Exclusively Offering



\$950,000

1860 Kresky Avenue, Chehalis, WA 98532

Chris Roewe—Partner/Broker 360.556.5101 cell 360.501-5500 office 208 Vine Street, Kelso, WA 98626 chrisroewe@hotmail.com



Overview and Information



Property Demographics

Price:	\$950,000
Tax ID:	5605104000
Price Per Square Foot:	\$40.81
CAP Rate:	7.9%

Physical Information

Total Lot Size (SF):	1.070 Acres
Total Building Size (SF):	

(With Mezzanine)23,277 SFRoof Type:MetalExterior:MetalYear Built1974



Great income producing property now available. This building features two long term tenants, sits on just over an acre of land, and has great visibility. Offered at 7.9% CAP Rate with room for future potential upside in rents. This would make an excellent addition to your current portfolio. Call today for additional details. *Adjacent gravel lot for additional parking also for sale*.







Real Estate Investments and Exchanges Specialist

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.

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Property Income & Expenses

Schedule of Current Monthly Rents

Tenant	Approx. SQFT	Base Monthly Income	Monthly NNN	Annual Increase	Lease Termination Date	Total Monthly Income
1051 14th Avenue:						
DB Cooper Appliance	20,397	\$4,568	\$0	Yes	5/31/2025	\$4,568
TransCold Distribution	2,880	\$3,000	\$500	No	12/31/2022	\$3,500
Total	23,277	\$7,568	\$500			\$8,068

Income

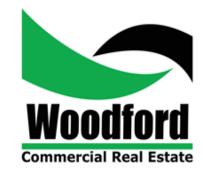
Scheduled Gross Annual Income:	\$96,816
Less: Vacancy Factor (5%):	(\$4,840)
Effective (Adjusted) Gross Income:	\$91.976

Expenses	% of AGI	Annual Budget
Repairs/Maintenance	2.0%	\$1,800
Flood Insurance (proforma)	10.8%	\$10,000
Insurance	3.0%	\$2,800
Property Taxes	2.7%	\$2,376
Total Expenses	18.5%	\$16,976

Total Est. Net Operating Income: \$75,000

Current Financial Indicators

Debt Coverage Ratio	1.66
Cash On Cash Return	12.5%
Capitalization Rate	7.9%
Gross Rent Multiplier	10.2%
Operating Expense Ratio	18.5%



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