

To whom it may concern:

Please note:

Please do not disturb the tenant. Any requests to view the property (1712 E 12th Street, The Dalles, OR 97058) need to be addressed to Nate Loker. Best days are Tuesday, Saturday or Sunday, or after 7 PM on Monday, Wednesday, Thursday or Friday.

FYI: The current tenant has Arlo security cameras inside the building, which record audio and video.

Additional information for 1712 E 12th Street, The Dalles, OR 97058,
provided by the building owner, Carola Stepper about the build out in Spring 2011.

- New energy efficient HVAC rooftop unit installed by Oregon Equipment. This unit has been serviced and had the filter replaced every 90 days by Oregon Equipment since it was installed.
- The roof has had preventative maintenance inspections by Brown Roofing, as recent as September 2025.
- Medical building neighborhood: Across the street from Cascade Orthopedics, 1/2 block East of Adventist Family Medicine building, two dentists in the vicinity, 2 buildings East of Dry Hollow/12th Street intersection
- A professional survey was done in 2011 to verify the property line to the East, a small fence in the backyard accommodates for this. This survey also served as the basis for laying out the parking spaces.
- 5 regular parking spaces plus one ADA Van accessible parking space on premises.
- The parking lot has been sealed and re-stripped approximately every 2 years by Seal Kote; most recently in August 2025.
- As part of the build out, all brick walls on E, S and W sides received an interior wall with studs and drywall and insulation.
- The Building is 10' tall, insulation under the roof was installed, and a 8" commercial drop ceiling was installed.
- All interior walls are insulated for sound.
- All electrical work was performed by Hage Electric.
- Sconces throughout, all on dimmers. Can lights in the business office and breakroom. Four exterior lights, which are on a timer.
- Marmoleum floors in the entrance and restroom, cork in the hallway/waiting room, otherwise commercial carpet.
- Built in cabinets in the business office and breakroom, 18" dishwasher in the breakroom.

- 7 treatment rooms/offices, 1 business office/reception, 2 storage closets, 1 breakroom, 1 ADA restroom, entry/hallway/waiting room area
- Sinks in the breakroom and ADA restroom
- Exhaust fans in the ADA restroom and breakroom
- The retaining wall and concrete patio for the picnic table in the back yard were part of the remodel in 2011. One outside faucet on the S side for the garden. The picnic table is part of the building sale. The back yard is a decommissioned community garden.
- Two exterior outlets, one on the N side, one on the E side.

In Winter of 2020 Carola Stepper sold her business Cascade Acupuncture Center, LLC. The buyer of that business is the current tenant of 1712 E 12th Street, The Dalles, OR 97058.

As part of the sale during the first year of the COVID 19 pandemic she offered a very favorable lease to the buyer. By 2025 standards one would consider it being under rented.

The current tenant will move out on 3-1-26 or sooner.

Hence no gross income is provided as the new owner has the opportunity to draw up a new lease or utilize the space for their own needs.

Month	North Wasco County PUD - Electric	City of The Dalles, - Sewer & Water	The Dalles Disposal - Garbage	Property Taxes 2024	Current Business Owner's Insurance
Aug 2024	85.39	111.88	25.50		
Sept 2024	76.08	111.88	25.50		
Oct 2024	102.83	111.88	25.50	5190/yr	
Nov 2024	102.83	111.88	25.50		
Dec 2024	151.68	111.88	25.50		
Jan 2025	155.17	111.88	26.03		1738/yr
Feb 2025	207.50	111.88	26.03		
Mar 2025	145.86	119.52	26.03		

April 2025	115.62	119.52	26.03		
May 2025	90.45	119.52	26.03		
June 2025	84.46	119.52	26.03		
July 2025	83.26	119.52	26.03		
Average \$ /month	116.76	119.52 (going forward)	26.03 (going forward)	432.50	144.83

Average for water, electric and garbage per month: \$262.31

Average for taxes and insurance per month: \$577.33

Total per month: **\$839.64**

The current owner has chosen to pay for the following upkeep:

- Rooftop unit HVAC inspection and filter change (\$181), quarterly
- Preventive maintenance roof inspection (\$675), every 1-2 years
- Garden clean up (\$150), x2-3/year
- Re-sealing and striping of the parking lot (\$1650), every 3-4 years, last done Aug 2025

Total approx **\$161/month**

Operating costs: \$840 + \$161 = \$1001/month

Currently, the tenant pays for snow removal, wifi, alarm, and cleaners. There is no active natural gas.