

FOR SALE

Value-Add Offering
Sunfair Office Building



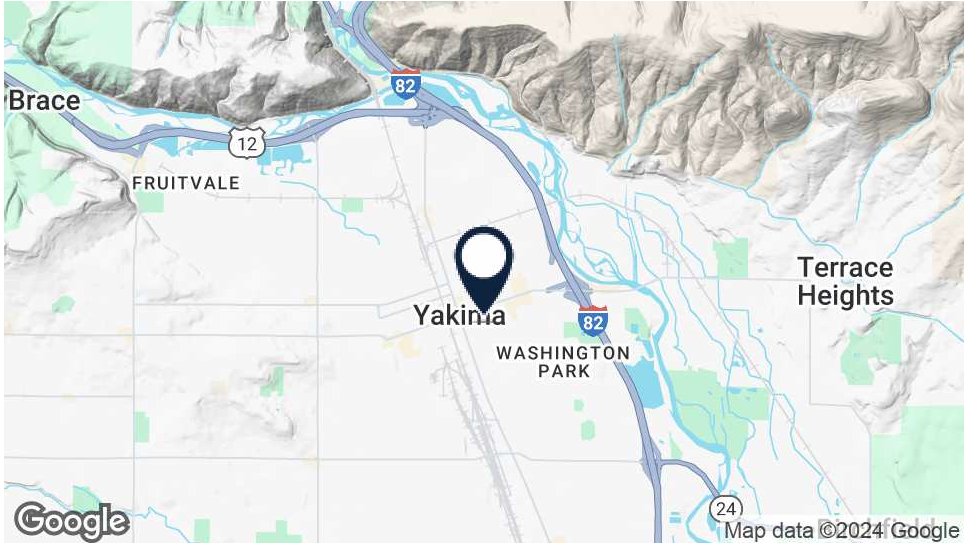
Offered at: \$2,950,000
Available: \$86/SF

101-111 South 3rd Street
Yakima, WA 98901

218 S Sgt Pendleton Way
Yakima, WA 98901

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509.969.8747: C
Chris Sentz
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Executive Summary



Sale Price	\$2,950,000
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OFFERING SUMMARY

Building Size:	34,473SF
Lot Size:	1.1 acres
Price/SF:	\$86/SF +/-
Zoning:	CBD (Central Business District)
Parcel Numbers:	191319-24445, 24446, 24447 & 24442
Parking Stalls:	58 +/- onsite, plus street parking

PROPERTY OVERVIEW

THIS OFFERING presents an opportunity to acquire a well-positioned multi-tenant office building in Yakima. Class A location, this property is conveniently located in the heart of downtown, only a few minutes' walk from Yakima's growing assortment of amenities.

With 53% vacancy and an attractive price of \$86/SF, this property offers significant upside potential. It presents an ideal opportunity for an owner-occupier or an investor ready to take on the leasing effort to unlock its full value.

Rent Roll / Pro Forma (Red)

Suite	Tenant	Size	Commencement	Expiration	Rent	Rent/SF	CAM's	Escalations
101	BI Incorporated	3707	8/15/22	9/30/27	\$4,058.66	\$13.08/SF NNN	\$1,251.06	4%/year
103	City of Yakima MiCare	1623	1/1/13	12/31/26	\$1,955.57	\$14.40/SF NNN	\$547.73	3%/year
107	WRC&DC	1501	12/1/17	11/30/26	\$1,364.58	\$10.92/SF NNN	\$506.56	2%/year
109	Vacant	6808			\$6,808.00	\$12.00/SF NNN	\$2,314.72	
111	Alternative Nursing	1230	11/1/20	M to M	\$1,680.06	\$16.44/SF NNN	\$415.10	3%/year
302	Federal Defenders	7771	2/1/09	2/28/29	\$11,239.10	\$17.40/SF NNN	\$2,622.61	2.5%/year
105-101	True Law	1965	7/1/22	6/30/25	\$1,737.23	\$10.56/SF NNN	\$663.44	3%/year
105-104	John Chambers	336	8/13/24	M to M	\$280.00	\$9.96/SF NNN	\$113.06	Fixed
105-105	Vacant	1494			\$1,494.00	\$12.00/SF NNN	\$507.96	
105-113	Vacant	2449			\$2,449.00	\$12.00/SF NNN	\$832.66	
105-200	Vacant	2217			\$2,216.00	\$12.00/SF NNN	\$753.44	
105-204	Vacant	678			\$678.00	\$12.00/SF NNN	\$230.52	
105-205	Vacant	758			\$758.00	\$12.00/SF NNN	\$257.72	
105-207	Vacant	241			\$241.00	\$12.00/SF NNN	\$81.94	
105-210	Vacant	537			\$537.00	\$12.00/SF NNN	\$182.58	
302-200	Land Locked Unrentable	1158						
		34473			\$22,315.20		\$6,119.56	
PRO FORMA					\$37,496.20		\$11,281.10	

Rent Roll Notes:

All Utilities included in CAM's

John Chambers Suite 104 is currently month to month

Suite 302-200 is landlocked by Suite 302 and is therefore unrentable currently

Alternative Nursing Services is currently negotiating terms for Suite 105

NOI & Pro Forma NOI Calculations

As-Is NOI

INCOME	
Scheduled Rent Income	\$267,752
+ Budgeted CAM's	\$73,435
+ Budgeted Utility Reimbursements	\$0
GROSS ADJUSTED INCOME	\$341,187

EXPENSES	
Property Taxes (2024 actual)	\$20,986
Property Insurance (2024 budgeted)	\$15,500
Repairs & Maint (2024 budgeted)	\$15,100
Management (2024 budgeted)	\$18,000
Utilities (2024 budgeted)	\$45,800
Snow Removal (2024 budgeted)	\$2,000
Landscaping (2024 budgeted)	\$2,500
HVAC Repair & Maint (2024 budgeted)	\$8,700
Fire and Safety (2024 budgeted)	\$650
Security (2024 budgeted)	\$2,000
Janitorial (2024 budgeted)	\$6,450
TOTAL EXPENSES	\$137,686

NET OPERATING INCOME \$203,501

Pro Forma NOI

INCOME	
Scheduled Rent Income	\$449,954
- 5% Vacancy & Credit Loss	(\$22,498)
	\$427,456
+ Budgeted CAM's	\$135,373
+ Budgeted Utility Reimbursements	\$0
GROSS ADJUSTED INCOME	\$562,830

EXPENSES	
Property Taxes (2024 actual)	\$20,986
Property Insurance (2024 budgeted)	\$15,500
Repairs & Maint (2024 budgeted)	\$18,000
Management (2024 budgeted)	\$28,200
Utilities (2024 budgeted)	\$75,000
Snow Removal (2024 budgeted)	\$2,000
Landscaping (2024 budgeted)	\$2,500
HVAC Repair & Maint (2024 budgeted)	\$10,000
Fire and Safety (2024 budgeted)	\$650
Security (2024 actual)	\$2,000
Janitorial (2024 budgeted)	\$8,500
TOTAL EXPENSES	\$183,336

NET OPERATING INCOME \$379,493

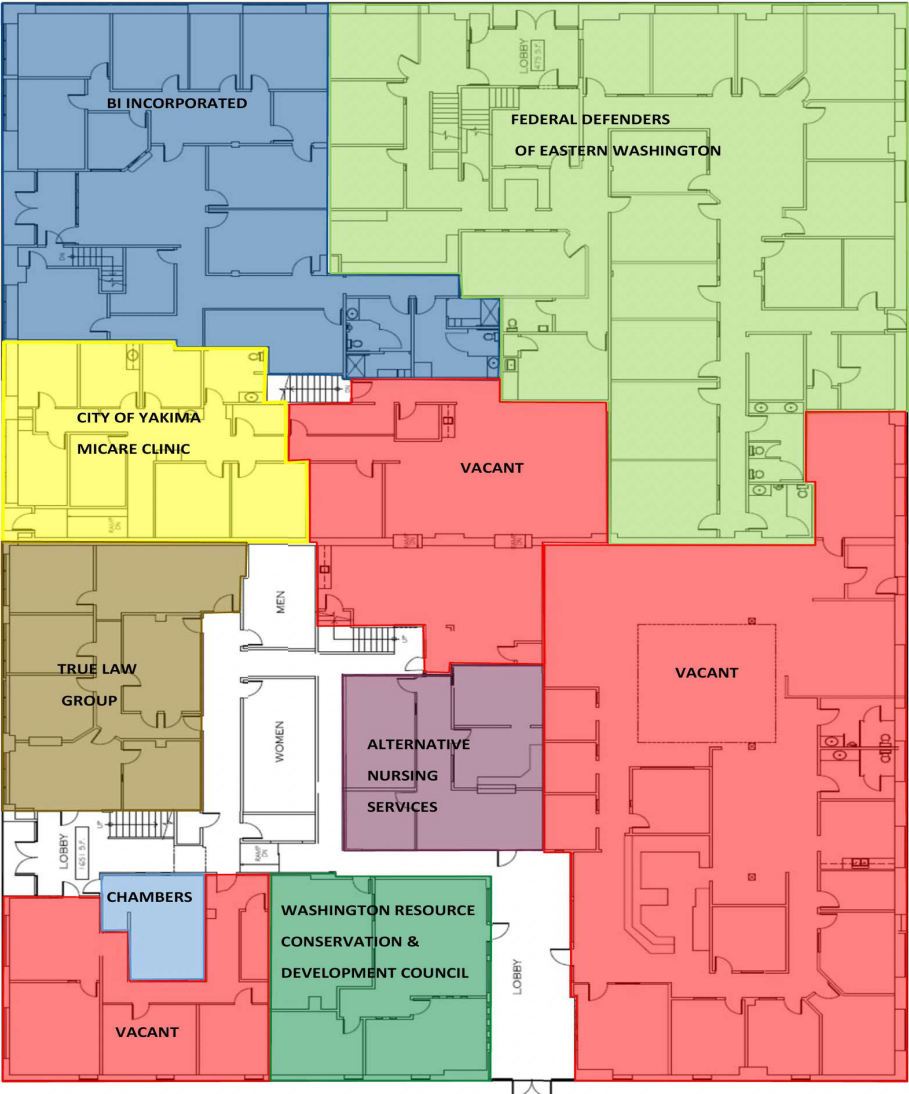
Highlights



PROPERTY HIGHLIGHTS

- Rare opportunity to acquire an investment grade office building at a discounted value. By example, the asking price translates to \$86/SF, which is arguably below market if the building sold empty to a user.
- Class B building in a Class A location, providing an excellent option for tenants who want to be in the core of downtown Yakima.
- Separate adjoining parcel included with additional 21 parking stalls (58 total parking stalls)
- Recently updated entry and common areas throughout the building
- Situated within walking distance of Yakima's most sought after amenities, such as Cowiche Canyon Kitchen and Ice House Bar, Easy Tiger Restaurant, Second Street Restaurant, Essencia Bakery, The Capital Theater, Hilton Garden Inn, Banking, the Post Office and many more.
- Additional financial information available upon request.

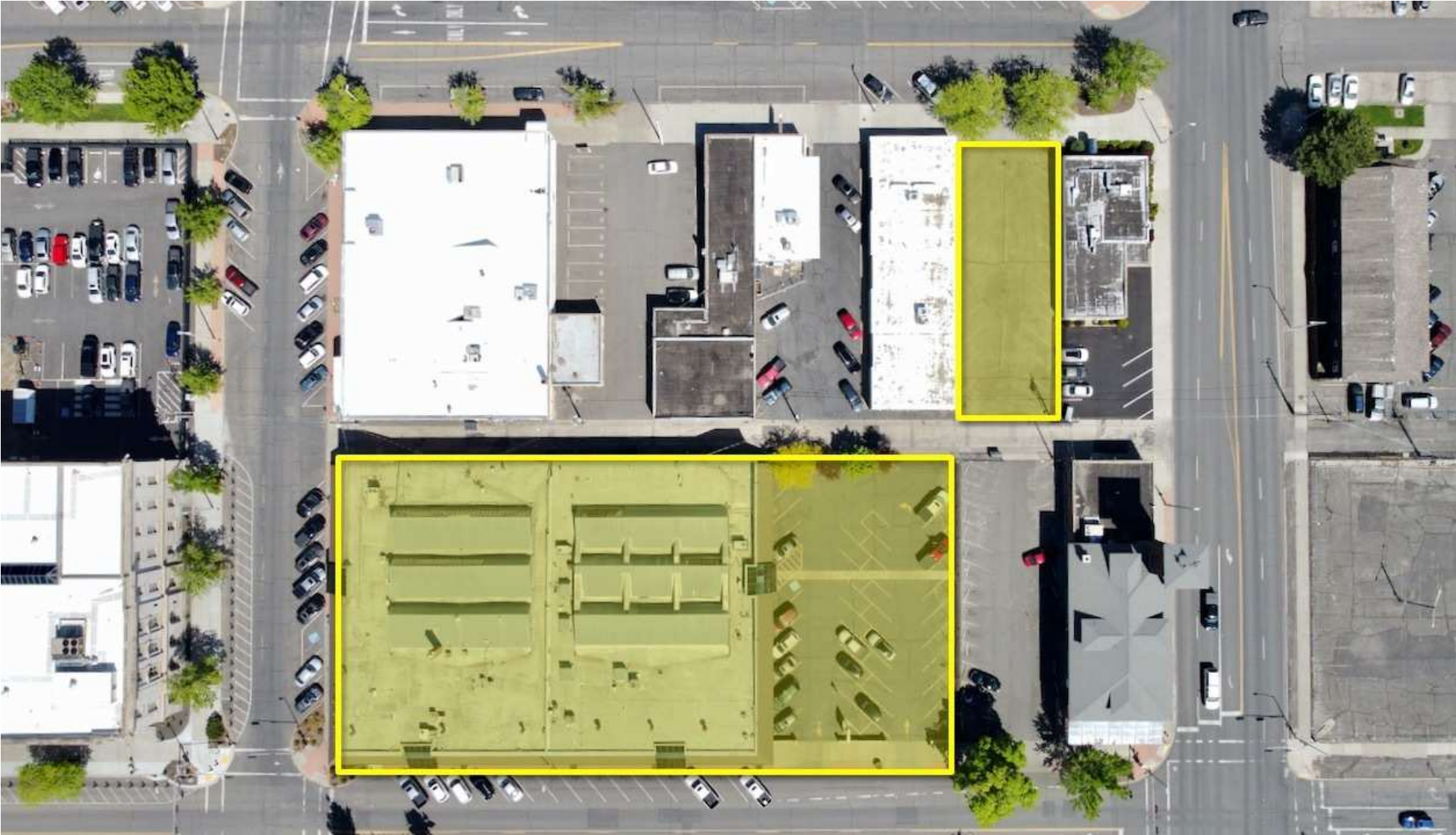
Floor Plan 1st & 2nd Floor - Vacancy In Red



Updated Entry & Common Areas



Aerial Photo



Meet The Team



CHRIS SENTZ

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