

3500 TRINITY DR LOS ALAMOS, NM 87544

LONG-TERM, CREDIT-BACKED INCOME WITH BUILT-IN GROWTH
SINGLE-TENANT INVESTMENT OPPORTUNITY



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SECTION I

EXECUTIVE SUMMARY

OVERVIEW:

- **Credit-Backed Investment Opportunity:** Fee simple acquisition of a 100% leased to Bilingual Montessori School in Los Alamos, NM, with lease obligations guaranteed by Triad National Security, LLC, the federally contracted Management & Operating entity for Los Alamos National Laboratory (LANL).
- **Recently Renovated Asset:** Comprehensive 2023 renovations included new roof, HVAC systems, electrical upgrades, and full interior and exterior improvements, significantly reducing near-term capital expenditure risk.
- **Long-Term Lease with Built-In Growth:** Approximately 7+ years remaining on the primary term, plus two (2) ten-year extension options. The lease includes 3.5% annual rent escalations throughout the base term and option periods, providing consistent NOI growth and inflation protection.

INVESTMENT HIGHLIGHTS:

- **Institutional-Grade Lease Guarantee:** Lease guaranteed by Triad National Security, LLC, a consortium-backed operator under the U.S. Department of Energy's National Nuclear Security Administration, enhancing long-term rent security.
- **Stable, Compounding Cash Flow:** Annual 3.5% rent escalations provide predictable income growth throughout the lease term and option periods.
- **Strategic LANL Proximity:** Immediate access to one of the nation's most significant national security and scientific research institutions supports long-term tenant demand and economic stability.
- **Low-Management Investment Profile:** Limited landlord responsibilities combined with a strong tenant guarantee create an attractive, passive investment structure.
- **Modernized, Turnkey Asset:** Significant 2023 capital improvements reduce future capital expenditure risk and enhance long-term asset durability.

INVESTMENT SUMMARY:

\$5,600,000

SALE PRICE

11,712

TOTAL SQUARE FEET

\$392,000

IN-PLACE NOI

3.5%

ANNUAL ESCALATIONS

6.8%

2025 ACTUAL CAP RATE

7%

2026 BUDGET CAP RATE

SECTION II

TENANT PROFILE



TENANT PROFILE



BILINGUAL MONTESSORI SCHOOL LAM, LLC

The Property is 100% leased to Bilingual Montessori School LAM, LLC. Bilingual Montessori School (BMS) is a Montessori-based early childhood education provider combining traditional Montessori instruction with immersive Spanish language learning. The school follows the educational philosophy of Dr. Maria Montessori, emphasizing child-centered development, hands-on learning, and “freedom within order” to foster independence, responsibility, and academic growth. Students progress at their own pace in a structured environment designed to support cognitive, social, and practical life skills.

The program is led by experienced, Montessori-trained educators and operates in full compliance with all state and local health, safety, and accessibility standards. BMS promotes an inclusive, community-oriented environment with active parent involvement and a commitment to individualized learning. The school’s mission-driven approach and focus on developmental excellence position it as a valued educational resource within the Los Alamos community.



STRONG TENANT LEASE GUARANTEE



TRIAD NATIONAL SECURITY, LLC

The lease is guaranteed by Triad National Security, LLC, the federally contracted management and operating entity for Los Alamos National Laboratory (LANL) — one of the U.S. Department of Energy’s most critical national security and scientific research institutions. In this role, Triad is responsible for overseeing the Laboratory’s multi-billion-dollar annual operations, including mission execution in nuclear security, advanced scientific research, and national defense initiatives.

Triad is backed by a highly credentialed consortium comprised of Battelle Memorial Institute, Texas A&M University, and the University of California, combining deep experience in national laboratory management, large-scale federal program execution, and world-class research administration. This partnership structure brings institutional stability, operational sophistication, and long-term federal alignment.

Independent financial assessments estimate Triad’s annual revenues in excess of \$500+ million, reflecting substantial economic scale, financial capacity, and operational reach. As the guarantor, Triad National Security provides institutional-grade credit strength and alignment with one of the nation’s most strategically significant federal research enterprises.

SECTION III

LEASE SUMMARY



LEASE SUMMARY

- **Single-Tenant:** 100% leased to Bilingual Montessori School LAM, LLC
- **Guarantee:** Lease Guaranteed by Triad National Security, LLC, the federally contracted operator of Los Alamos National Laboratory.
- **Lease Term:** Tenant has 7+ years remaining on primary term.
- **Options:** Two (2) additional ten-year extension options provide long-term occupancy stability.
- **Rent Escalation:** Annual 3.5% rent escalations provide predictable income growth throughout the lease term and option periods.
- **Operating Expenses:** Tenant pays 100% of operating expenses excluding property taxes, insurance, roof, structural, and foundation elements.



LEASE HIGHLIGHTS

7± YEARS

REMAINING TERM

**TWO 10-YEAR
OPTIONS**

LEASE RENEWAL

7/1/2023

COMMENCEMENT DATE

6/30/2033

LEASE EXPIRATION

100%

PROPERTY OCCUPIED

3.5%

ANNUAL RENT ESCALATION

FINANCIAL SUMMARY

2026 BUDGET	
RENT INCOME	\$425,144.90
INSURANCE	\$26,473.41
PROPERTY TAX	\$0.00 (Schools are exempt from property tax in Los Alamos.)
ADMINISTRATIVE	\$6,671.49
TOTAL EXPENSE	\$33,144.90
NOI	\$392,000.00



SECTION IV

PROPERTY PHOTOS

3500 TRINITY DRIVE

Property Overview



PHOTOS



3500 TRINITY DRIVE

Property Overview



PHOTOS



3500 TRINITY DRIVE

Aerial

AERIAL



An aerial photograph of a town nestled in a valley. In the foreground, a large, multi-winged building with a green roof and yellow walls is visible, surrounded by trees. A parking lot with several cars is in front of it. The middle ground shows a dense residential area with many houses and trees. In the background, there are large, brown mountains under a clear blue sky. A white circle with a black border is overlaid on the left side of the image, containing the text 'SECTION V'.

SECTION V

AREA OVERVIEW

LOS ALAMOS: A PREMIER SCIENCE & NATIONAL SECURITY HUB

Community Overview

Los Alamos is one of the most affluent and highly educated communities in the United States, anchored by Los Alamos National Laboratory (LANL), a world-renowned national security and scientific research institution. The community's economic stability, high household incomes, and government-backed employment base create a resilient and insulated investment environment.

- **Anchor Employer – LANL:** Approximately 18,000 employees engaged in national security, nuclear science, engineering, and advanced research.
- **High Median Household Income:** Consistently ranked among the highest-income counties in the United States.
- **Highly Educated Workforce:** Among the highest concentration of PhDs per capita in the country.
- **Stable Government-Backed Economy:** Federally funded operations provide long-term economic durability and limited exposure to typical market cycles.

Economic Strength & Expansion

LANL continues to receive significant federal investment tied to national defense and scientific innovation initiatives, supporting long-term employment growth and infrastructure investment within Los Alamos County.

- **Federal Funding Stability:** Multi-billion-dollar annual federal funding supports laboratory operations and regional economic activity.
- **Workforce Growth:** Continued hiring initiatives in engineering, research, and national security programs.
- **Limited Retail & Service Supply:** Strong demand driven by highly compensated professionals within a geographically constrained market.

Why Los Alamos?

- **Affluent Consumer Base:** High-income households support strong service-based businesses and educational demand.
- **Limited Developable Land:** Geographic constraints create supply limitations and long-term real estate stability.
- **Strategic National Importance:** LANL remains a critical component of U.S. national security infrastructure.
- **Recession-Resistant Market:** Government-backed employment reduces private-sector volatility.



3500 TRINITY DRIVE

Aerial

BUSINESS AERIAL





SECTION VI

BROKER PROFILES



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TAI BIXBY CCIM, SIOR

DIRECTOR

PROFESSIONAL EXPERIENCE

Tai has joined Real Estate Advisors in the Santa Fe Division with over 18 years of experience. He has been in real estate since 2004, working in residential and commercial brokerage, as well as development. Earning his CCIM designation in 2012, Tai has been involved with commercial real estate exclusively since 2018.

Tai's experience includes real estate brokerage, office/industrial/retail sales/leasing, land sales both residential and commercial, 1031 tax deferred exchanges, financial/market/leasing analysis in the Santa Fe/Albuquerque real estate markets. In addition, Tai has extensive experience in investment management/analysis on behalf of both partnership and clients with passive and active investments.

Tai enjoys working in commercial real estate because he likes problem solving and helping people achieve their business and financial goals. His work in commercial real estate also allows him the ability to have fun and meet interesting people.

When Tai is not at work, you can find him snowboarding, mountain biking, sailing and traveling internationally. He balances his work/life schedule by focusing first on what matters most in his life; his faith and his family.

PROFESSIONAL AFFILIATIONS/ACCREDITATIONS

- Certified Commercial Investment Manager (CCIM)
- Society of Industrial and Office Realtors (SIOR)
- Member of Agua Fria Planning Committee for Santa Fe County Planning Department 2015-2016
- 2004 President of Commons on the Alameda Homeowner's Association
- National Association of Realtors
- Realtors Association of NM,
- Santa Fe Association of Realtors (SFAOR)
- Commercial Association of Realtors (CARNM)

ACHIEVEMENTS

- CCIM Mega Deal of the Year 2024
- LIN Lease of the year over \$500,000





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EDUCATION

University of Arizona

- Master's in science of Finance and Real Estate

Arizona State University

- BA in Journalism

JACOB ROCKER CCIM

SENIOR ASSOCIATE

PROFESSIONAL EXPERIENCE

Jacob Rocker expertise is in the acquisition, disposition and leasing of investment properties throughout New Mexico, with an emphasis in Multi-Family Housing. Mr. Rocker's career in Commercial Real Estate spans a decade and was recruited to Real Estate Advisors directly due to his extensive knowledge of the Real Estate industry. Through his energy, innovation, and client centric approach to the business, Mr. Rocker is committed to maximizing client value by providing custom fit services tailored to the specific needs of each property owner. Mr. Rocker has achieved the Certified Commercial Investment Member designation (CCIM) and is an active member of the National Association Industrial Office Properties group (NAIOP). He holds a Masters in Science of Finance and Real Estate from the University of Arizona and a BA degree in Journalism from Arizona State University. He holds a real estate license in New Mexico, Colorado and Arizona.

PROFESSIONAL AFFILIATIONS/ACCREDITATIONS

- Certified Commercial Investment Member (CCIM)
- Commercial Association of Realtors (CARNM)
- Multi Family Masters - Santa Fe Apartment Association of NM Affordable Housing Committee

ACHIEVEMENTS

- CCIM Mega Deal of the Year 2024
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3500 TRINITY DRIVE

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