

# Exclusively Offering



## \$875,000

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Real Estate Investments and Exchanges Specialist

# Overview And Information



## Property Demographics:

PRICE:	\$875,000
SQ FT:	9,000 SF +/-
LOT SF:	18,000 SF +/-
TAX PARCEL:	01850 & 01851

## Property Features:

Quality multi-tenant investment building on the main thoroughfare now available for sale. This well-positioned building is fully occupied with two retailers and one warehouse tenant. Features tall ceilings, large windows allowing good natural light, and yard space in the rear. The adjacent lot that is currently used for tenant and customer parking is included with this sale. This property boasts good traffic counts, visibility, with an ample amount of street parking. This investment is being offered at a 7.87% CAP Rate and an 8.56% proforma CAP Rate. With the current rent increases in place, this would make a great addition to a first time or seasoned investor. Call today for additional information. The adjacent building also for sale.





# Property Income & Expenses

## Schedule of Monthly Rents

Tenants	Approx. SF	Lease Dates	Opt. to Extend	Triple Nets	Current Monthly Rents	Proforma Monthly Rents
Just Music and Movies	3,090 SF	6/2018-6/2021	Yes	Yes	\$1,900	\$2,000
Jansen Floral	2,090 SF	10/2017-10/2022	No	Yes	\$2,404	\$2,476
Coming Tenant	3,800 SF	TBD	No	No	\$1,900	\$1,950
					\$6,204	\$6,426

## Income

Scheduled Gross Annual Income:	\$74,448	\$77,112
Current Triple Net Income:	\$4,200	\$7,579
Vacancy (3%):	(\$2,233)	(\$2,313)
Effective (Adjusted) Gross Income:	\$76,415	\$82,378

## Expenses

	Annual Current Budget	Annual Proforma Budget
Real Estate Taxes	\$3,300	\$3,300
Water, Sewer, Storm, & Garbage (estimate)	\$1,000	\$1,000
Maintenance / Repairs / Lawncare/ Parking Lot Maintenance	2,200	2,200
Property Insurance	\$1,000	\$1,000
<b>Total Est. Annual Expenses</b>	<b>\$7,500</b>	<b>\$7,500</b>

<b>Total Est. Net Operating Income:</b>	<b>\$68,915 Current Annual</b>	<b>\$74,878 Proforma Annual</b>
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Financial Indicators	Current	Proforma	Proposed Financing	
Cash on Cash Return:	12.5%	15.26%	Down Payment:	\$218,000
Debt Coverage Ratio:	1.65	1.80	Percent Down:	25%
Capitalization Rate:	7.87%	8.56%	Loan Amount:	\$657,000
Gross Rent Multiplier:	12.70%	11.68%	Interest Rate:	4%
Estimated Net Annual Cash Flow After Payments:	\$27,301	\$33,264	Term (Years):	25
			Monthly Loan Payments:	\$3,468
			Annual Loan Payments:	\$41,614

### 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.

