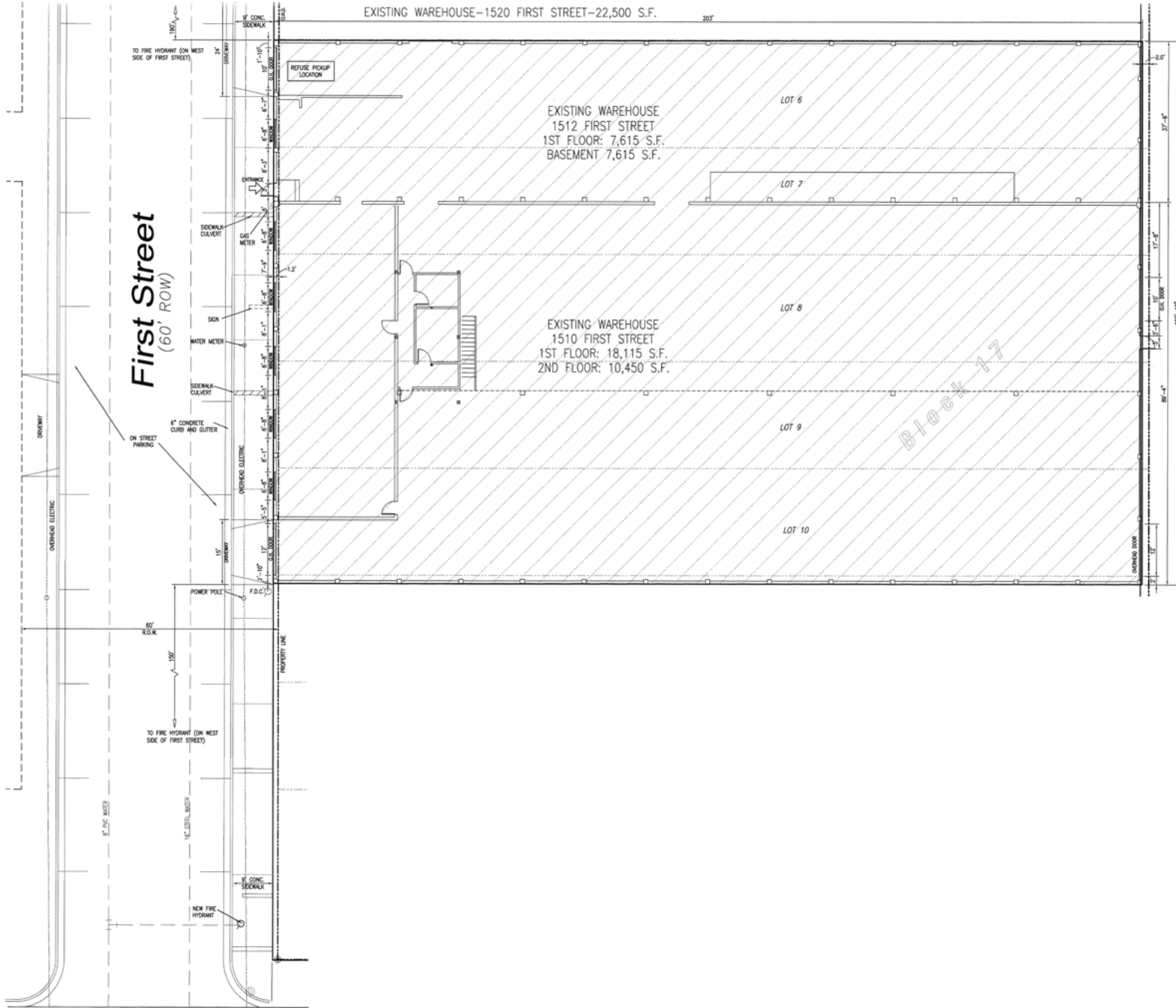
Real Estate Taxes	\$18,952.46
Insurance	\$13,492.36
Misc.	\$724.00
TOTAL EST. EXPENSES	\$33,168.82

CASH FLOW ANALYSIS Current

Effective Gross Income:	\$353,751.00
Expenses	\$33,168.82
Net Operating Income	\$320,582.18

PHOTOS



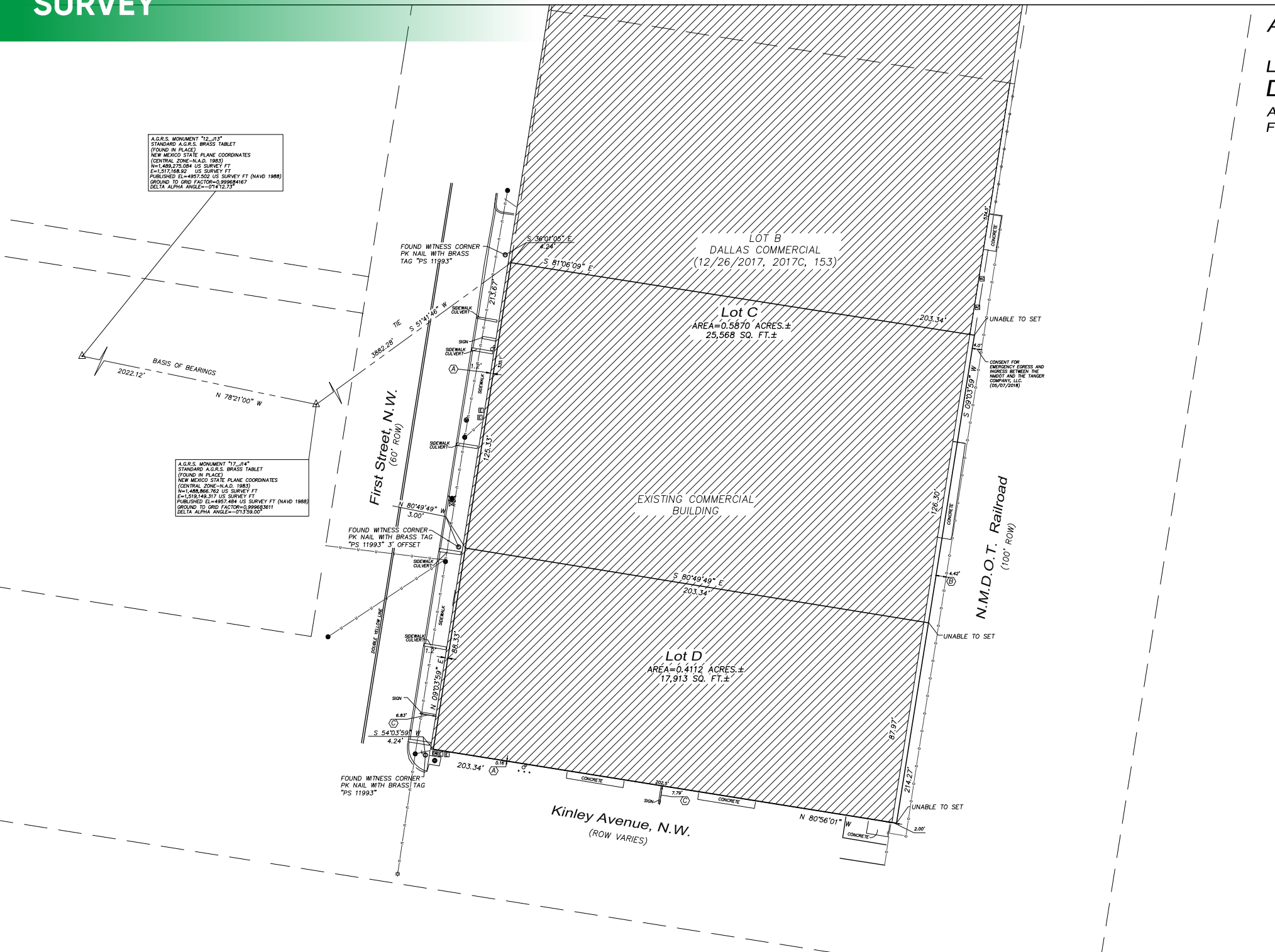


A.T. & S.F. Railroad
(100' ROW)

SURVEY

A.G.R.S. MONUMENT "12-J17"
 STANDARD A.G.R.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,499,275.084 US SURVEY FT
 E=1,517,168.92 US SURVEY FT
 PUBLISHED EL=497,202 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.99984167
 DELTA ALPHA ANGLE=-014.1273"

A.G.R.S. MONUMENT "17-J14"
 STANDARD A.G.R.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,498,860.762 US SURVEY FT
 E=1,519,149.317 US SURVEY FT
 PUBLISHED EL=497,484 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.99983611
 DELTA ALPHA ANGLE=-013.5920"



LOCATION OVERVIEW

SITE MAP

5,815 VPD

FleetPride
HEAVY DUTY PARTS & SERVICE

2nd St NW



JUNO
BREWERY • CAFE • ART

1st St NW

Adelante

SITE

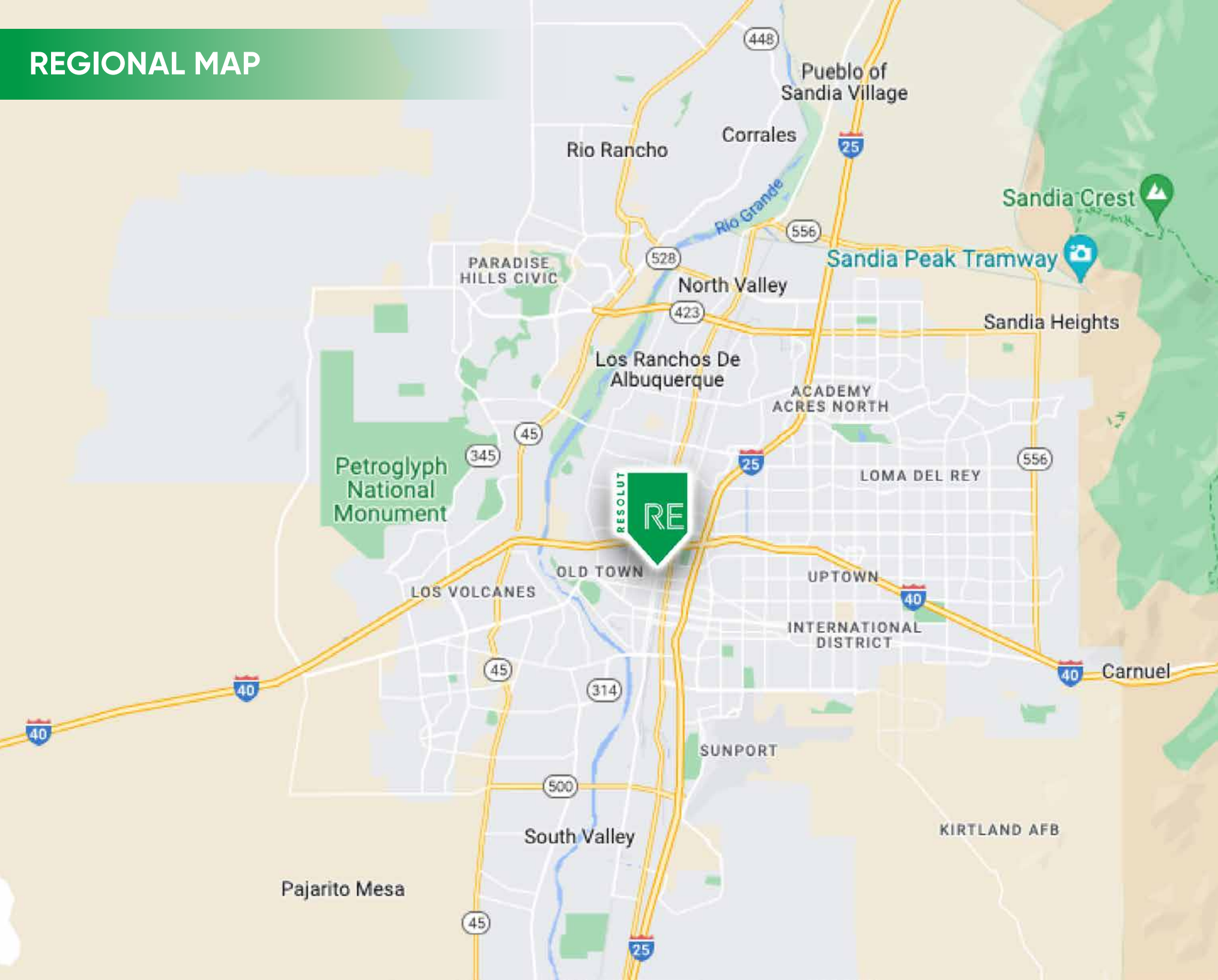
AT. & SF. Railroad

SM SANDIA MARBLE

MID-AERIAL MAP



REGIONAL MAP





ROB POWELL, CCIM

Chief Executive Officer

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Robert Powell is a veteran health plan consultant, an entrepreneur, a mentor, a commercial real estate investor and broker. Recognized in the industry for his investment strategies.

Rob is currently a coach for the prestigious Massimo Group. Rob coaches several Commercial brokers across the country.

Rob's real estate investments and experiences are written about in the following books:

- The Encyclopedia of Commercial Real Estate Advice by Terry Painter
- Commercial Real Estate for Dummies by Peter Harris
- Maui Millionaires by Diane Kennedy
- Making Big Money In Foreclosures by Peter Conti
- Buying Real Estate Without Cash or Credit by David Finkel

Rob served as the President for the 2013 CCIM New Mexico Chapter and was awarded The Power Broker designation in 2014, 2015, 2016, and 2019.

Rob has assisted CRE investors in acquiring/disposing real estate investments for the following: Chick-fil-a, Church's Chicken, Applebee's, Walgreens Pharmacy, Walmart Neighborhood, Chili's Restaurants, Western Refining, Boston Market, GIANT Fueling stations, IHOP Restaurant, Loves Trucking, Dick's Sporting Goods, Dollar General, and McDonald's.

Rob has also processed leases for Autozone, Crunch Fitness, Verus Research, Family Dollar, Thomson Reuters, Concho Resources, Solar City, Zimmer Biomet, Sears Corporation, Lowe's Super Save Food Market, Family Dollar, Whataburger, Goodwill, US Army, Wells Fargo, NAPA Auto Parts, Purchase Green, and many many others.

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