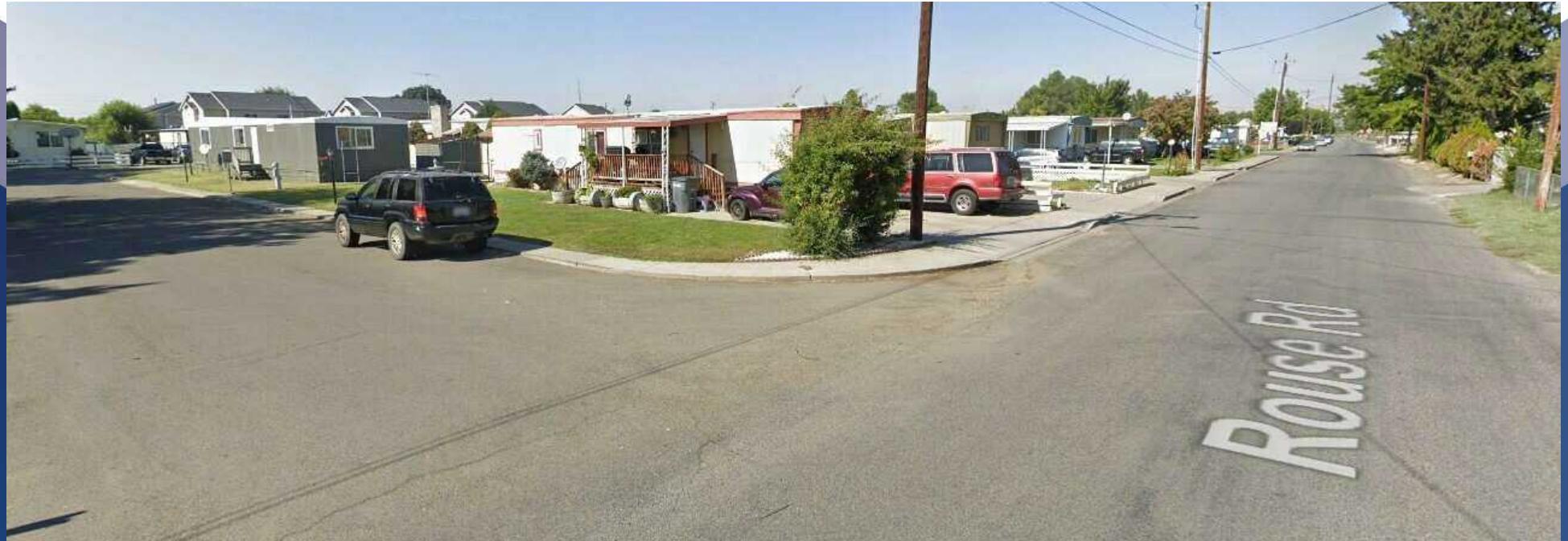


SALE

NORTH STAR MHP

525 Rouse Rd Sunnyside, WA 98944



SALE PRICE

\$3,200,000

Travis Davis
(509) 786-9456

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COMMERCIAL
TOMLINSON**

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in
158 OFFICES, 45 COUNTRIES

OVER 18,400
Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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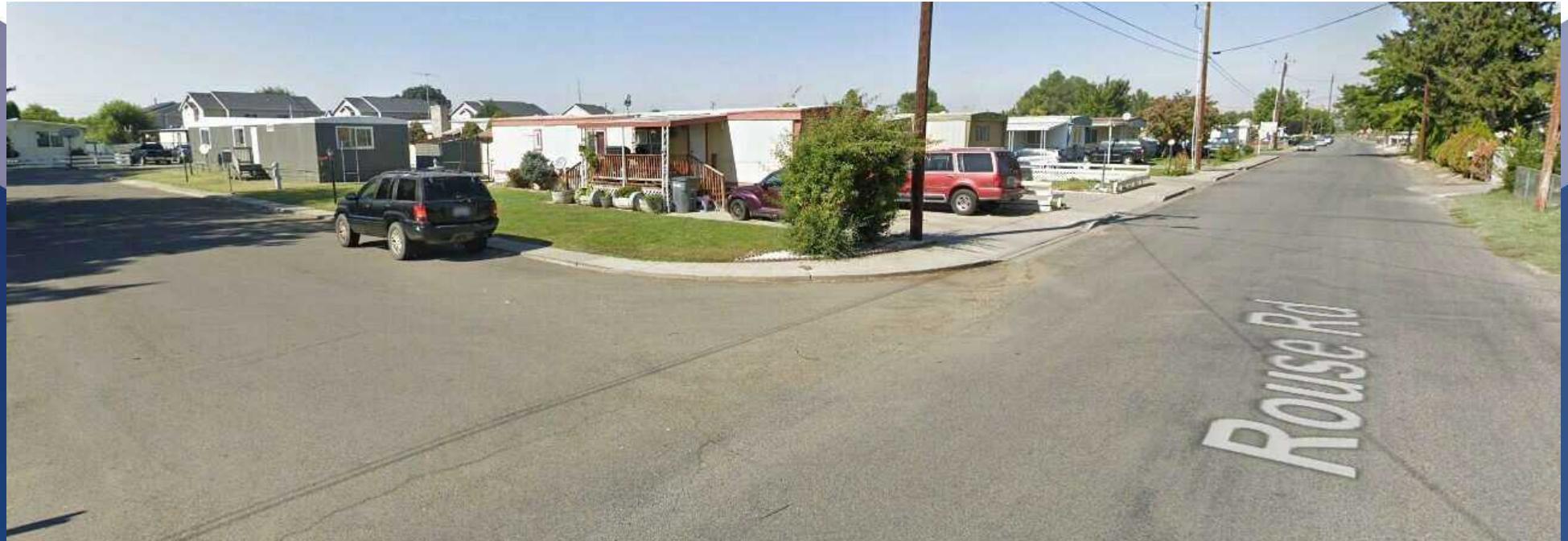


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PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Sunnyside, WA. This appealing property features 43 well-maintained units, providing a stable foundation for consistent income generation plus 32 additional storage units. Built in 1975, the property offers a proven track record and a solid reputation within the community. Zoned R3, it presents potential for expansion and development to further capitalize on the growing demand for multifamily residences. Conveniently located in the Sunnyside area, this investment promises a strong return and future growth potential. Don't miss the chance to be part of this thriving real estate market.

PROPERTY HIGHLIGHTS

- 43 space rentals
- 32 Storage units

DATA AS OF 2025

OFFERING SUMMARY

Sale Price:	\$3,200,000
Number of Units:	43
Lot Size:	5.72 Acres
Building Size:	0 SF
NOI:	\$199,306.91
Cap Rate:	6.23%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	505	829	2,082
Total Population	1,800	2,936	7,286

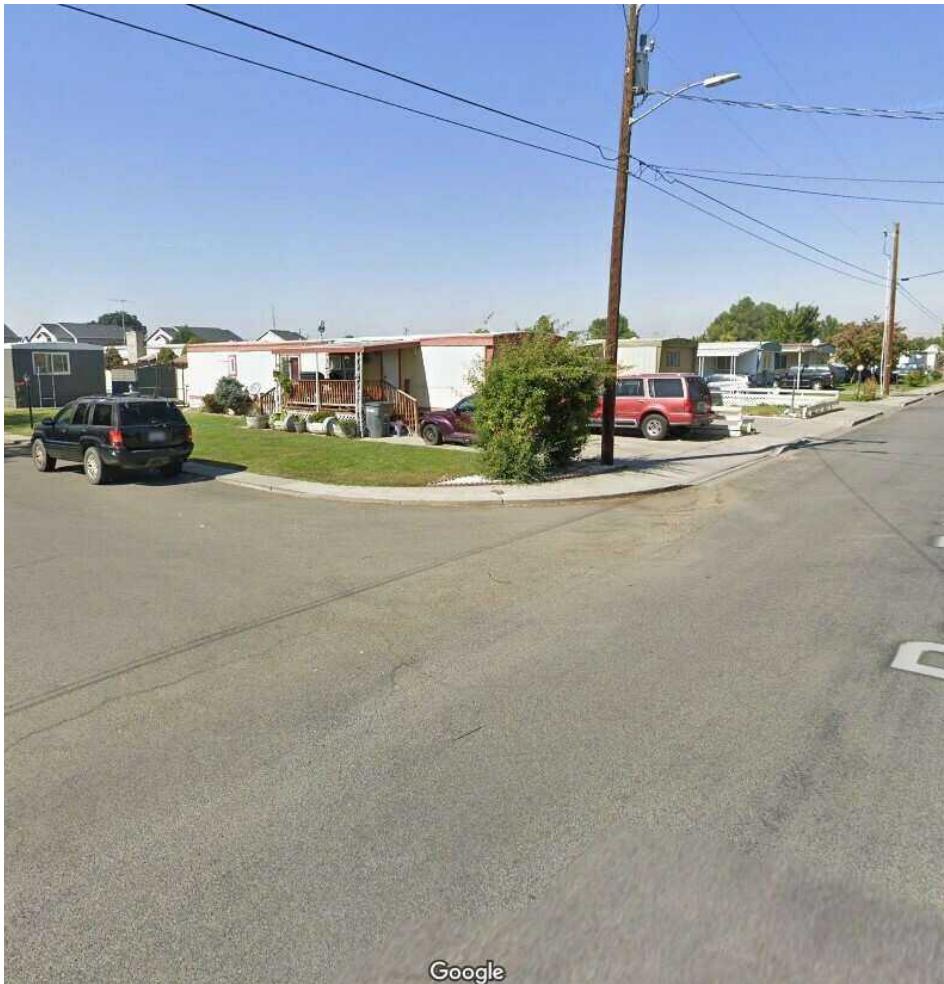
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LOCATION DESCRIPTION

Discover the potential of Sunnyside, WA, a thriving community with a vibrant business environment. The area offers easy access to major transportation routes and is home to a diverse range of local businesses, making it an ideal location for office and office building investment. Nearby, you'll find attractions such as Black Rock Creek Golf Course and Snipes Mountain Brewery, providing excellent opportunities for networking and leisure. With its strategic location and growing economy, the area presents an exciting opportunity for investors looking to be part of a dynamic and up-and-coming commercial real estate market.

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BUILDING INFORMATION

NOI	\$199,306.91
Cap Rate	6.23%
Building Class	B
Number of Floors	1
Year Built	1975
Number of Buildings	1

PROPERTY HIGHLIGHTS

- 43 space rentals
- 32 Storage units
- Built in 1975
- Zoned R3
- Located in the Sunnyside area
- Space Rent Currently \$575 includes W/S/G

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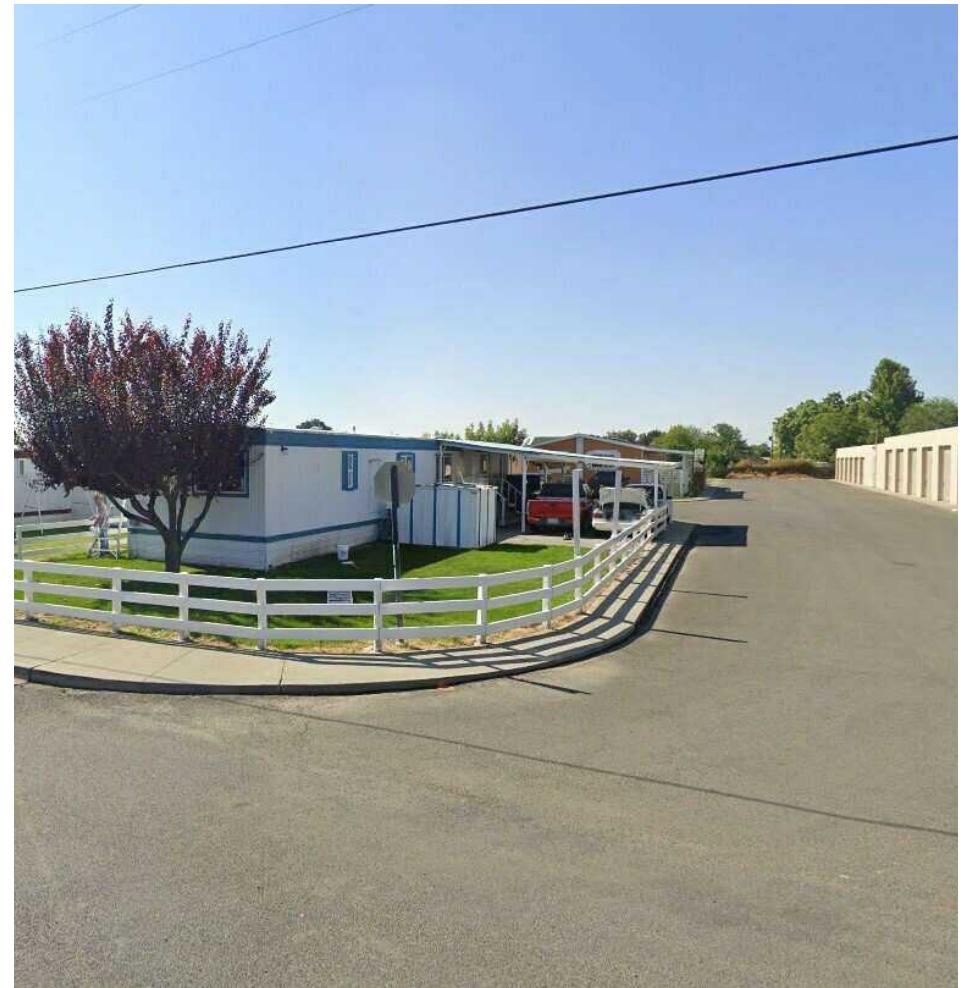
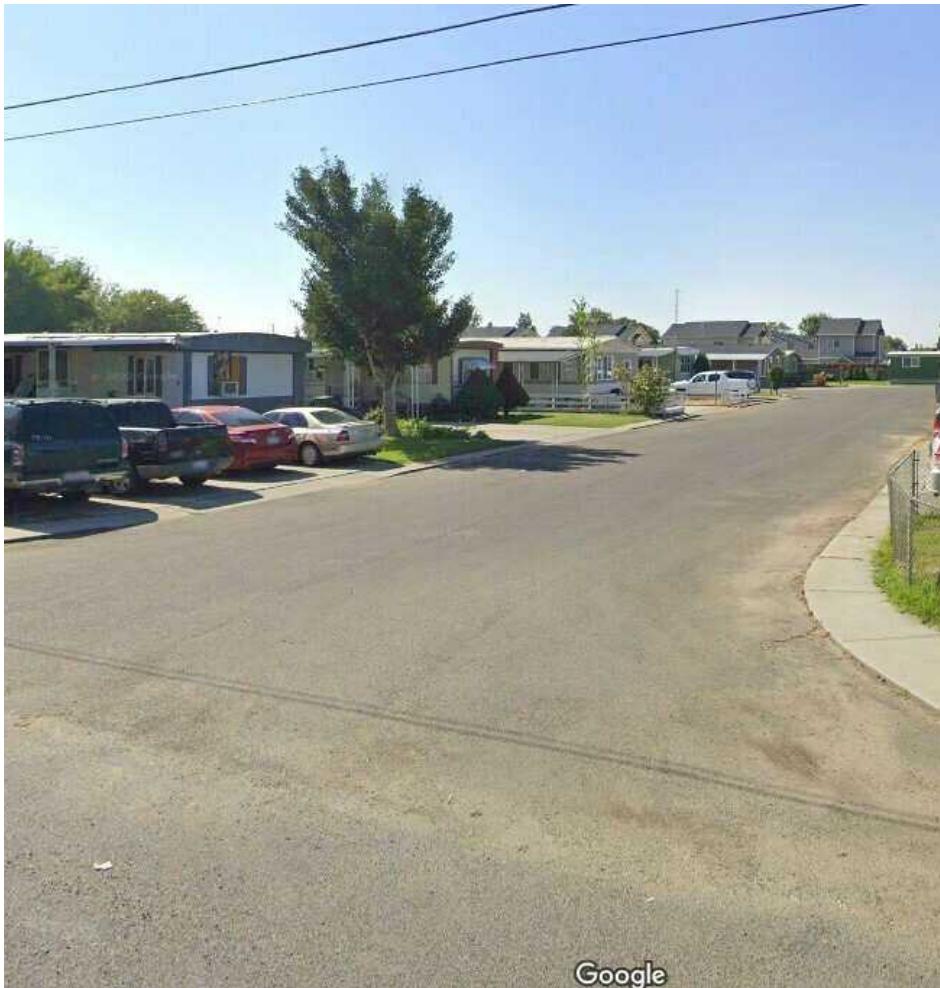
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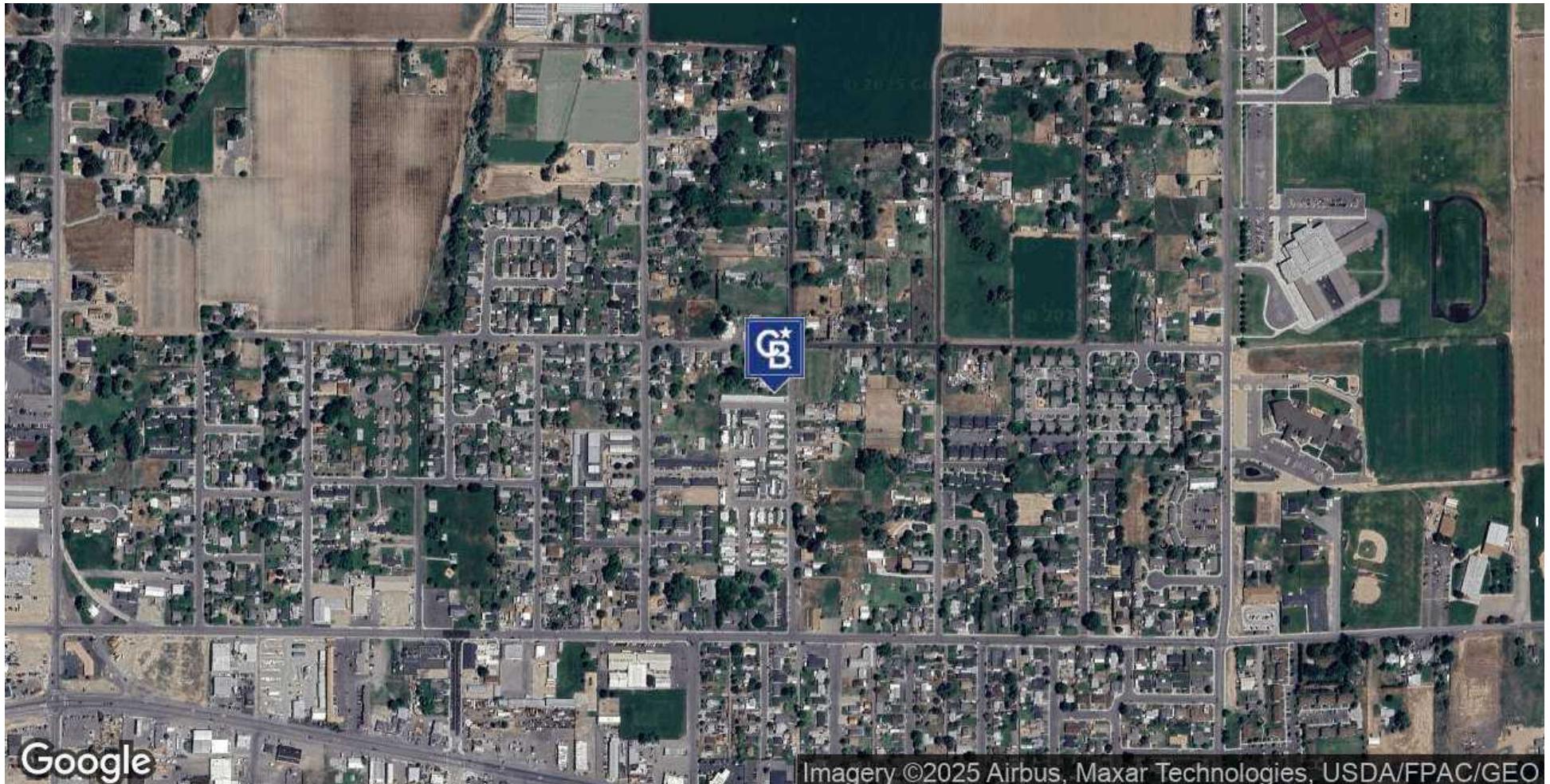


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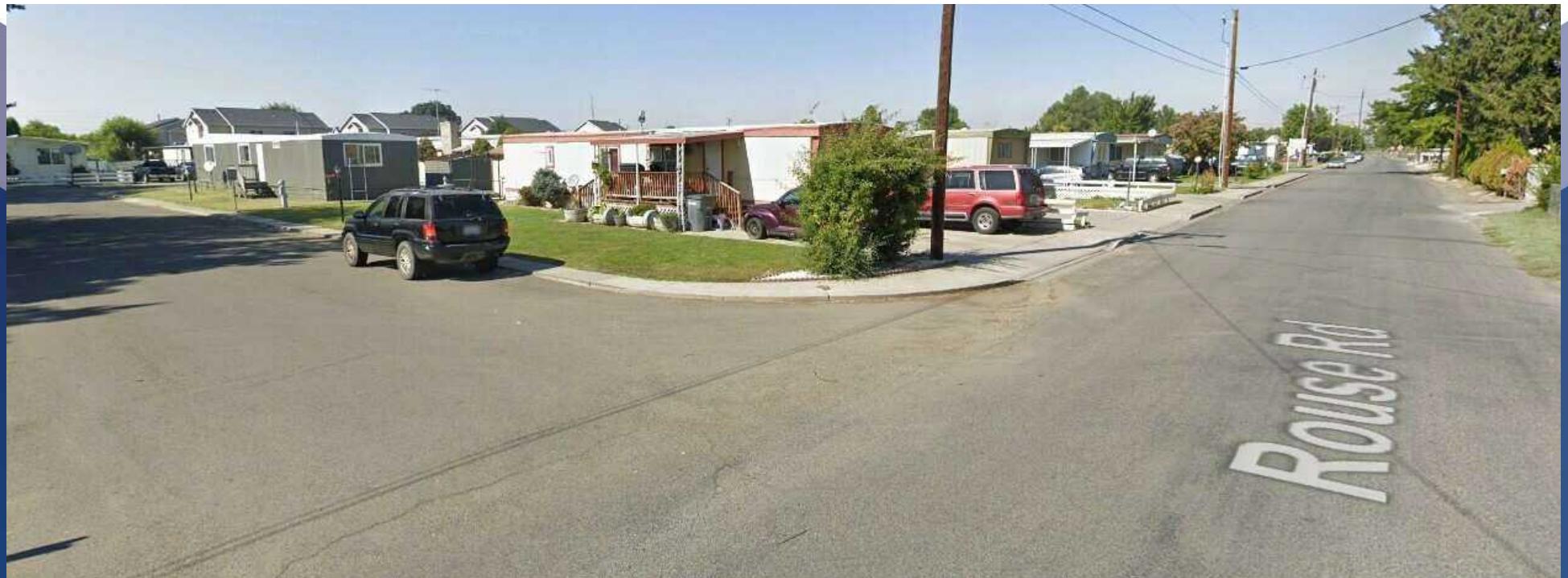


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INVESTMENT OVERVIEW

	NORTH STAR
Price	\$3,200,000
Price per Unit	\$74,419
GRM	11.62
CAP Rate	6.23%
Cash-on-Cash Return (yr 1)	6.23%
Total Return (yr 1)	\$199,307

OPERATING DATA

	NORTH STAR
Gross Scheduled Income	\$275,450
Other Income	\$12,709
Total Scheduled Income	\$288,159
Gross Income	\$288,159
Operating Expenses	\$88,852
Net Operating Income	\$199,307
Pre-Tax Cash Flow	\$199,307

FINANCING DATA

	NORTH STAR
Down Payment	\$3,200,000

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