

# FOR SALE

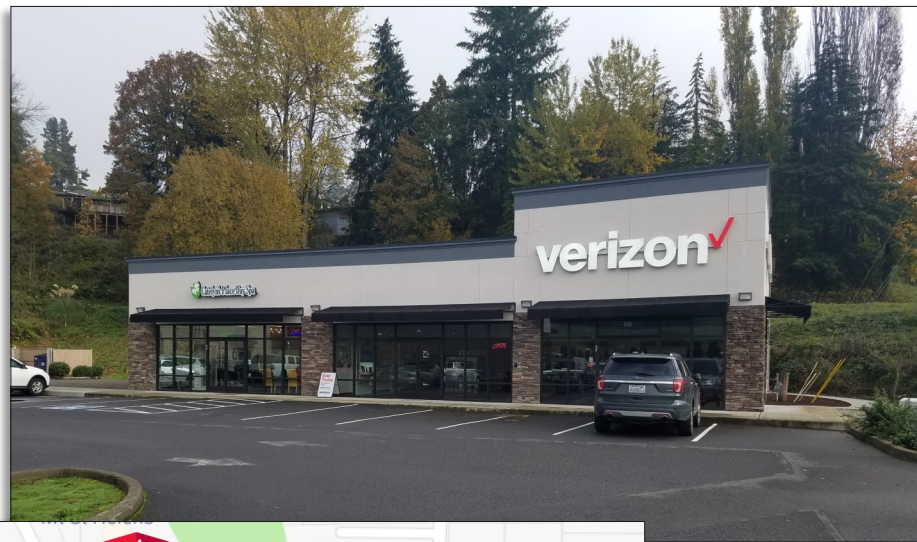
98 Minor Road  
Kelso, WA 98626

## PROPERTY INFORMATION

Price: \$1,395,000  
Building Size: 4,000 SF  
Lot Size: 25,573 SF  
Tax ID: 23923  
Year Built: 2012 (approx.)  
Traffic Counts: 78,000 VPD on I-5

## PROPERTY FEATURES

Great passive income producer with long term tenants and leases in place plus annual rent increases for both tenants. This property sits directly off I-5 and has great traffic counts, signage, parking, and was built in 2012 (approximately). This property is offered at a 6.7% CAP rate. This would be a perfect addition to your portfolio. Call today for additional information.



**Commercial Real Estate**  
For Further Information

Please Contact

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## Schedule of Current Monthly Rents

Tenants	Actual Monthly Income	Lease End	Option to Ext.	Rent Increases	SQFT
Verizon	\$5,798	6/30/24	Y	Y	2,400
Catelyn's Day Spa	\$1,961	8/30/23	Y	Y	1,600
	\$7,759				

### Landlord Expenses

None—All Triple Net pass through leases.

**Actual Annual Income**  
**\$93,108**

### Proforma Financial Indicators

Capitalization Rate: 6.7%  
Debt Coverage Ratio: 1.41

### Proposed Financing

Down Payment: \$348,750  
Percent Down: 25%  
Loan Amount: \$1,046,250  
Interest Rate: 4%  
Terms (Years): 25  
Monthly Loan Payment: \$5,522  
Annual Loan Payments: \$66,269  
Annual Net Cash Flow: \$26,839



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