

# Exclusively Offering



**\$995,000**

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Real Estate Investments and Exchanges Specialist

# Overview and Information



## PROPERTY DEMOGRAPHICS

|                      |           |
|----------------------|-----------|
| <b>PRICE:</b>        | \$995,000 |
| <b>PRICE PER SF:</b> | \$141.98  |
| <b>TAX PARCEL:</b>   | 087540101 |
| <b>CAP RATE:</b>     | 9%        |

## PHYSICAL INFORMATION

|                     |           |
|---------------------|-----------|
| <b>BUILDING SF:</b> | 7,008 SF  |
| <b>LOT SF:</b>      | 18,814 SF |
| <b>ROOF TYPE:</b>   | Tile      |
| <b>EXTERIOR:</b>    | Wood      |
| <b>YEAR BUILT:</b>  | 1998      |

## Property Features:

Top notch class A building with fantastic income and investment returns! This property is offered at 9% CAP rate or return rate, along with a 14% cash on cash return. This building has very long term history with existing Tenants, one has been in the space for 20 years, and has updated 5 year leases in place for both Tenants. This property has a well designed layout with multiple office, conference rooms, restrooms, and a large receptionist area. This would make a great addition to your investment portfolio. Call today for your private tour.



# Property Income & Expenses

## Schedule of Current Monthly Rents

| Tenants                           | Current Monthly Rents | Lease Dates        | Approx. SQFT |
|-----------------------------------|-----------------------|--------------------|--------------|
| Northwest Psychological Resources | \$6,415               | 4/1/2017-7/31/2023 | 6,000 SF     |
| Center For Memory and Learning    | \$1,013               | 4/1/2017-7/31/2023 | 900 SF       |
|                                   | \$7,428               |                    |              |

## Income

|                                    |          |
|------------------------------------|----------|
| Scheduled Gross Annual Income:     | \$89,136 |
| Effective (Adjusted) Gross Income: | \$89,136 |

## Expenses

|                  |         |
|------------------|---------|
| HVAC Maintenance | \$2,800 |
|------------------|---------|

### Current Annual Income

**\$86,336**

### Estimated Financial Indicators

|                                   |        |
|-----------------------------------|--------|
| Cash on Cash Return Before Taxes: | 14%    |
| Debt Coverage Ratio               | 1.69   |
| Capitalization Rate               | 9%     |
| Gross Rent Multiplier             | 11.16% |

### Proposed Financing

|                       |           |
|-----------------------|-----------|
| Down Payment:         | \$250,000 |
| Percent Down:         | 25%       |
| Loan Amount:          | \$745,000 |
| Interest Rate:        | 4.75%     |
| Terms (Years):        | 25        |
| Monthly Loan Payment: | \$4,247   |
| Annual Loan Payments: | \$50,968  |
| Annual Net Cash Flow: | \$35,368  |
| Current DCR:          | 1.69      |



#### 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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