KAMMERER INDUSTRIAL PARK

720 NE GRANGER, CORVALLIS, OR 97330

CORVALLIS INDUSTRIAL COMPLEX

VANGUARD REALTY GROUP

BRIAN WEINHOLD, PRINCIPAL BROKER 2851 NW 9TH ST, STE C, CORVALLIS, OR 97330
541-979-9929 BRIAN@VANGUARDPROPERTIES.NET

RARE ZONING

Rare industrial complex with two residences located outside city limits, sitting on 22 acres, zoned rural industrial and EFU. Long term tenants keep the units full with a waiting list to get in. Plenty of room to expand with roughly half acre that had previously been approved to build on (buyer to perform due diligence with county for approval today). This is located outside of city limits which means low taxes (no city taxes), water is supplied by 2 wells and bathrooms are served by septic systems. Being outside of city limits helps keep the operating expenses low! 240 and 440 3 phase power present.

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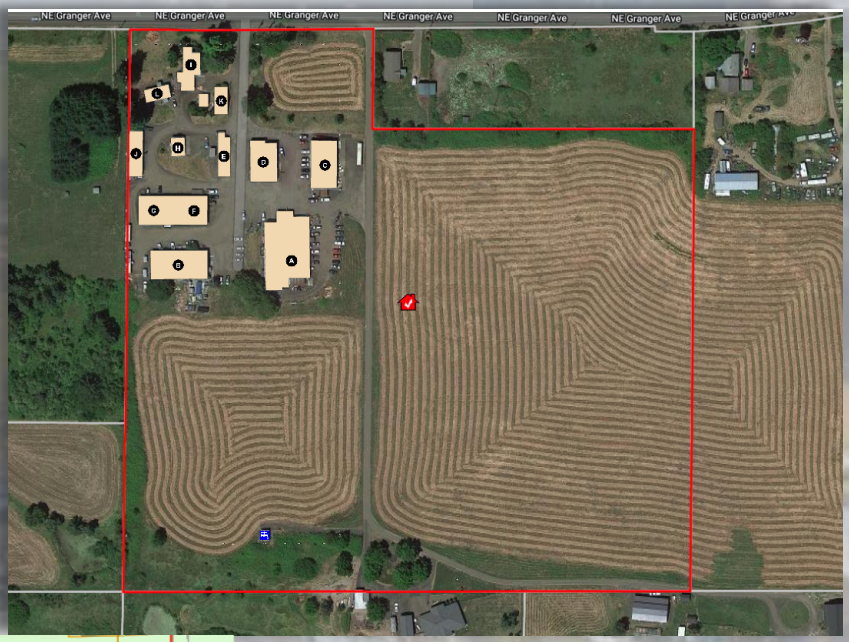
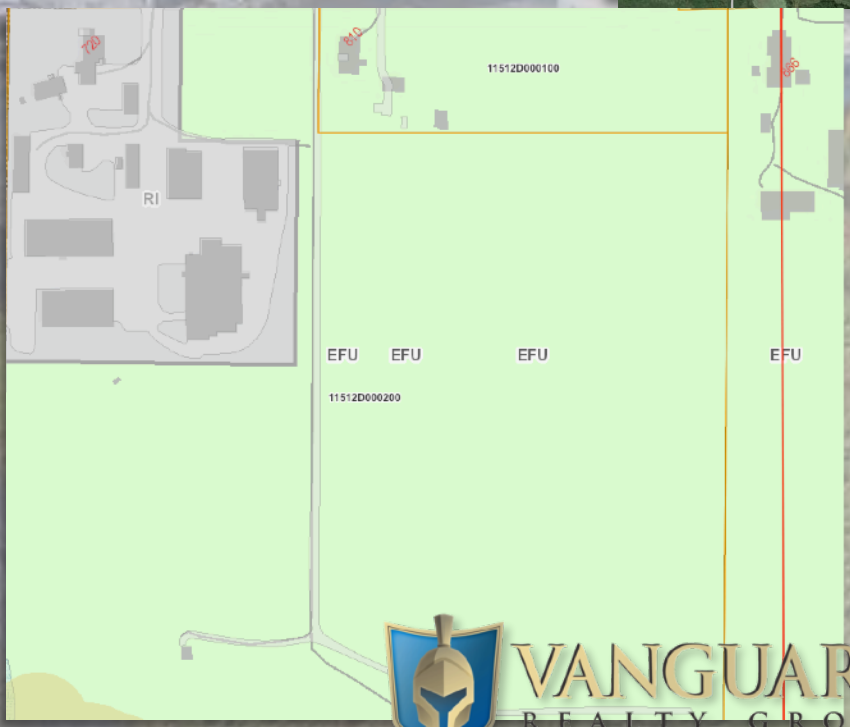
PARK LAYOUT

SALE PRICE:	$5,500,000
BUILDING TOTALS	10 buildings, 1 residence, 5 storage units
LAND SIZE	22 ACRES
ZONING:	Rural Industrial & EFU
YEAR BUILT:	(Multiple)



ZONING MAP



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FINANCIALS

Owner Carry Loan Offering

Down Payment %		15%
Down Payment $	$	825,000
Loan Amount	$	4,675,000
Interest Rate		5.5%
Amortization/Loan Term		25
Loan Maturity/ Balloon		5
Payment	$	29,058
Annual Debt Service	$	348,696
Debt Coverage Ratio		1.08

INCOME ***(PROJECTED AT FULL OCCUPANCY)***		
GROSS SCHEDULED INCOME	*$*	*454,992.00*
VACANCY LOSS (5%)	*$*	*22,749.60*
ADJUSTED GROSS INCOME	*$*	*432,242*
EXPENSES		
PROPERTY TAXES		*6,438*
INSURANCE	*$*	*8,610*
CAM	*$*	*5,040*
MANAGEMENT (8%)	*$*	*36,399*
SUBTOTAL OPERATING EXPENSES	*$*	*56,487*
NET OPERATING INCOME	*$*	*375,755*
SALES PRICE	*$*	*5,500,000*
CAP RATE		*6.83%*

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