

FOR SALE

1142 Washington Way
Longview, WA

PROPERTY DEMOGRAPHICS

Price:	\$650,000
Tax ID:	09497
Building Size:	8,400 SF
Proforma CAP:	9.4%
Proforma Cash-on-Cash Return:	16.6%

TENANT INFORMATION

Ground Floor:	Train With Knowledge The Gym 24/7
Upstairs:	Vacant

PROPERTY FEATURES

Great value and upside in this high traffic property. This property is currently being offered at a 6.7% CAP rate plus the opportunity to rent out the upstairs space as an office or better yet turned into two apartments. This building is approx. 8,400 SF and sits on 12,000 SF of land. Traffic counts are approx. 25,000 vehicles per day and the building features a newer roof, store front glass, bright interiors, newer HVAC units, and much more. Make your appointment today or call for additional information.

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.

© Woodford Commercial Real Estate.



**For Further Information
Please Contact**
Chris Roewe – Broker/Partner
chrisroewe@hotmail.com
208 Vine St.
KELSO WA 98626
P 360.556.5101 ■ F 360.501.6051
www.woodfordcre.com

FOR SALE

1142 Washington Way
Longview, WA

Schedule of Current Monthly Rents

Tenants	Current Monthly Income	Proforma Monthly Income	Lease End	SQFT
Train With Knowledge	\$1,650	\$1,650	9/30/20	3,300 SF
The Gym 24/7	\$2,700	\$2,700	9/30/21	3,300 SF
New Tenant/TBD	\$0	\$1,500	TBD	1,800 SF
	\$4,350	\$5,580		
	Current Annual Income	Proforma Annual Income		
	\$52,200	\$70,200		

Expenses

Water/Sewer/Garbage	\$0	\$0
Taxes	\$6,353	\$6,353
Insurance	\$2,521	\$2,521
Total Est. Annual Expenses	\$8,874	\$8,874
Net Operating Income	\$43,326	\$61,326

Financial Indicators

Cash on Cash Return:	5.6%	16.6%
Capitalization Rate:	6.7%	9.4%
Debt Coverage Ratio:	1.27	1.79

Financing

Proposed Financing

Down Payment:	\$163,000
Percent Down:	25%
Loan Amount:	\$487,000
Interest Rate:	5%
Terms (Years):	25
Monthly Loan Payment:	\$2,847
Annual Loan Payments:	\$34,164
Proforma Net Cash Flow:	\$27,162



For Further Information Please Contact

Chris Roewe – Broker/Partner
 chrisroewe@hotmail.com
 208 Vine St.
 KELSO WA 98626
 P 360.556.5101 ■ F 360.501.6051
 www.woodfordcre.com