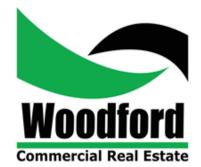
# **Exclusively Offering**



## \$960,000

### 1015 Vandercook Way—Longview Washington 98632

Chris Roewe—Partner/Broker 360.556.5101 cell 360.501-5500 office 208 Vine Street, Kelso, WA 98626



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### **Overview And Information**



PRICE:	\$960,000
SQ FT:	9,360 SF +/-
LOT SF:	22,000 SF +/-
TAX PARCEL:	01852

#### **Property Features:**

Great opportunity to own this dynamic strip center in a well traveled area of town. This center is approx. 9,360 SF and sits on about 22,000 SF of land. This building currently has long term retail and office tenants. Featuring a large parking lot with employee parking in the rear, plenty of overflow street parking, large store front windows, good signage opportunities, and excellent visibility at this location. Currently offered at a 8.1% CAP rate on Actuals and a 12.3% proforma CAP rate with large potential upside in the rates. This would make a terrific addition to your portfolio or a great starter property for a first time investor. Call today for additional information. Adjacent property also for sale.



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### **Property Income & Expenses**

#### **Schedule of Monthly Rents**

				Current	Proforma
Approx.			-	•	Monthly
SF	Lease Dates	NNN	Extend	Rents	Rents
2,200 SF	2/2021-1/2027	Yes	Yes	\$2,750	\$2,819
1,000 SF	5/2014-Month-to-Month	No	No	\$1,250	\$1,300
3,660 SF	7/2014-Month-to-Month	No	No	\$1,260	\$3,640
2,500 SF	6/2019-5/2026	Yes	Yes	\$2,244	\$2,289
9,360 SF				\$7,504	\$10,048
				\$90,048	\$120,576
				\$9,600	\$19,094
				(\$2,701)	(\$3,617)
				\$96,947	\$136,053
				Annual	Proforma
				Budget	Budget
				\$7,859	\$7,859
(estimate)				\$4,800	\$4,800
Maintenance / Repairs / Lawncare/ Parking lot maintenance					\$3,400
				\$2,500	\$2,500
				\$18,559	\$18,559
	SF 2,200 SF 1,000 SF 3,660 SF 2,500 SF 9,360 SF	SF  Lease Dates    2,200 SF  2/2021-1/2027    1,000 SF  5/2014-Month-to-Month    3,660 SF  7/2014-Month-to-Month    2,500 SF  6/2019-5/2026    9,360 SF	SF  Lease Dates  NNN    2,200 SF  2/2021-1/2027  Yes    1,000 SF  5/2014-Month-to-Month  No    3,660 SF  7/2014-Month-to-Month  No    2,500 SF  6/2019-5/2026  Yes    9,360 SF  -  -    (estimate)  -  -	SF  Lease Dates  NNN  Extend    2,200 SF  2/2021-1/2027  Yes  Yes    1,000 SF  5/2014-Month-to-Month  No  No    3,660 SF  7/2014-Month-to-Month  No  No    2,500 SF  6/2019-5/2026  Yes  Yes    9,360 SF	Approx.  Opt. To  Monthly    SF  Lease Dates  NNN  Extend  Rents    2,200 SF  2/2021-1/2027  Yes  Yes  \$2,750    1,000 SF  5/2014-Month-to-Month  No  No  \$1,250    3,660 SF  7/2014-Month-to-Month  No  No  \$1,260    2,500 SF  6/2019-5/2026  Yes  Yes  \$2,244    9,360 SF  6/2019-5/2026  Yes  Yes  \$90,048    \$9,600  (\$2,701)  \$96,947  \$96,947       S7,859  \$4,800    Parking  lot maintenance  \$3,400  \$2,500

#### **Total Est. Net Operating Income:**

\$78,388	\$117,494
Current	Proforma
Annual	Annual

<b>Financial Indicators</b>	Actual	Proforma	Proposed Financing	
Cash on Cash Return:	13.7%	30%	Down Payment:	\$240,000
Debt Coverage Ratio:	1.71	2.57	Percent Down:	25%
Capitalization Rate:	8.1%	12.3%	Loan Amount:	\$720,000
Gross Rent Multiplier:	9.38%	12.6%	Interest Rate:	4%
Operating Expense Ratio:	19.0%	13.06%	Term (Years):	25
	19.070	13.0070	Monthly Loan Payments:	\$3,800
Estimate Net Cash Flow After Mortgage and Expenses:	\$32,788	\$71,894		

#### 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.



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