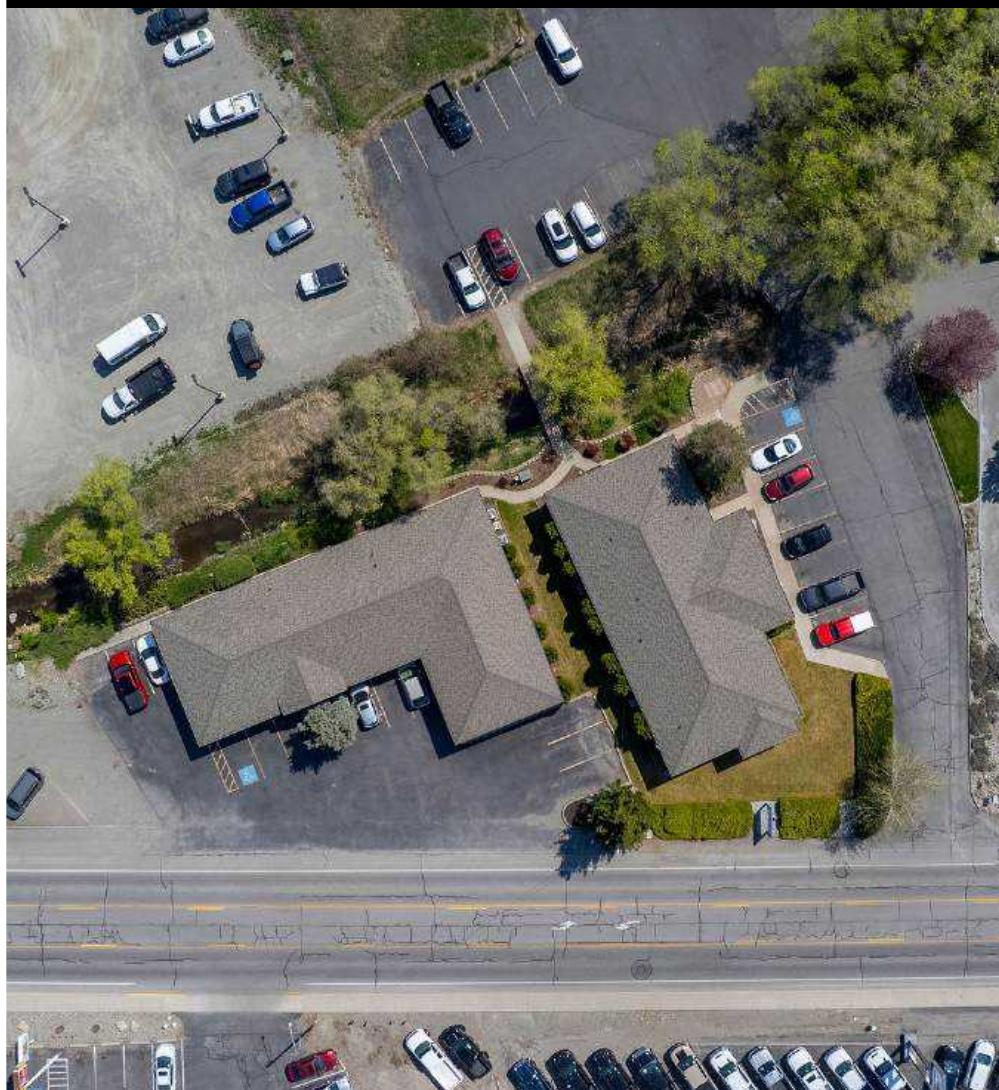


100% LEASED – 3 BUILDING PORTFOLIO

646, 715, 717 OKOMA DR, OMAK, WA 98841

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OFFERING MEMORANDUM





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LOCATION SUMMARY

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Welcome Omak, Washington. Nestled in the foothills of the Okanogan Highlands in north central Washington, serving as the largest municipality in Okanogan County north of Wenatchee. **Omak** blends small-town charm with regional commerce: its **affordable housing, steady appreciation, and diverse economy** make it appealing both for residents and investment. The real estate market—residential and commercial—offers value and growth potential in a stable, evolving community.

Omak acts as a commercial and service center for north-central Washington, anchored by agriculture, forestry, healthcare, retail, education and tourism.

It is recognized as a top retirement destination - lower cost of living, access to 6 hospitals, 64 medical facilities and strong cultural and activity offerings.



Strategic Location: 4–5 hours from Seattle, positioned along key regional highways and transit lines.

Demographically Diverse: A small but growing, multi-generational, multi-ethnic community.

Economic Stability: Balance of primary industries, retail service anchor, rise in retirees.

Housing Value: Affordable pricing, consistent appreciation, stable market with available new builds.

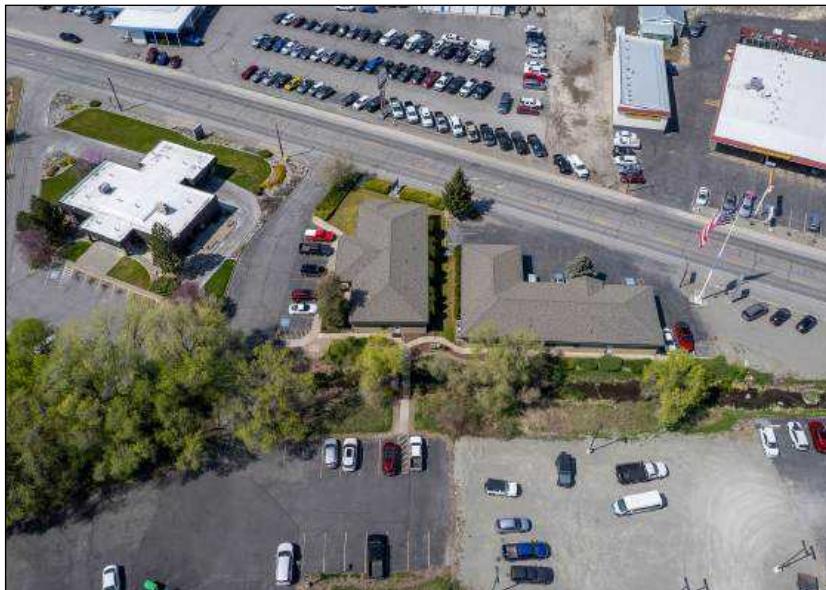
Commercial Strength: Retail corridor hub, anchored shopping center, positive investor outlook.

Lifestyle Quality: Natural beauty (river, lakes, forests), cultural events (Omak Stampede, arts), healthcare access—appealing to families, professionals, retirees.



BUILDING AND PROPERTY SUMMARY

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THREE BUILDING PORTFOLIO 100% LEASED PROFESSIONAL / MEDICAL / OFFICE TENANTS

OPPORTUNITY HIGHLIGHTS

This is a rare opportunity to purchase a three property portfolio located in Omak, WA. Currently 100% leased with a varied tenant mix of office, medical, and professional tenants, there is future upside potential with scheduled annual increases, staggered lease expiration dates and possibilities to convert future leases from gross leases to NNN. Roof replacements and/or repairs have been completed and buildings have been nicely maintained through professional management.

These three properties are located on the main highway in Omak, with high traffic counts and multiple ingress/egress points and plenty of parking.

PROPERTY HIGHLIGHTS

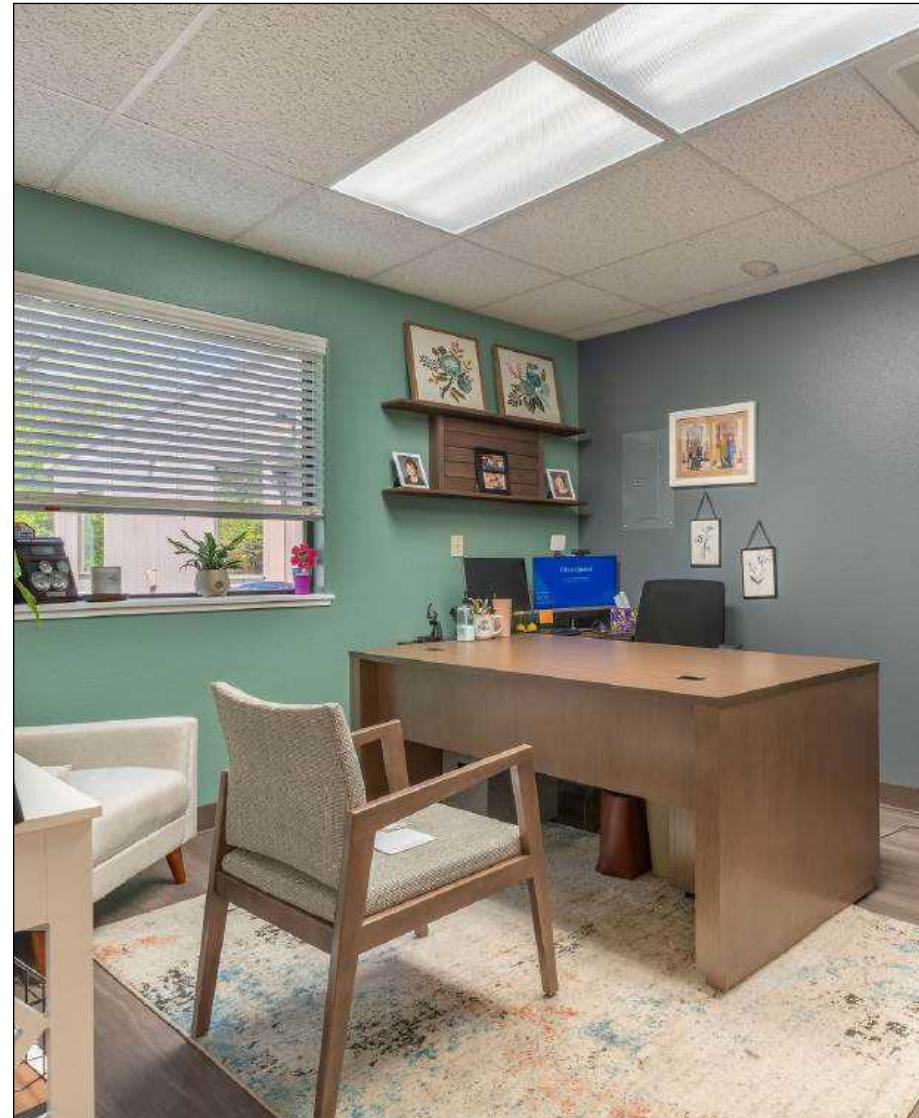
- 3 Buildings on 3 separate parcels
- Long established tenants with a healthy mix of professional uses
- Well maintained and professional managed building
- Value-add opportunity with converting to NNN leases
- Plenty of parking for employees and customers
- Building SF = 9326 SF / 4102 SF / 3614 SF
- Lot SF = 37,897 SF / 14,810 SF / 28,314 SF
- Professionally managed by property manager

+ Signed NDA required to obtain additional financial information and leases

BUILDING & PROPERTY SUMMARY

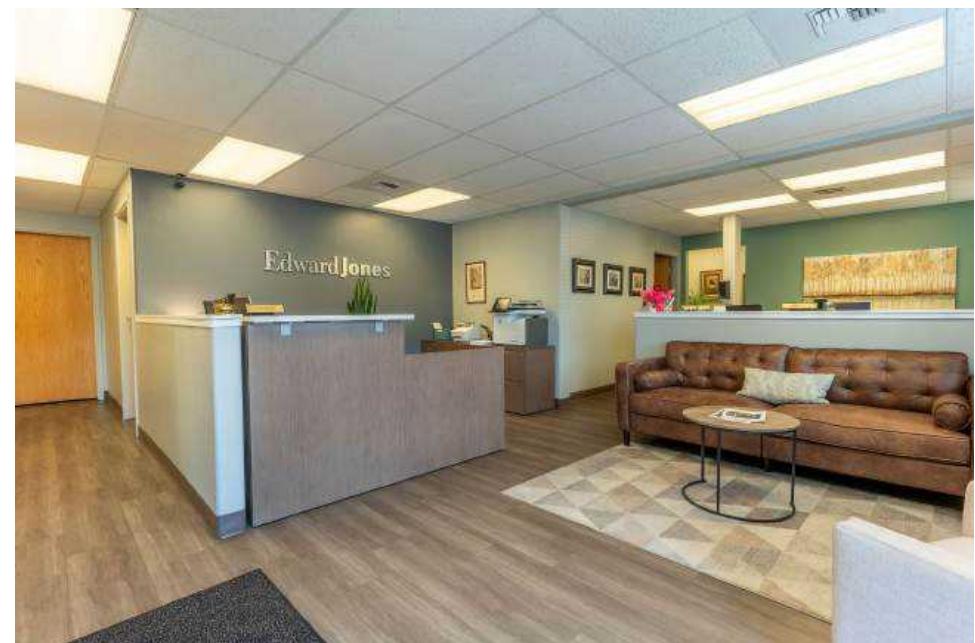
Offering Price:	\$3,125,000
Address:	646, 715, 717 Okoma Dr, Omak, WA
County:	Okanogan County
Municipality:	City of Omak
Number of Buildings:	3
Stories:	1 Story
Parking:	On-site
Roof:	Composition / Metal
Current Occupancy:	100% Leased

	646 Okoma	715 Okoma	717 Okoma
Year Built	1997	2000	1998
Building Size	9326 SF	4102 SF	3614 SF
Lot Size	37,897 SF	14,810 SF	28,314 SF
Parcel #s	3426340091	8816950100	8816950200











TENANT SUMMARY

646 Okoma	SF	Lease Start	Lease Exp	Lease Type	Rent \$	Rent Increases	Options	Notes
Advance	3632	04/01/2025	03/31/2030	FSG*	\$5,000.00	Fixed Rate	Extension granted if in agreement to CPI increases	Termination right at the end of the 36th Month (March 31, 2028)
Edward Jones	2114	04/09/1998	04/30/2026	FSG*	\$2,486.18	2% Annual Increase	None	
NWJP	1655			FSG*	\$2,707.00	CPI Index		
DOL	2301	04/1/2022	03/27/2027	FSG*	\$3,451.50	Fixed Rate	None	
TOTAL	9702				\$13,644.68			

715 Okoma	SF	Lease Start	Lease Exp	Lease Type	Rent \$	Rent Increases	Options	Notes
NCWCF	3000	01/01/2024	12/31/2025	NNN	\$3,400.00	Fixed Rate	2 year option	
Evergreen	1000	12/17/2014	12/31/2027	FSG*	\$1,450.00	3% Annual Increase	2 year option	
TOTAL	4000				\$4,850.00			

717 Okoma	SF	Lease Start	Lease Exp	Lease Type	Rent \$	Rent Increases	Options	Notes
Confluence	4000	09/18/1997	12/31/2029	NNN	\$8,097.62	CPI Index	None	Termination right at the end of the 3rd year (12/31/2027) with 12 month notice
TOTAL	4000				\$8,097.62			

* FSG tenants pay for their own electricity

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