

Exclusively Offering



2,900,000

960 Industrial Way—Longview, WA

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Overview and Aerial



Property Demographics:

PRICE:	\$2,900,000
TOTAL BUILDING SIZE:	29,000 SF +/-
TOTAL LOT SF:	74,900 SF +/-
TAX PARCEL:	03153012 & 031503120

Property Features:

Very rare multi-tenant warehouse plaza now available. Industrial Way Plaza has 8 tenants in the approx. 29,000 SF building that sits on approx. 1.72 acres. This plaza has a strong mix of tenants with long leases in place. Each space features high ceilings, tall garage doors, small offices, and good parking. The light industrial zone allows multiple options within the zoning. These leasable spaces are highly desirable and have the potential for future upside rents. This would make an excellent addition to your real estate portfolio call today for additional details.



Real Estate Investments and Exchanges Specialist

Property Income & Expenses

Schedule of Current Monthly Rents

Tenant	SQFT	Base Monthly Income/NNN
960-1 Bimbo Bakeries USA	3,600 SF	\$2,400
960-2 & 3 Busack Electric	7,200 SF	\$3,660
960-4 Fed EX	3,600 SF	\$2,085
960-5 Coming Tenant	3,600 SF	\$2,400
960-6 Axial Corp	3,600 SF	\$2,400
960-7 Motion & Flow Inc.	3,600 SF	\$2,400
960-8 Aesseal, Inc.	3,600 SF	\$2,400
		\$17,745

Income

Scheduled Gross Annual Income:	\$212,940
Less: Vacancy Factor (0%):	\$0
Effective (Adjusted) Gross Income:	\$212,940

Expenses

Expenses	% of AGI	Annual Budget
Property Tax	5.8%	\$11,924
Insurance	0.9%	\$1,840
Lawn Care	0.5%	\$984
Water/Sewer/Garbage	4.8%	\$9,800
Total Expenses	11.5%	\$24,548

Total Est. Net Operating Income: \$188,392

Current Financial Indicators

Debt Coverage Ratio	1.5
Capitalization Rate	6.5%
Gross Rent Multiplier	13.62%
Operating Expense Ratio	11.5%



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Executive Summary

Listing Summary

Price:	\$2,900,000
Price Per Square Foot:	\$100
CAP Rate:	6.5%
GRM:	13.62%

Physical Information

Total Lot Size (SF):	74,900 SF +/-
Total Building Size (SF):	29,000 SF +/-
No Stories:	1
Roof Type:	Metal
Exterior:	Metal
Year Built:	1992

Proposed Financing

Down Payment:	\$870,000
Percent Down:	30%
Loan Amount:	\$2,030,000
Interest Rate:	4%
Term (Years):	25
Monthly Loan Payments:	\$10,715
Annual Net Cash Flow:	\$59,812
DCR:	1.5



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.

