



EXCLUSIVELY OFFERING

**134 Davidson Ave,
Woodland, WA 98674**
\$699,000

Rare mixed-use building in downtown Woodland is now available. The commercial portion of the building is occupied by a long-term popular bar/restaurant tenant. The second floor has thirteen shared living units with seven tastefully updated. The shared living floor has two oversized bathrooms with showers, a large kitchen, and coin-operated laundry. This property has professional management in place and has significant upside in the rent or with continued potential improvements to the property. The property is offered at a 6.4% CAP Rate on actuals and has a Pro Forma of a 8.4% CAP Rate. Call today to inquire on this rare find or for more details.

Price: \$699,000 | Building SF: 6,900 | Lot Size: 4,800 | Tax Parcel: 50544 & 50582

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

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



EXECUTIVE SUMMARY

Tenants	Current Monthly Income	Pro Forma Monthly Income
Commercial		
Brock's Bar & Grill <i>Includes Tenant Pro Rata Payment of Utilities</i>	\$3,000	\$3,100
Residential		
Unit 1	\$600	\$625
Unit 2	Vacant	\$625
Unit 3	\$550	\$575
Unit 4	Vacant	\$575
Unit 5	\$550	\$575
Unit 6	\$550	\$575
Unit 7	\$550	\$575
Unit 8	\$550	\$575
Unit 9	\$550	\$575
Unit 10	Vacant	\$575
Unit 11	\$550	\$575
Unit 12	\$550	\$575
Unit 13	\$550	\$575
	\$8,550	\$10,675
<hr/>		
Income	Actual Income	Pro Forma Income
Scheduled Gross Annual Income:	\$102,600	\$128,100
Less: Vacancy Factor (5%):	(\$0)	(\$6,400)
Effective (Adjusted) Gross Income:	\$102,600	\$121,700
<hr/>		
Expenses	Current Expenses	Pro Forma Expenses
Property Taxes (2022)	\$3,588	\$3,588
Insurance	\$3,797	\$3,900
Management (8%) Whole Building	\$8,202	\$9,736
Water/Sewer/Garbage	\$9,565	\$9,750
Electricity	\$15,081	\$16,000
Janitorial (Residential)	\$4,627	\$4,627
Maintenance & Repairs	\$8,246	\$9,000
Internet	\$4,368	\$4,368
Total Est. Annual Expenses	\$57,480	\$63,971
NET Operating Income	\$44,520	\$57,729

EXECUTIVE SUMMARY

LISTING SUMMARY

Price:	\$699,000
Price Per Square Foot:	\$101.30
Combine Lot Square Foot	4,800 SF
Current CAP Rate:	6.4%
Pro Forma CAP Rate	8.4%

PHYSICAL INFORMATION

Total Rentable Square Footage:	6,900 SF
Roof Type:	Torchdown
Exterior:	Brick
Original Years Built:	1930s
Years Updated:	2010s/2020s

PROPOSED FINANCING

Down Payment:	\$274,000
Percent Down:	34%
Loan Amount:	\$525,000
Interest Rate:	5%
Terms (Years)	25
Annual Loan Payment:	\$36,828
Current Annual Net Cash Flow:	\$7,692
Pro Forma Annual Net Cash Flow:	\$20,901
Current DCR:	1.21%



PROPERTY PHOTOS



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.

