



Mixed Use Building For Sale

148 Woods St, Monroe, WA 98272

Asking Price

\$1,390,000

Building Highlights

- Building Size: 7,194 SF – 4 suites
- Land Size: 9,723 SF corner location
- Built: 1950 and remodeled since
- Current Tenants: 4

Financial

Suite 1: \$2,000/month
 Suite 2: \$2,000/month
 Suite 3: \$2,000/month
 Suite 4: \$1,600/month
 Garage: \$500/month

GROSS: \$8,100/MONTH

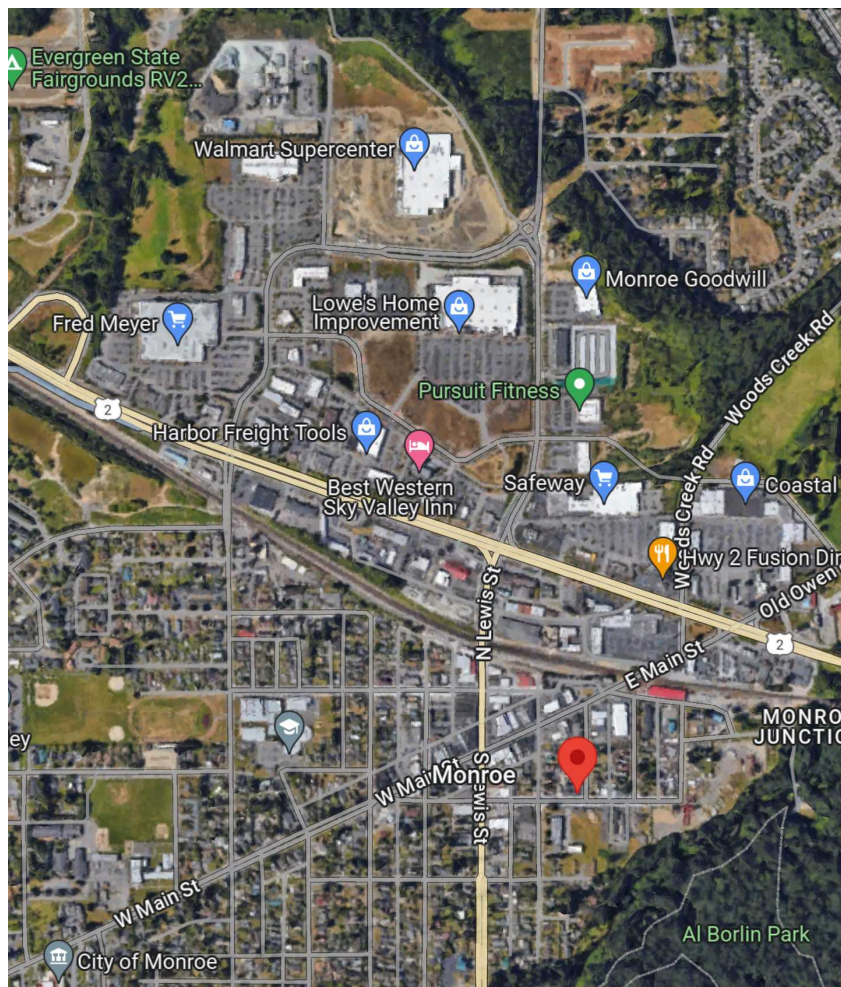
ANNUAL INCOME: \$97,200

5% Vacancy: (\$4,860)

Annual Expenses: (\$9,000)

NOI: \$82,620

Cap Rate: 6%



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SUITE	TENANT	SF	RENT /SF	MONTHLY RENT	ANNUAL RENT	EXPIRES
261	Chad Israel	1805		2000	24000	5/30/2025
144	Debra Larsen	1196		1600	19200	5/30/2025
145	Vincente Gaucin	1560		2000	24000	5/30/2025
148	Rory McAferty	2201		2000	24000	5/30/2025
Garage	Vacant	432		500	6000	
TOTALS		7,194		8100	97200	

Rent Revenue	97,200.00
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TOTAL REVENUE	97,200.00
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Expenses	(9,000.00)
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TOTAL EXPENSE	(9,000.00)
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Vacancy 5%	(4,860.00)
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Maintenance Reserves	\$0.10/SF	\$(720.00)
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NET OPERATING INCOME	82,620.00
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PRICE	\$1,390,000
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CAP RATE	6.00%
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POTENTIAL LOAN:

LOAN TO VALUE	65.0%	ANNUAL DEBT SERVICE	\$65,003.28
MORTGAGE	\$903,500	CASH FLOW	\$17,616.72
CASH DOWN PAYMENT	\$486,500	CASH ON CASH	3.62%
AMORTIZATION	30	PRINCIPAL REDUCTION (YR 1)	\$11,093.44
INTEREST RATE	6.00%	RETURN ON EQUITY	5.90%
MONTHLY PAYMENT	\$5,416.94		

The preceeding was compiled from data furnished by the property owner and/or other sources we deem reliable; accuracy is not guaranteed. It may contain projections or allowances that are not actual current income or expenses. Prospective purchaser (or Lessee) should verify all such information on their own behalf, or have information verified by their own attorney, accountant or business advisor.

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