



FOR SALE

1233-1239 Commerce Ave
Longview, WA 98632

\$1,100,000



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ABOUT THE PROPERTY

Seize this rare chance to acquire a prime investment property with substantial upside potential, situated in the heart of downtown Longview. This distinguished 16,200-square-foot mixed-use building combines historic charm with significant growth prospects, featuring four commercial suites and 16 residential apartments across two levels. The property presents considerable potential for rent increases following necessary updates. Currently offered at a 5.4% cap rate, this investment boasts a conservative proforma projecting a 10%+ cap rate, making it an outstanding addition to any investment portfolio. Capitalize on the opportunity to enhance cash flow through strategic improvements and efforts. For more details or to schedule a tour and explore the possibilities, please contact us today.

	Address	1233-1239 Commerce Ave, Longview WA 98632
	Offering Price	\$1,100,000
	Price Per SF	\$67.90
	Total Land Area	10,800 SF
	Building Size	16,200 SF
	Building Info	Built 1926, Concrete Exterior, Built-Up Roof
	Parcel	00540
	Zoning	D-C – Downtown Commerce District



TENANTS

	CURRENT MONTHLY RENT	PROFORMA MONTHLY RENT
1233 Commerce Magpie Books LLC	\$1,200.00	\$1,350.00
1235 Commerce Heart Attack Tattoo, LLC	\$1,100.00	\$1,350.00
1239 Commerce New Moon in Scorpio	\$2,300.00	\$2,500.00
1237 Commerce Avenue 16 Residential Units <i>(1 Bedrooms/Studios)</i>	\$3,825.00 <i>(9 Vacant Units)</i>	\$11,120.00 <i>(\$695.00/Each Unit)</i>

Total Monthly Income	\$8,425.00	\$16,320.00
Total Annual Income	\$101,100.00	\$195,840.00

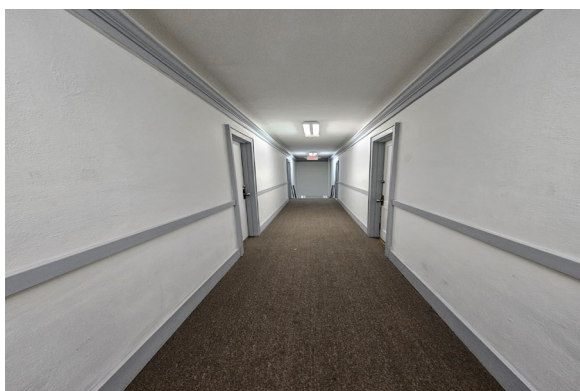
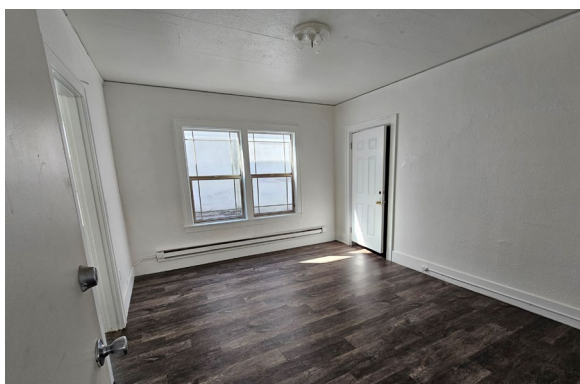
INCOME

	ACTUAL INCOME	PROFORMA INCOME
Scheduled Gross Income	\$101,100.00	\$195,840.00
Less: Vacancy Factor (3%)	-\$3,033.00	-\$9,792.00
Adjusted Gross Income:	\$98,067.00	\$186,048

EXPENSES

	ACTUAL EXPENSES	PROFORMA EXPENSES
Insurance	\$12,201.00	\$14,000.00
Taxes	\$5,440.00	\$7,000.00
Utilities	\$15,600.00	\$20,000.00
Repairs/Maintenance	\$5,000.00	\$12,000.00
Management (7%)	\$0.00	\$13,023.00
Landscaping	\$0.00	\$0.00
Total Est. Annual Expenses	\$38,241.00	\$66,023.00

Total Net Operating Income	\$59,826.00 Current Annual	\$120,025.00 Proforma Annual
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ESTIMATED FINANCIAL INDICATORS **CURRENT** **PROFORMA**

Current Net Cash Flow	\$12,330.00	\$72,592.00
Current Debt Coverage Ratio	1.25%	2.53%
Current Capitalization Rate	5.54%	11%
Gross Rent Multiplier	10.88	5.62

PROPOSED BANK FINANCING


Price	\$1,100,000
Price Per Square Foot	\$67.90
Down Payment	\$500,000.00
Percent Down	45%
Loan Amount	\$600,000.00
Interest Rate	6.25%
Term (Years)	25
Monthly Loan Payments	\$4,749.60








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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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