

Exclusively Offering



\$960,000

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Real Estate Investments and Exchanges Specialist

Overview And Information



Property Demographics:

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.



Property Income & Expenses

Schedule of Monthly Rents

Tenants	Approx. SF	Lease Dates	NNN	Opt. To Extend	Current Monthly Rents	Proforma Monthly Rents
Pacific NW Realty Group	2,200 SF	2/2021-1/2027	Yes	Yes	\$2,750	\$2,819
Hooked Hobby & RC	1,000 SF	5/2014-Month-to-Month	No	No	\$1,250	\$1,300
Lower Columbia Contractors	3,660 SF	7/2014-Month-to-Month	No	No	\$1,260	\$3,640
Team Employment	2,500 SF	6/2019-5/2026	Yes	Yes	\$2,244	\$2,289
	9,360 SF				\$7,504	\$10,048

Income

Scheduled Gross Annual Income:	\$90,048	\$120,576
Current Triple Net Income:	\$9,600	\$19,094
Vacancy (3%)	(\$2,701)	(\$3,617)
Effective (Adjusted) Gross Income:	\$96,947	\$136,053

Expenses

	Annual Budget	Proforma Budget
Real Estate Taxes	\$7,859	\$7,859
Water, Sewer, Storm, & Garbage (estimate)	\$4,800	\$4,800
Maintenance / Repairs / Lawncare/ Parking lot maintenance	\$3,400	\$3,400
Property Insurance	\$2,500	\$2,500
Total Est. Annual Expenses	\$18,559	\$18,559

Total Est. Net Operating Income:	\$78,388 Current Annual	\$117,494 Proforma Annual
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Financial Indicators	Actual	Proforma
Cash on Cash Return:	13.7%	30%
Debt Coverage Ratio:	1.71	2.57
Capitalization Rate:	8.1%	12.3%
Gross Rent Multiplier:	9.38%	12.6%
Operating Expense Ratio:	19.0%	13.06%
Estimate Net Cash Flow After Mortgage and Expenses:	\$32,788	\$71,894

Proposed Financing	
Down Payment:	\$240,000
Percent Down:	25%
Loan Amount:	\$720,000
Interest Rate:	4%
Term (Years):	25
Monthly Loan Payments:	\$3,800

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.

