

Exclusively Offering



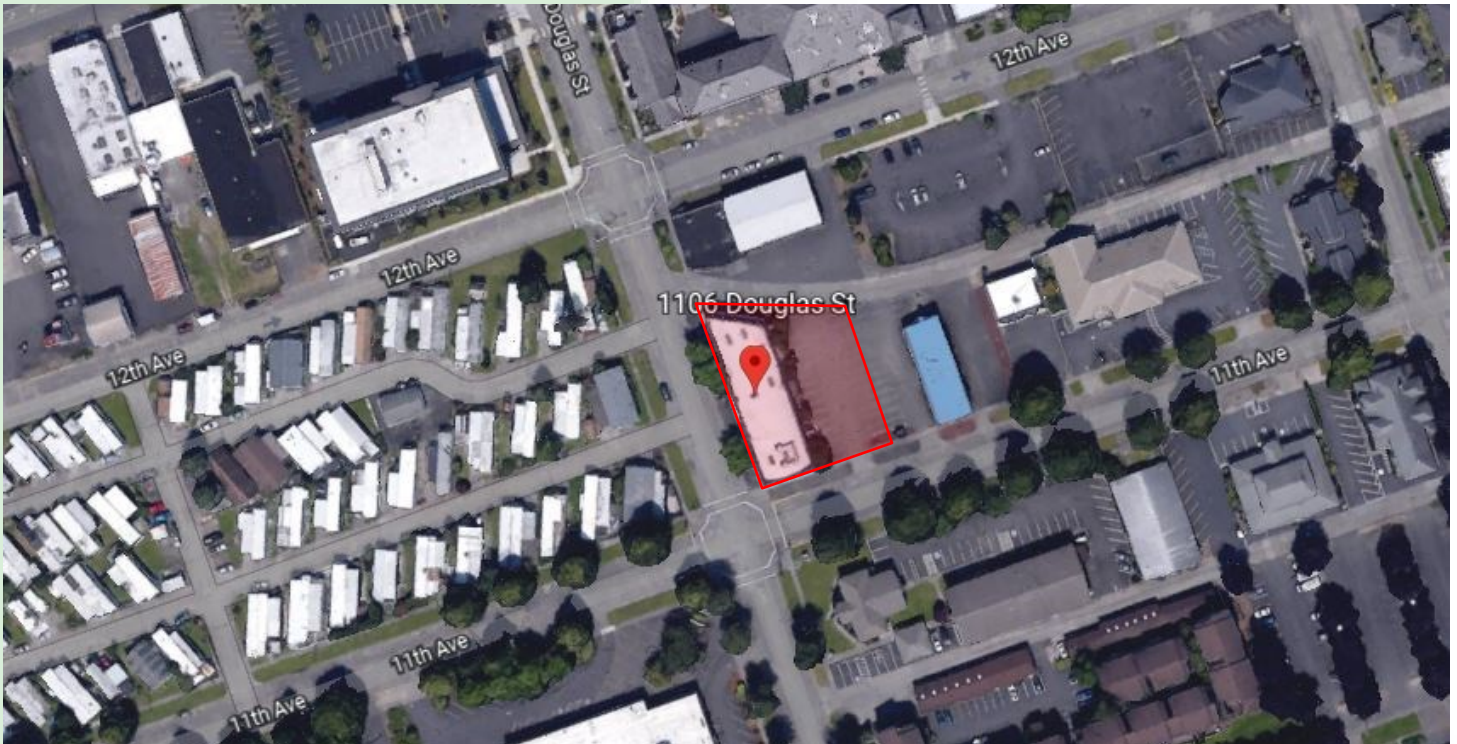
\$920,000

1106 Douglas Street, Longview WA 98632

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



Overview and Aerial



PRICE: \$920,000
BUILDING SF: 12,439 SF +/-
LOT SF 20,125 SF +/-
TAX PARCEL: 08757

Property Features:

Ideal income office/medical building now available for sale! This two-story building features approx. 12,439 SF spread over 6 total spaces, has a large parking lot and has a corner location for good signage and visibility. Five of the six spaces have been tastefully updated over the past 10 years approx. This property is offered at a 7% CAP Rate with a Proforma CAP Rate of 8.5%. This building has had historically low vacancy and potential for rent increase upon lease renewals. This would make an excellent addition to your portfolio so call today to inquire on this property.



Property Income & Expenses

Schedule of Current Monthly Rents

Tenants	Current Monthly Rents	Proforma Monthly Rents
Suite A	\$1,740.00	\$2,240.00
Suite B & C	\$1,040.00	\$1,240.00
Suite D	\$1,000.00	\$1,575.00
Suite E	\$450.00	\$450.00
Suite F & G	\$3,680.00	\$3,680.00
Monthly Total Income	\$7,910.00	\$9,185.00

Income	Actual Income	Proforma Income
Scheduled Gross Annual Income:	\$94,920.00	\$110,220.00
Less: Vacancy Factor (3%):	(\$2,848.00)	\$(3,306.00)
Effective (Adjusted) Gross Income:	\$92,072.00	\$10,6914.00

Expenses	Current Expenses	Proforma Expenses
Property Tax	\$4,504.00	\$4,504.00
Property Insurance	\$3,326.00	\$3,326.00
Management (5%)	\$4,604.00	\$5345.00
Water/Sewage/Garbage	\$5,400.00	\$5,400.00
Landscaping	\$600.00	\$600.00
Repairs/Maintenance	\$6,700.00	\$6,700.00
HVAC	\$2,500.00	\$2,500.00
Total Est. Annual Expenses	\$27,634.00	\$28,375.00
Total Est. Net Operating Income:	\$64,438.00	\$78,539.00
	Current Annual	Proforma Annual

Estimated Financial Indicators

Current Capitalization Rate:	7%
Proforma Capitalization Rate:	8.5%
Current Gross Rent Multiplier	10%
Debt Coverage Ratio:	1.33
Current Operating Expense Ratio:	30%



Executive Summary

Listing Summary

Price:	\$920,000
Price Per Square Foot:	\$73.96
Proforma CAP Rate:	7%
Proforma CAP Rate:	8.5%

Physical Information

Total Rentable Square Footage	12,439 SF +/-
Roof Type:	Torch Down
Exterior:	Wood
Original Year Built:	1932
Years Renovated:	1990s/2010s

Proposed Financing

Down Payment:	\$230,000
Percent Down:	25%
Loan Amount:	\$690,000
Interest Rate:	5%
Term (Years):	25
Annual Loan Payments:	\$48,404.00
Actual Net Cash Flow:	\$16,034.00
Proforma Net Cash Flow:	\$30,136.00
Proforma DCR:	1.33%

