



# EXCLUSIVELY OFFERING

## 1330-1346 12th Avenue Longview WA 98632

### \$2,227,000

First time available opportunity to own half of a commercial block with significant upside. This package features four buildings with approx. 29,000 SF, plus a 24,000 SF parking lot. Two of the buildings are leased to long-term tenants and part of the parking lot is leased. This package boasts a 7.4% proforma CAP rate. The upside in this package opportunity has multiple options, such as, lease the vacant space with multiple tenants, occupying all or part of the vacant building with your business and lease out the unused portion or sell portions of the package to maximize your return. Call today for more information on this rare package of properties.

**Price:** \$2,227,000 | **Building SF:** 29,000 | **Tax Parcel:** 00430, 0043001, 0043002, 0043003, 00649

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# EXECUTIVE SUMMARY

## Schedule of Current Monthly Rents

Tenants	Current Monthly Income	Pro Forma Monthly Income
<b>1330 12th Avenue</b> Macken's Auto Body	\$3,000	\$3,060
<b>1334 12th Avenue</b> The Carriage Restaurant & Lounge	\$3,000	\$3,060
<b>1340 12th Avenue</b> Vacant	\$0	\$4,200
<b>1346 12th Avenue</b> Tattoo Shop/Vacant	\$0	\$4,200
<b>XXXXX 11th Avenue</b> Women's Shelter	\$500	\$1,000

Income	Actual Income	Pro Forma Income
Scheduled Gross Annual Income:	\$78,000	\$186,240
Less: Vacancy Factor (5%):	(\$3,800)	(\$9,312)
<b>Effective (Adjusted) Gross Income:</b>	<b>\$74,100</b>	<b>\$176,928</b>

Expenses	Current Expenses	Pro Forma Expenses
1330 12th Avenue Property Tax	Tenant Pays	Tenant Pays
1334 12th Avenue Property Tax	Tenant Pays	Tenant Pays
1340 12th Avenue Property Tax	\$3,194	Tenant Pays
1346 12th Avenue Property Tax	\$3,291	Tenant Pays
XXXX 11th Ave Property Tax	\$1,598	\$1,598
Property Insurance	\$2,900	Tenant Pays
Maintenance/Repairs/Reserves (proforma)	\$5,500	\$11,000
Electricity	Tenant Pays	Tenant Pays
1330 12th Avenue W/S/G	Tenant Pays	Tenant Pays
1336 12th Avenue W/S/G	Tenant Pays	Tenant Pays
1340 12th Avenue W/S/G (proforma)	\$2,400	Tenant Pays
1346 12th Avenue W/S/G (proforma)	\$2,400	Tenant Pays
<b>Total Est. Annual Expenses</b>	<b>\$21,283</b>	<b>\$12,598</b>
<b>NET Operating Income</b>	<b>\$52,817</b>	<b>\$164,330</b>
	<b>Current Annual</b>	<b>Proforma Annual</b>



# EXECUTIVE SUMMARY

## LISTING SUMMARY

Price:	\$2,227,000
Price Per Square Foot:	\$76.79
Additional Parking Lot Size:	24,000 SF
Pro Forma CAP Rate	7.4%

## PHYSICAL INFORMATION

Total Rentable Square Footage:	29,000 SF
Roof Type:	Torchdown
Exterior:	Brick/Concrete
Original Years Built:	1920s/1940s
Years Updated:	1980s/1990s/2000s

## PROPOSED FINANCING

Down Payment:	\$557,000
Percent Down:	25%
Loan Amount:	\$1,670,000
Interest Rate:	5%
Terms (Years)	25
Annual Loan Payment:	\$117,152
Pro Forma Annual Net Cash Flow:	\$47,178
Current DCR:	1.40%





# 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.