



FOR SALE - \$1,100,000.00

909-911 N. 21ST STREET

YAKIMA, WA 98902

Attention Investors: Property with Long Term Tenant with 4 years remaining on their lease.

PROPERTY SUMMARY:

Located on 21st Avenue, this versatile two-level building offers enclosed and open classrooms, restrooms, a kitchen, offices, and essential amenities, making it ideal for education, community programs, or organizational needs.



0.87 AC



7,608 SF



1999



Multi-Purpose Building





Discover the perfect space for education, community programs, or organizational needs in this thoughtfully designed two-level building. Located on 21st Avenue, this property offers a blend of functionality and convenience, ideal for various uses. **The tenant is currently under a 10-year lease agreement, with four years remaining in the lease term.**

MAIN FEATURES:

- Welcoming entryway with an adjacent small front office and secondary office nearby.
- Expansive open area designed for School Age activities, with a kitchen conveniently located off the east side and direct access to the outdoor yard through the north-end door.
- Three additional classrooms along the south hallway: one on the right and two on the left.
- Two large, dedicated restrooms for boys and girls, plus multiple child-sized restrooms for younger users.
- Enclosed classrooms at the north end of the main hallway, ensuring privacy and functionality.
- An auxiliary hallway featuring two classrooms (one enclosed with a child restroom) and two additional restrooms.
- Practical amenities include a furnace room and a janitor storage closet for maintenance needs.

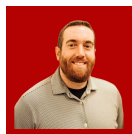
UPPER-LEVEL HIGHLIGHTS:

- Comfortable break room for staff.
- Small laundry room for added convenience.
- Additional restroom and a large office (approximately 8x12), perfect for administrative or management purposes.

PROPERTY SUMMARY:

- 3 enclosed classrooms with doors for private or focused activities.
- 4 open classrooms accessible from hallways for flexible learning or group projects.
- 1 large open classroom ideal for School Age programs or multifunctional use.
- **The current tenant's lease commenced on January 1, 2019, and is scheduled to conclude on December 31, 2028, with four years remaining in the term.**

With its adaptable layout and essential facilities, this property offers a versatile environment tailored to support a wide range of needs.



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CASH FLOW ANALYSIS

BEFORE-TAX CASH FLOW	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
YEAR ENDING	10/2025	10/2025	10/2027	10/2028	10/2029
BEFORE-TAX CASH FLOW					
GROSS SCHEDULED INCOME	\$88,284	\$88,284	\$88,284	\$88,284	\$88,284
GENERAL VACANCY	(\$4,414)	(\$4,414)	(\$4,414)	(\$4,414)	(\$4,414)
TOTAL OPERATING EXPENSES	(\$11,590)	(\$11,590)	(\$11,590)	(\$11,590)	(\$11,590)
NET OPERATING INCOME	\$72,280	\$72,280	\$72,280	\$72,280	\$72,280
LOAN PAYMENT	(\$66,846)	(\$66,846)	(\$66,846)	(\$66,846)	(\$66,846)
BEFORE-TAX CASH FLOW	\$5,434	\$5,434	\$5,434	\$5,434	\$5,434
CASH-ON-CASH RETURN	1.85%	1.85%	1.85%	1.85%	1.85%
TAXABLE INCOME					
NET OPERATING INCOME	\$72,280	\$72,280	\$72,280	\$72,280	\$72,280
DEPRECIATION	(\$27,273)	(\$28,460)	(\$28,460)	(\$28,460)	(\$27,283)
AMORTIZATION	(\$330)	(\$330)	(\$330)	(\$330)	(\$330)
LOAN INTEREST	(\$53,224)	(\$52,312)	(\$51,338)	(\$50,300)	(\$49,192)
TAXABLE INCOME (LOSS)	(\$8,547)	(\$8,822)	(\$7,849)	(\$6,810)	(\$4,525)
AFTER-TAX CASH FLOW					
BEFORE-TAX CASH FLOW	\$5,434	\$5,434	\$5,434	\$5,434	\$5,434
INCOME TAXES	\$3,077	\$3,176	\$2,826	\$2,452	\$1,629
AFTER-TAX CASH FLOW	\$8,511	\$8,610	\$8,260	\$7,886	\$7,063
CASH-ON-CASH RETURN	2.90%	2.94%	2.82%	2.69%	2.41%

ANNUAL PROPERTY OPERATING DATA

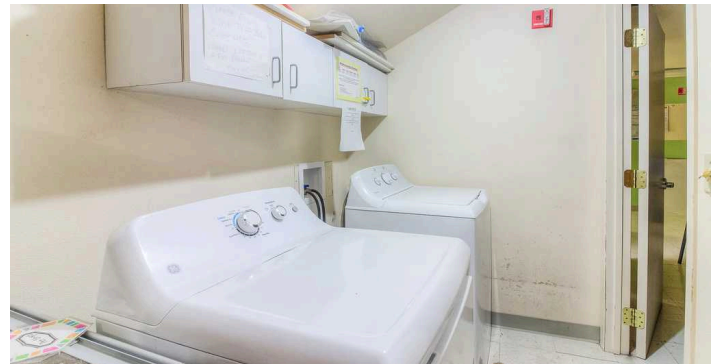
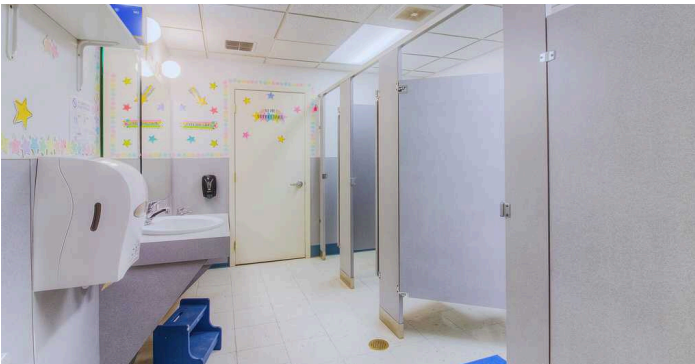
DESCRIPTION	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
YEAR ENDING	10/2025	10/2025	10/2027	10/2028	10/2029
INCOME					
RENTAL INCOME	\$88,284	\$88,284	\$88,284	\$88,284	\$88,284
GROSS SCHEDULED INCOME	\$88,284	\$88,284	\$88,284	\$88,284	\$88,284
GENERAL VACANCY	(\$4,414)	(\$4,414)	(\$4,414)	(\$4,414)	(\$4,414)
GROSS OPERATING INCOME	\$83,870	\$83,870	\$83,870	\$83,870	\$83,870
EXPENSES					
BUILDING INSURANCE	(\$5,114)	(\$5,114)	(\$5,114)	(\$5,114)	(\$5,114)
MISC	(\$100)	(\$100)	(\$100)	(\$100)	(\$100)
TAXES - REAL ESTATE	(\$6,376)	(\$6,376)	(\$6,376)	(\$6,376)	(\$6,376)
TOTAL OPERATING EXPENSES	(\$11,590)	(\$11,590)	(\$11,590)	(\$11,590)	(\$11,590)
OPERATING EXPENSE RATIO	13.82%	13.82%	13.82%	13.82%	13.82%
NET OPERATING INCOME	\$72,280	\$72,280	\$72,280	\$72,280	\$72,280



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