

KAMMERER INDUSTRIAL PARK

720 NE GRANGER, CORVALLIS, OR 97330

CORVALLIS INDUSTRIAL COMPLEX



BRIAN WEINHOLD, PRINCIPAL BROKER 2851 NW 9TH ST, STE C, CORVALLIS, OR 97330

541-979-9929 BRIAN@VANGUARDPROPERTIES.NET

RARE ZONING

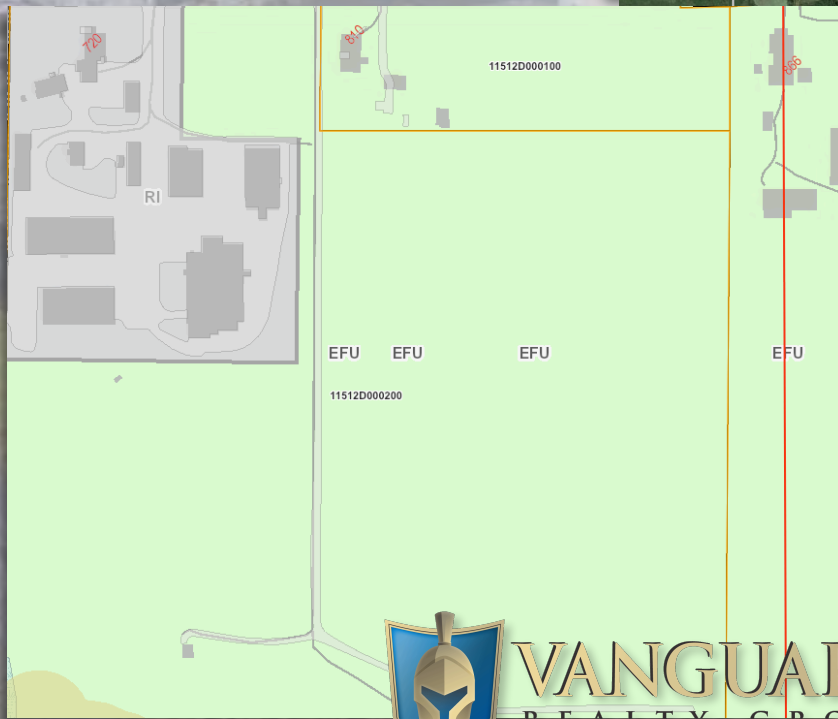
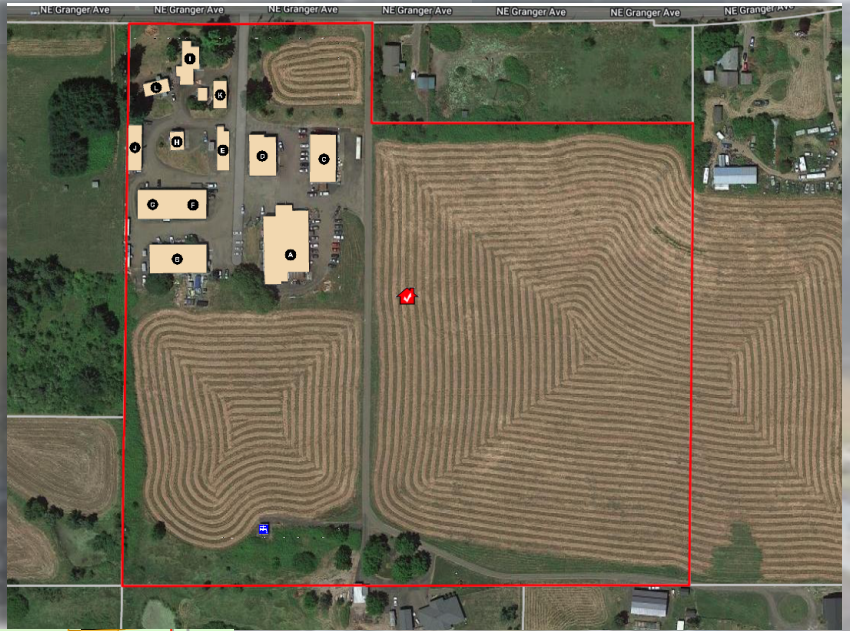
Rare industrial complex with two residences located outside city limits, sitting on 22 acres, zoned rural industrial and EFU. Long term tenants keep the units full with a waiting list to get in. Plenty of room to expand with roughly half acre that had previously been approved to build on (buyer to perform 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.



PARK LAYOUT

SALE PRICE:	\$5,999,900
BUILDING TOTALS	10 buildings, 1 residence, 5 storage units
LAND SIZE	22 ACRES
ZONING:	Rural Industrial & EFU
YEAR BUILT:	(Multiple)

ZONING MAP



BRIAN WEINHOLD, PRINCIPAL BROKER 2851 NW 9TH ST, STE C, CORVALLIS, OR 97330

541-979-9929 BRIAN@VANGUARDPROPERTIES.NET

FINANCIALS

OWNER CARRY LOAN OFFERING

Down Payment %	20%
Down Payment \$	\$ 1,200,000
Loan Amount	\$ 4,600,000
Interest Rate	6%
Amortization/Loan Term	25
Loan Maturity/ Balloon	5
Payment	\$ (30,926)
Annual Debt Service	\$ (371,112)
Debt Coverage Ratio	1.05

INCOME

GROSS SCHEDULED INCOME	\$ 456,080.00
VACANCY LOSS (5%)	\$ 22,804.00
ADJUSTED GROSS INCOME	\$ 433,276

EXPENSES

PROPERTY TAXES	6,438
INSURANCE	\$ 6,360
CAM	\$ 9,060
MANAGEMENT (5%)	\$ 21,664
SUBTOTAL OPERATING EXPENSES	\$ 43,522
NET OPERATING INCOME	\$ 389,754
SALES PRICE	\$ 5,999,900
CAP RATE	6.50%

