

Exclusively Offering



\$2,500,000

900 Ocean Beach Hwy—Longview, WA 98632

Chris Roewe—Partner/Broker
Todd Roewe—Partner/Broker
360.556.5101 cell
360.501-5500 office
208 Vine St., Kelso, WA 98626
chrisroewe@hotmail.com
todd@woodfordcre.com



Real Estate Investments and Exchanges Specialist

Overview and Aerial



PROPERTY DEMOGRAPHICS

PRICE:	\$2,500,000
PRICE PER SF:	\$312.50
TAX PARCEL:	10322
TRAFFIC:	35,000 +/- VPD
CAP RATE:	5.64%

PHYSICAL INFORMATION

BUILDING SF:	8,000 SF
LOT SF:	31,363 SF
ROOF TYPE:	Built Up
EXTERIOR:	Concrete Block
YEAR BUILT:	1976/Remodeled 2018

PROPERTY FEATURES

Freshly renovated easy income producing property now available. This property sits on a high traffic highway with approx. 35,000 +/- VPD. This 8,000 SF building features and urgent care center and a dental office, plus one extra space to lease. Offered at 7.6% proforma CAP rate and a 5.64% on current rates. Current tenants are on long term leases with options to extend at an increased rate. This would make a great addition to your portfolio. Call today for our private tour.

DISCLAIMER

The information in this package has been obtained from sources believed reliable. Whilst we do not doubt its accuracy we have not verified it & we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy & completeness. Any projections, opinions, assumptions or estimates used are for example only & do not represent the current or future performance of the property. The value of this transaction to you depends on tax & other factors which should be evaluated by your tax, financial & legal advisors. You & your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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Property Income & Expenses

Schedule of Current Monthly Rents

Tenants	Current Monthly Income	Proforma Monthly Income	Lease End	Option to Ext.	SQFT
Kids Dental	\$5,500	\$5,500	10/31/23	Y	3,000 SF
Pacific Urgent Care	\$6,250	\$6,250	5/31/23	Y	2,560 SF
New Tenant/Vacant	\$0	\$3,050	TBD	TBD	2,440 SF
	\$11,750	\$14,800			

Tenant Expenses

None –All Triple Net pass through leases.

Current Annual Income

\$141,000

Proforma Annual Income

\$177,600

Estimated Financial Indicators

Proforma Cash on Cash Return:	7.6%
Proforma Capitalization Rate:	7.1%
Proforma Debt Coverage Ratio:	1.58

Proposed Financing

Down Payment:	\$855,000
Percent Down:	34%
Loan Amount:	\$1,645,000
Interest Rate:	4.75%
Terms (Years):	25
Monthly Loan Payment:	\$9,378
Annual Loan Payments:	\$112,536
Annual Net Cash Flow:	\$28,464
Current DCR:	1.26

