



OFFERING MEMORANDUM
FEDEX SHIP CENTER

98 WESTGATE ST | LAS CRUCES, NM 88005

Exclusively Marketed By: **Gabriel L. Fisher**

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MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

INVESTMENT SUMMARY

Tenant FedEx Ship Center

FedEx Ship Center
98 Westgate St.
Las Cruces, NM 88005

Property Type Single Tenant Industrial

Price \$1,000,000

Price/SF/Bldg \$107.02

Net Operating Income \$57,900

CAP Rate 5.79%

Lease Type NN

Roof & Structure Landlord Responsible

Lease Guarantor Corporate Guarantee

Lease Term Remaining +/- 7.3 Years

Occupancy 100%

Building Size 9,344 SF

Land Size 41,055 SF

Year Built / Renovated 1992

APN 4-005-136-391-058

Zoning Industrial

INVESTMENT HIGHLIGHTS

- Mission Critical Location
- Great mix of retail and industrial space in surrounding area
- Recently extended, the asset boasts a long lease term through October 2030. This lease extension demonstrates commitment to this location.
- The Property is operating under a Double Net (NN) lease with minimal landlord responsibilities, providing for a very passive income on the investment.



RENT ROLL

Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start	End			
FedEx Ship Center	9,344	100%	\$4,825	\$0.52	\$57,900	\$6.20	11/15/1987	10/31/2030	Flat	NN	No Options
Note - NN Lease, Landlord responsible for roof & structure											
TOTAL	9,344	100%	\$4,825		\$57,900						





STOP

STOP





FedEx Corporation is an American multinational delivery services company headquartered in Memphis, Tennessee. The name "FedEx" is a syllabic abbreviation of the name of the company's original air division, Federal Express (now FedEx Express), which was used from 1973 until 2000. The company is known for its overnight shipping service and pioneering a system that could track packages and provide real-time updates on package location, a feature that has now been implemented by most other carrier services. FedEx is also one of the top contractors of the US government.

The company was founded in 1971 as Federal Express Corporation by Frederick W. Smith, a graduate of Yale Business School. He drew up the company's concept in a term paper at Yale, in which he called for a system specifically designed for urgent deliveries. While his professor didn't think much of the idea, Smith pressed on. He began formal operations in 1973, when he moved operations to Memphis. Besides its location near the center of the country, Memphis International Airport almost always stayed open in inclement weather.

The company grew rapidly, and by 1983 had a billion dollars in revenues, a rarity for a startup company that had never taken part in mergers or acquisitions in its first decade. It expanded to Europe and Asia in 1984. In 1988, it acquired one of its major competitors, Flying Tiger Line, creating the largest full-service cargo airline in the world. In 1994, Federal Express shortened its name to "FedEx" for marketing purposes, officially adopting a nickname that had been used for years.

For more information, please visit www.FedEx.com

COMPANY TYPE	REVENUE	HEADQUARTERS
NYSE:FDX	65.450 billion	Memphis, TN

Las Cruces, NM

Las Cruces, also known as "The City of the Crosses", is the seat of Doña Ana County, New Mexico, United States. As of the 2010 census the population was 97,618, and in 2015 the estimated population was 101,643, making it the second largest city in the state, after Albuquerque. Las Cruces is the largest city in both Doña Ana County and southern New Mexico. The Las Cruces metropolitan area had an estimated population of 213,676 in 2014. It is the principal city of a metropolitan statistical area which encompasses all of Doña Ana County and is part of the larger El Paso–Las Cruces combined statistical area.

The Census reported that there were 74,267 people, 29,184 households, and 18,123 families residing in the city. The population density was 1,425.7 people per square mile. There were 31,682 housing units at an average density of 608.2 per square mile.. The racial makeup of the city was 69.01% White, 2.34% African American, 1.74% Native American, 1.16% Asian, 0.07% Pacific Islander, 21.59% from other races, and 4.10% from two or more races. Hispanic or Latino of any race were 51.73% of the population.

New development on Las Cruces' east mesa.

There were 29,184 households out of which 30.4% had children under the age of 18 living with them, 42.3% were married couples living together, 15.1% had a female householder with no husband present, and 37.9% were non-families. 27.9% of all households were made up of individuals and 8.9% had someone living alone who was 65 years of age or older. The average household size was 2.46 and the average family size was 3.05.

In the city, the population was spread out with 25.1% under the age of 18, 16.0% from 18 to 24, 26.9% from 25 to 44, 19.0% from 45 to 64, and 13.1% who were 65 years of age or older. The median age was 31 years. For every 100 females there were 94.3 males. For every 100 females age 18 and over, there were 91.0 males.

FedEx
Ship Center



FedEx
Ship Center

Westgate Street



FedEx
Ship Center

Westgate Street





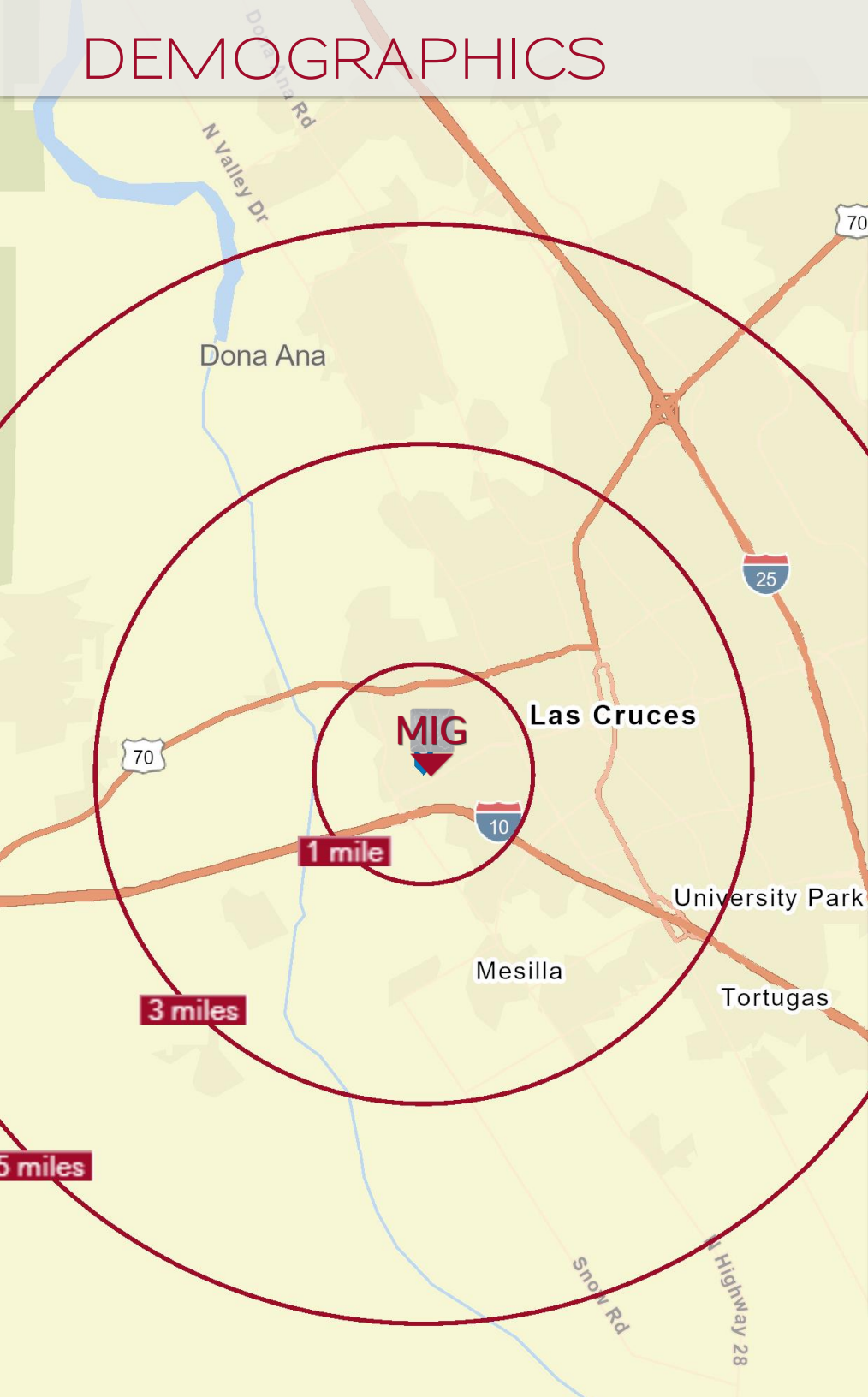
N Motel Boulevard

FedEx
Ship Center

W Amador Avenue



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2023 Population	4,459	43,394	103,515
2028 Population	4,514	43,895	105,065
2020-2023 Annual Rate	0.57%	0.61%	0.65%
2023-2028 Annual Rate	0.25%	0.23%	0.30%
2023 Male Population	53.4%	49.0%	48.8%
2023 Female Population	46.6%	51.0%	51.2%
2023 Median Age	35.1	35.1	35.1
Median Age			
The median age in this area is 35.1, compared to U.S. median age of 39.1.			
Race and Ethnicity			
2023 White Alone	53.7%	49.0%	51.5%
2023 Black Alone	2.1%	2.2%	2.5%
2023 American Indian/Alaska Native Alone	1.9%	2.6%	2.4%
2023 Asian Alone	0.6%	1.0%	1.6%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	21.1%	20.2%	18.0%
2023 Two or More Races	20.5%	24.9%	24.0%
2023 Hispanic Origin (Any Race)	64.2%	67.1%	60.9%
Median Household Income			
2023 Median Household Income	\$45,477	\$38,422	\$45,031
2028 Median Household Income	\$52,184	\$43,527	\$51,810
2023-2028 Annual Rate	2.79%	2.53%	2.84%
Average Household Income			
2023 Average Household Income	\$62,758	\$60,614	\$71,320
2028 Average Household Income	\$77,017	\$71,436	\$83,484
2023-2028 Annual Rate	4.18%	3.34%	3.20%
Data for all businesses in area			
Total Businesses:	360	2,321	3,746
Total Employees:	7,119	30,395	58,029
Total Residential Population:	4,459	43,394	103,515

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This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

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Listed in conjunction with New Mexico Broker of Record Mahlon T. Everhart (Tatt)