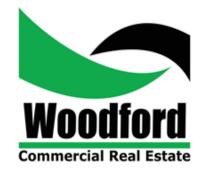
Exclusively Offering



\$1,200,000

520-530 7th Avenue, Longview, WA 98632

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



Real Estate Investments and Exchanges Specialist

Overview & Information

Property Demographics

Package Price:	\$1,200,000
Tax ID: Price Per Square Foot:	08392 & 0839302
(Building)	\$200
CAP Rate:	6.9%



Property Features:

Quality investment property on the Wal-Mart outparcel with lots of potential upside now available. This property features a 5,000 SF building that sits on a 26,000 SF lot with a drive-thru and has multiple long term tenants in place. The adjacent 29,000 SF lot is included in the sales price and holds a lot of potential for future development. This property features an abundance of parking for existing and future potential needs, has high visibility, and shadow-anchored by Wal-Mart along with Home Depot. This property would make an excellent addition to your portfolio. Call today for additional details or to schedule your private tour.



520 7th Avenue	08392
Price:	\$200,000
Total Lot Size (SF):	29,304 SF
530 7th Avenue	0839302
Price:	\$1,000,000
Total Lot Size (SF):	26,289 SF
Total Building Size (SF):	5,000 SF
Roof Type:	Flat
Exterior:	Concrete/Wood
Year Built	2006



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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. © Woodford Commercial Real Estate.

Property Income & Expenses

Schedule of Current Monthly Rents

			Lease	Base Monthly	
Tenant	Suite	SQFT	Expiration	Income	Triple Net Lease
1051 14th Avenue:					
TJ's Soul Snacks	А	1,662	11/30/2024	\$2,500	Yes
Coming Tenant	В	1,096	TBD	\$1,100	Yes
Coming Tenant	С	925	TBD	\$1,000	Yes
Oyster Bay Group, Inc.	D	1,324	1/31/2024	\$1,407	Yes
Total		5,000		\$6,007	
Income					
Scheduled Gross Annual Income:					\$72,084
Less: Vacancy Factor (3%):					(\$2,162)
Effective (Adjusted) Gross Income:					\$69,921
Expenses				% of AGI	Annual Budget
Water, Sewer, Storm, & Garbage				All expenses	passed through
Repairs/Maintenance				to Tenants.	
Landscaping				-	-
Insurance				-	-
Property Taxes				-	-
Total Expenses		_		-	-

Total Est. Net Operating Income:

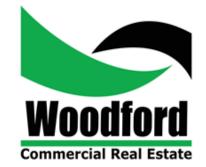
\$69,921



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Current Financial Indicators

Capitalization Rate	6.9%
Gross Rent Multiplier	17.2%



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