



EXCLUSIVELY OFFERING

620 California Way Longview WA 98632

\$2,600,000

Rare industrial warehouse with yard space now available! This former distribution center includes over 26,000 SF of warehouse/office space and sits on 1.6+ acres of land. Property is fully fenced and features multiple grade and dock garage doors, three phase power, laydown yard, quality layout for office and/or retail area. Property has a long-term cell tower lease in place. Building has tenants in place and is offered at a 5.5% CAP rate. This would make a great investment, owner-user opportunity or combo of both. Call to today for more information or to schedule your private tour.

Chris Roewe—Partner/Broker
C. 360.556.5101
chrisroewe@hotmail.com

Ofc. 360.501.5500
www.woodfordcre.com
208 Vine St., Kelso, WA 98626

PROPERTY OVERVIEW



PROPERTY DEMORGRPHICS

PRICE:	\$2,600,000
BUILDING SF:	26,300 SF +/-
LOT SIZE:	1.63 Acres 71,003 SF =/-
TAX PARCEL:	100900200
ZONING:	Industrial/Commercial



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.

EXECUTIVE SUMMARY

SCHEDULE OF PROFORMA MONTHLY RENTS

Tenants	SQFT	Monthly Income
1—Urban Industrial NW (Month to Month)	10,000 SF	\$4,950.00 + NNN
2—Anker Constructors, LLC (Month to Month)	16,300 SF	\$6,150.00 + NNN
4—Cell Phone Tower	—	\$1,216.00
		\$12,316.00

INCOME

Scheduled Gross Annual Income:		\$147,792.00
Less: Vacancy Factor (3%):		(\$4,433.00)
Effective (Adjusted) Gross Income:		\$143,359.00



TENANT EXPENSES

None—All Triple Net pass-through leases.

CURRENT ANNUAL INCOME

\$143,359.00

ESTIMATED FINANCIAL INDICATORS

Capitalization Rate:	5.5%
Gross Rent Multiplier:	19.5%
Debt Coverage Ratio:	1.29

PROPOSED FINANCING

Down Payment:	\$1,040,000.00
Percent Down:	40%
Loan Amount:	\$1,560,000
Interest Rate:	5%
Terms (Years)	25
Monthly Loan Payment:	\$9,119.00
Annual Loan Payment:	\$109,428.00
Annual Net Cash Flow:	\$31,956.00