



# EXCLUSIVELY OFFERING

## 134 Davidson Ave, Woodland, WA 98674

### \$659,000

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 9.2% CAP Rate on actuals and has a Pro Forma of a 10.9% CAP Rate. Call today to inquire on this rare find or for more details.

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**Building SF:** 6,900 | **Lot Size:** 4,800 | **Tax Parcel:** 50544 & 50582

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# EXECUTIVE SUMMARY

Tenants	Current Monthly Income	Pro Forma Monthly Income
<b>Commercial</b>		
Brock's Bar & Grill <i>Includes Tenant Pro Rata Payment of Utilities</i>	\$3,500	\$3,800
<b>Residential</b>		
Unit 1	\$600	\$625
Unit 2	Vacant	\$625
Unit 3	\$550	\$575
Unit 4	\$550	\$575
Unit 5	\$550	\$575
Unit 6	\$550	\$575
Unit 7	\$550	\$575
Unit 8	Vacant	\$575
Unit 9	\$550	\$575
Unit 10	\$550	\$575
Unit 11	\$550	\$575
Unit 12	\$550	\$575
Unit 13	\$550	\$575
	<b>\$9,600</b>	<b>\$11,375</b>
Income	Actual Income	Pro Forma Income
Scheduled Gross Annual Income:	\$115,200	\$136,500
Less: Vacancy Factor (5%):	(\$0)	(\$6,825)
<b>Effective (Adjusted) Gross Income:</b>	<b>\$115,200</b>	<b>\$129,675</b>
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	\$1,320	\$1,320
<b>Total Est. Annual Expenses</b>	<b>\$54,426</b>	<b>\$57,921</b>
<b>NET Operating Income</b>	<b>\$60,774</b>	<b>\$71,754</b>

# EXECUTIVE SUMMARY

## LISTING SUMMARY

Price:	\$659,000
Price Per Square Foot:	\$95.50
Combine Lot Square Foot	4,800 SF
Current CAP Rate:	9.2%
Pro Forma CAP Rate	10.9%

## PHYSICAL INFORMATION

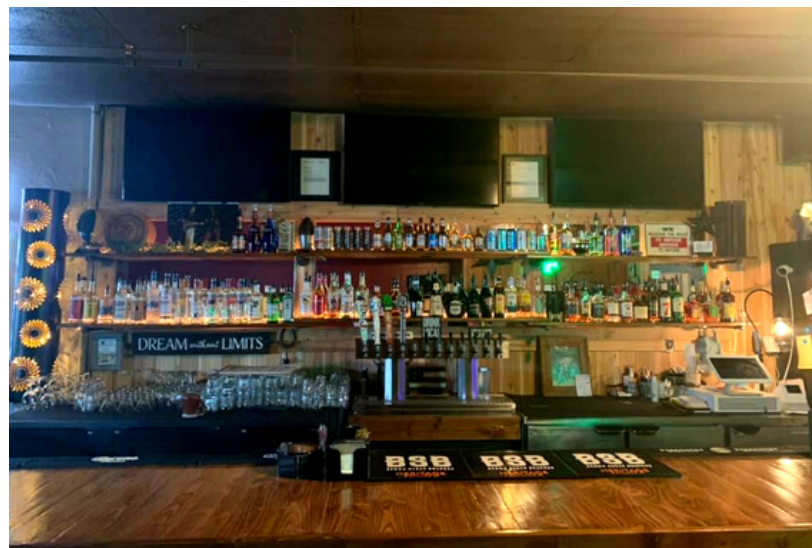
Total Rentable Square Footage:	6,900 SF
Roof Type:	Torchdown
Exterior:	Brick
Original Years Built:	1930s
Years Updated:	2010s/2020s

## PROPOSED FINANCING

Down Payment:	\$200,000
Percent Down:	30%
Loan Amount:	\$459,000
Interest Rate:	6%
Terms (Years)	25
Annual Loan Payment:	\$35,488
Current Annual Net Cash Flow:	\$25,286
Pro Forma Annual Net Cash Flow:	\$36,266
Current DCR:	1.52%
Current GRM:	5.72



# 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.

