

FOR SALE

PROVISION INDUSTRIAL COMMONS

7110 NE 43rd Avenue | Vancouver, WA 98661



900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com



PROPERTY HIGHLIGHTS

Industrial Condominium Units

Ceiling Height
13'

Suite Dimensions:
35' x 31.5'

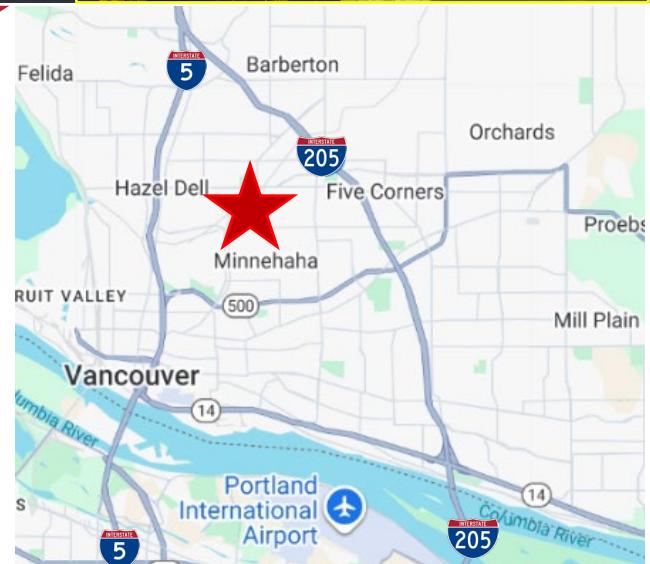
Suite Size:
1,103 SF

Zoning:
Light Industrial (IL)

Grade Level Loading:
1 - 10' x 12' door

Sprinkler System:
Yes — Dry System

Power:
100 amps 3- Phase



Sale Price: \$350,000.00 per unit

*Multiple units can be purchased together

FOR MORE INFORMATION:

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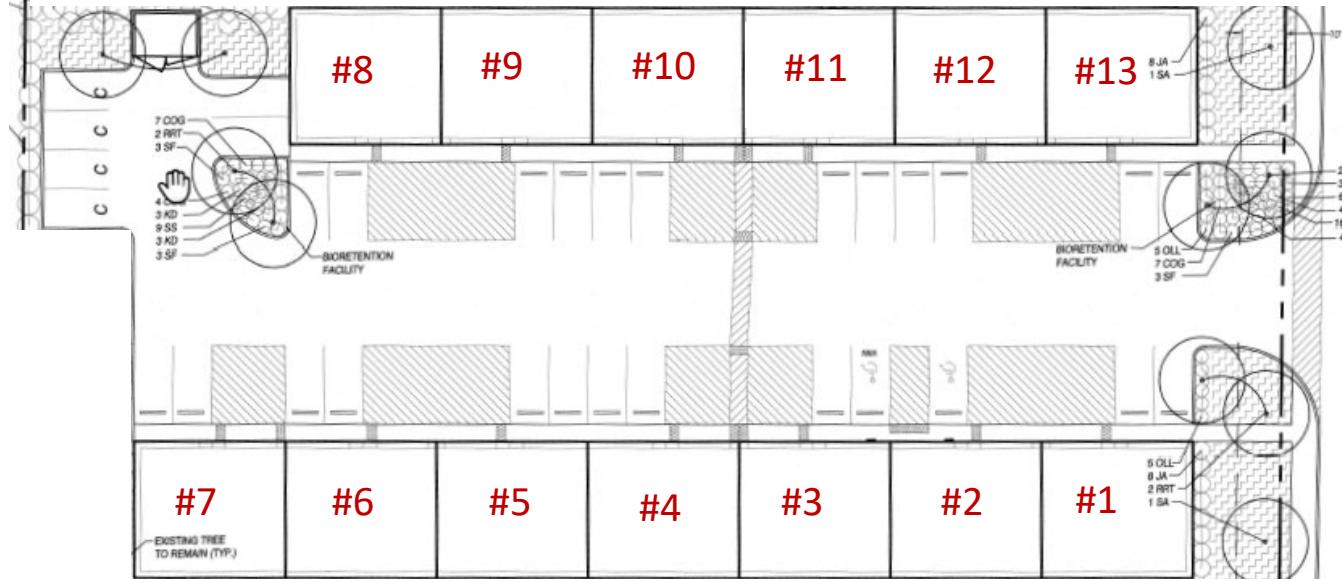


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These industrial condo units present a rare chance for businesses to secure ownership in a modern, 1,103-square foot suite with front door, warehouse restroom plumbed and ready for fixtures, 13-foot ceilings, steel construction, dry sprinklers, and grade-level 10x12 loading. Ownership offers long-term cost stability, protection from rental escalation, and the ability to build equity in a supply-constrained industrial market. With a central Vancouver location near I-5, I-205, and PDX, condo units provide a practical and financially strategic alternative to leasing.



Building A



Building B

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.

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OWNER-OCCUPIED COMMERCIAL REAL ESTATE LOAN PROGRAM



Washington State Small Business Credit Initiative (SSBCI)

OWNER-OCCUPIED COMMERCIAL REAL ESTATE (CRE) LOAN PROGRAM

The Washington State Small Business Credit Initiative (SSBCI) provides much-needed capital to small businesses and nonprofits throughout Washington, particularly those in historically underserved and under-banked communities. SSBCI is administered by the Washington State Department of Commerce in partnership with the U.S. Department of Treasury and financial institutions statewide. For more information, visit <https://bit.ly/wa-small-biz-loans>.

Through the SSBCI program and the Heritage Bank Community Development Entity (HBCDE), Heritage Bank is using our own capital to make commercial real estate loans to qualified businesses. We intend for these loans to fuel economic growth and create jobs. Priority for program funds will be given to businesses located in a CDFI eligible census tract and which retain and grow jobs in those communities.

If you're ready to get started or have questions about eligibility, please visit heritagebanknw.com/ssbci.

Benefits of a SSBCI Commercial Real Estate Loan

Lowering project risk to your small business:

Lower loan interest rates and interest-only structure on the SSBCI program may result in improved cash flow for your business due to lower debt payments.

Improve business liquidity by allowing the SSBCI loan to replace a significant portion of the cash down payment on the project.

Improving the ability of your small business to qualify for financing:

The lower debt payments on the SSBCI loan allows you to qualify for a larger loan amount.

The loan structure, including both the SSBCI loan and the conventional companion commercial real estate loan, allows you to qualify for a larger level of project debt funding and a higher loan-to-value (LTV).

See the reverse for how the program works and a loan comparison. >>



Foreign language interpretation services offered. Please call 800.455.6126 for a list of available languages.

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OWNER-OCCUPIED COMMERCIAL REAL ESTATE LOAN PROGRAM

Features of a SSBCI commercial real estate loan

Each project will have two separate loans: a subsidized "SSBCI loan" and a conventional "companion loan."

SSBCI loan from HBCDE, LLC*

- Forgivable loan for 9% of the new project cost
- Project size limits: no minimum, up to \$20 million
- Repayment structure: Interest due monthly for 10 years, multiple advances available on construction projects, ten-year maturity, loan balance forgiven at the ten-year maturity if not currently in default or previously liquidated
- Pricing: 1% fixed annual percentage rate (APR); no loan fee
- Qualifying business must have 750 employees or less and be in Washington State
- Borrowers will work directly with HBCDE for the entire loan process

Companion loan from either HBCDE, LLC or Heritage Bank*

- Conventional commercial real estate loan underwriting and pricing

Frequently Asked Questions

How do I determine whether my project will receive priority for program funds?

The program will give priority to businesses located in a CDFI eligible census tract and which retain and grow jobs in those communities. Interested borrowers will be asked to complete documentation identifying the location of the project and number of jobs retained and created from the project. For more information about the program and eligibility criteria, please visit heritagebanknw.com/ssbci.

What are the financing scenarios that could be considered under this program?

The following project scenarios may be considered, subject to your business occupying the building:

- Purchase land and construct a building
- Purchase an existing building, no renovations
- Purchase an existing building, make renovations
- Own land (no debt), construct a building
- Own an existing building (no debt) then expand or construct a new building
- Own an existing building (with debt) then expand or construct a new building

Loan Example	
Property purchase	\$750,000
Construction of new grocery store	\$1,250,000
Total Project Uses	\$2,000,000
Cash from project owner	\$320,000
SSBCI loan (9%)	\$180,000
Companion loan (standard underwriting & pricing)	\$1,500,000
Total Project Sources	\$2,000,000

* Subject to credit approval and program guidelines. Certain restrictions apply to refinancing options and are subject to program terms. This program cannot be combined with other governments sponsored programs (e.g., SBA 504; SBA 7a; USDA; etc.) Financing maximums and terms are determined by borrower qualifications and use of funds. Heritage Bank and its representatives do not provide tax advice. Consult an advisor regarding a particular financial situation. Credit products are offered by Heritage Bank. This flyer is intended to provide a summary, final executed loan documents should be relied on for complete and final terms.



Washington Department of Commerce Public Disclosure Notice: Information from this loan/investment will be shared with the Washington Department of Commerce to comply with reporting requirements under the U.S. Department of Treasury, State Small Business Credit Initiative guidelines to ensure compliance with federal law. Information provided to the Department of Commerce is subject to public disclosure, pursuant to RCW 42.56. Any information provided to the Department of Commerce may be released upon request by any member of the public.



Equal Housing Lender | Member FDIC

heritagebanknw.com/ssbci | 800.455.6126 |

COST COMPARISON

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LEASE VS. OWN

• LEASE •

LEASE ASSUMPTIONS:

Annual rent per sq. ft.	\$18.00
Rent per sq. ft. per month	\$1.50
Rent per month (total)	\$1,655

START-UP COSTS:

Prepaid rent (one months rent)	\$1,654.50
Security deposit (one months rent)	\$1,654.50
TI / Improvement Cost per SF	\$5
Initial Total Costs	\$8,824.00

MONTHLY COSTS:

	Per Sq. Ft.	Amount
Rent payment	\$1.50	\$1,655
NNN operating costs	\$0.39	\$430
Reserves for repairs		\$0
Annual depreciation tax bracket at: 40%		\$0
Total Monthly Costs	\$1.89	\$2,085

ADDITIONAL MONTHLY OWNERSHIP BENEFITS:

Annual appreciation:	2% yr	\$0
Average Monthly Principal Payment		\$0
Total Ownership Benefits		\$0
TOTAL EFFECTIVE MONTHLY COST		\$2,085

• OWN •

PURCHASE ASSUMPTIONS:

	Per SF	
Purchase Price-Shell	\$317	\$350,000
Industrial Build-Out Costs (if any)	\$0	\$0
Purchase price	\$317.32	\$350,000

START-UP COSTS:

Cash down payment	10%	\$35,000.00
Loan Fees and costs		\$5,250.00
Other		\$0.00
Initial Total Costs		\$40,250.00

MONTHLY COSTS:

	Per Sq. Ft.	Amount
Mortgage payment	\$1.84	\$2,028
Operating costs	\$1.00	\$1,103.00
Reserves for repairs		\$28.00
Annual depreciation tax bracket at: 40%		(\$236)
Total Monthly Costs	\$2.84	\$2,922

ADDITIONAL MONTHLY OWNERSHIP BENEFITS:

Monthly appreciation:	First Yr	\$583
Average Monthly Principal Payment	First Yr	\$787
Total Ownership Benefits		\$1,370
TOTAL EFFECTIVE MONTHLY COST		\$1,552

Important Note:

- The Rent amount shown above is for the starting year. Most lease provide for rent increases of about 3% per year. After 10 years, the mortgage payment would remain the same, but the rent would increase by 30%. Calculations based upon the prevailing interest rates as of November 2025.

• INCREASE IN PROPERTY VALUE & OWNER'S EQUITY •

	Property Value	Loan Balance	Owner's Equity
YEAR 5:	\$387,000	\$284,000	\$103,000
YEAR 10:	\$427,000	\$241,000	\$186,000
YEAR 15:	\$472,000	\$78,000	\$394,000
YEAR 20:	\$521,000	\$44,000	\$477,000

Owner's Equity is the difference between the property value appreciating at 2% per year and the remaining loan balance.

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SBA 504 Loan

	Per SF
SF of Premises	1,103
Purchase Price	\$ 350,000.00
Percentage Down	10.0%
Down Payment	\$ 35,000.00
Total Start Up Cost	\$ 40,250.00
Total Loan	\$ 315,000.00

Conventional Loan

	5 yrs Bal	10 yr Bal	15 yr Bal	20 yr Bal
LTV	50.00%			
Loan	\$ 175,000.00	\$159,015.31	\$136,634.90	
Rate	6.75%			
Term (yrs)	10			
Amortization (yrs)	25			
Monthly Payment	\$ 1,209.10			
Annual Payment	\$ 14,509.14			
Loan Fee	1.00%			
Fee	\$ 1,750.00			

Second Loan (SBA)

	5 yrs Bal	10 yr Bal	15 yr Bal	20 yr Bal
LTV	40.00%			
Loan	\$ 140,000.00	\$124,012.26	\$103,494.27	\$77,162.31
Rate	5.00%			
Amortization (yrs)	25			
Term (yrs)	25			
Monthly Payment	\$ 818.43			
Annual Payment	\$ 9,821.11			
Loan Fee	3%			
Fee	\$ 3,500.00			
Total Loan Balance	\$ 315,000.00	\$283,027.57	\$240,129.17	\$77,162.31
Rounded		\$284,000.00	\$241,000.00	\$78,000.00
				\$44,000.00

Buyer Equity

	\$103,000.00	\$186,000.00	\$290,000.00	\$417,000.00
Total Annual	\$ 24,330.25	\$ 22.06		
Total Monthly	\$ 2,027.52	\$ 1.84		

Heritage Bank: State Small Business Credit Initiative

	Per SF
SF of Premises	1,103
Purchase Price	\$350,000.00
Percentage Down	16.0%
Down Payment	\$ 56,000.00
Total Start Up Cost	58,625
Total Loan	\$294,000.00



Heritage
BANK

SSBCI Program	Loan	Per SF	5 yrs Bal	10 yr Bal	15 yr Bal	20 yr Bal
LTV	9.00%					
Loan	\$ 26,460.00		\$26,460.00	\$26,460.00	0	0
Rate	1.00%					
Term (yrs)	10					
Amortization (yrs)	10					
Monthly Payment	\$ 22.05					
Annual Payment	\$ 264.60					
Loan Fee	0%					
Fee	\$0.00					

Heritage Conventional

	5 yrs Bal	10 yr Bal	15 yr Bal	20 yr Bal
LTV	75.00%			
Loan	\$262,500.00		\$235,387.79	\$199,179.59
Rate	5.80%			\$150,823.75
Amortization (yrs)	25			\$86,244.81
Term (yrs)	25			
Monthly Payment	\$ 1,659.34			
Annual Payment	\$ 19,912.14			
Loan Fee	1%			
Fee	2,625			
Total Loan Balance	\$288,960.00		\$261,847.79	\$225,639.59
Rounded			\$262,000.00	\$226,000.00
			\$151,000.00	\$87,000.00

Buyer Equity

	\$124,000.00	\$200,100.00	\$320,000.00	\$434,000.00
Total Annual	\$ 20,176.74	\$ 18.29		
Total Monthly	\$ 1,681.39	\$ 1.52		