



EXCLUSIVELY OFFERING

1232 Commerce Avenue Longview WA 98632 **\$1,100,000**

Great investment property in this mixed-use building in the downtown core of Longview Washington. The Rainier building features approx. 14,920 +/- SF over two floors, has five commercial tenants on the ground floor, eight one bedrooms one bath units on the second floor and sits on 10,800 +/- SF of land. This building is fully occupied currently and has great upside in the future rent potential. This property is offered at a 7.5% CAP Rat on actuals and has a Pro Forma Cap Rate of 9.2%. This would make an excellent addition to your portfolio, whether you are new to the commercial market or a seasoned investor. Call today for more information.

Price: \$1,100,000 | Building SF: 14,920 | Lot Size: 10,800 | Tax Parcel: 00470

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EXECUTIVE SUMMARY

TENANTS	Current Monthly Income	Pro Forma Monthly Income
1232 Commerce Ave Jay's Jukebox Burgers	\$950	\$1,500
1234 Commerce Ave Turner Properties, LLC	\$1,200	\$1,400
1240 Commerce Ave Treasures & More	\$695	\$800
1240.5 Commerce Ave Canela Sugar	\$495	\$600
1242 Commerce Ave The Lash Loft	\$1,400	\$1,550
Commercial Total	\$4,740	\$5,850
Unit A	\$725	\$850
Unit B	\$775	\$850
Unit C	\$850	\$850
Unit D	\$750	\$850
Unit E	\$675	\$850
Unit F	\$800	\$850
Unit G	\$725	\$850
Unit H	\$700	\$850
Residential Total	\$6,000	\$6,800
Total Monthly Income	\$10,740	\$12,650

INCOME	Actual Income	Pro Forma Income
Scheduled Gross Annual Income:	\$128,880	\$151,800
Less: Vacancy Factor (3% Pro Forma):	(\$0)	(\$4,554)
Effective (Adjusted) Gross Income:	\$128,850	\$147,246

EXPENSES	Current Expenses	Pro Forma Expenses
Property Taxes	\$5,345	\$5,345
Management Fee	\$9,902	\$10,307
Building Insurance	\$5,124	\$5,124
Maintenance/Repairs	\$15,472	\$14,724
Electric	\$2,000	\$2,000
Water/Sewer/Garbage	\$9,052	\$9,052
Total Est. Annual Expenses	\$46,895	\$46,552
NET Operating Income	\$81,985	\$100,694

FINANCIAL INDICATORS	Current	Proforma
Capitalization Rate:	7.45%	9.1%
Gross Rent Multiplier:	8.5%	7.47%

EXECUTIVE SUMMARY

LISTING SUMMARY

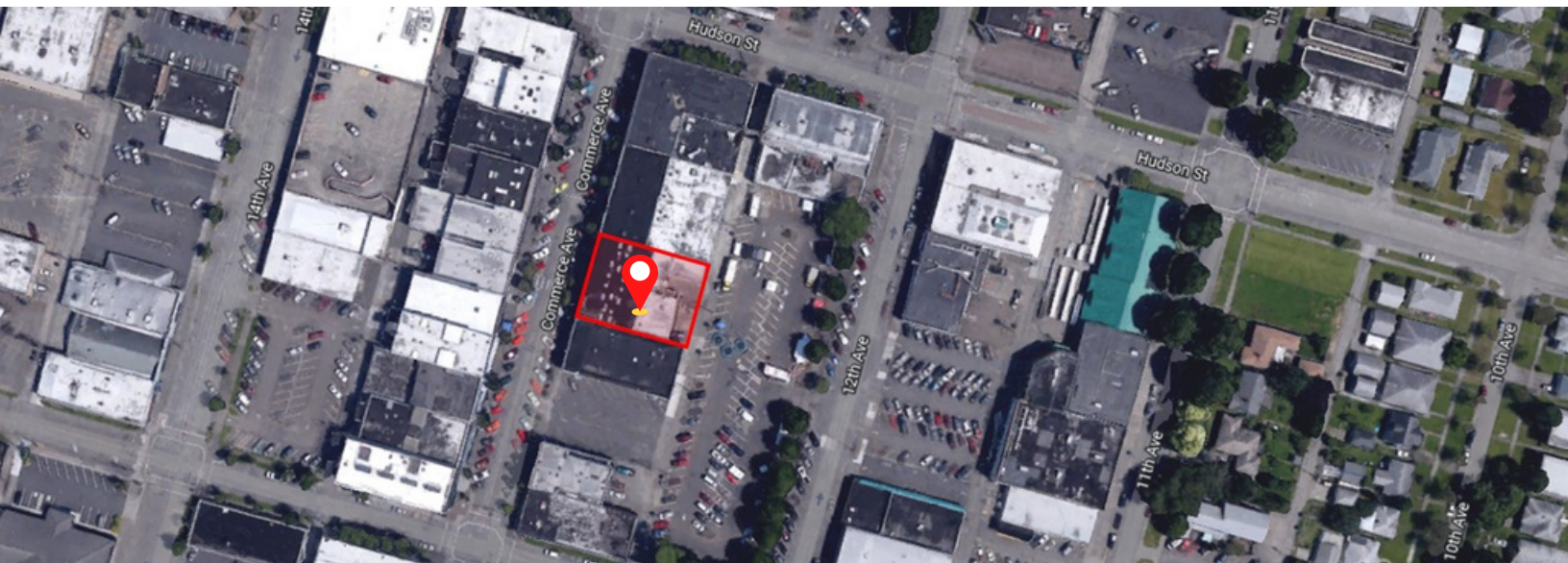
Price:	\$1,100,000
Price Per Square Foot:	\$73.53
Lot Square Foot	10,800 SF
Current CAP Rate:	7.5%
Pro Forma CAP Rate	9.2%

PHYSICAL INFORMATION

Total Rentable Square Footage:	14,960 SF
Roof Type:	Torch Down
Exterior:	Wood Products/Brick
Original Years Built:	1924
Years Updated:	Over the Years

PROPOSED FINANCING

Down Payment:	\$275,000
Percent Down:	25%
Loan Amount:	\$825,000
Interest Rate:	5%
Terms (Years)	25
Annual Loan Payment:	\$57,874.44
Current Annual Net Cash Flow:	\$24,111
Pro Forma Annual Net Cash Flow:	\$42,820
Current DCR:	1.42%



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.

