

NM3 | 1300-1312 N Mullan Rd, Spokane Valley, WA 99216

Annual Performance Operating Data (APOD) | 13,419 SqFt Retail Center | NNN, 100% Occupied¹

| Tenant | SqFt | ProRata % | Rent per Yr | Rent sqft/yr | Taxes per Yr | Ins per Yr | CAM per Yr | Rent per Mo | Txs per Mo | Ins per Mo | CAM per Mo | Lease Start | Lease Thru ² |
|--------------------------------------|------|-----------|-------------|--------------|--------------|------------|------------|-------------|------------|------------|------------|-------------|-------------------------|
| NM3 1300A: Fyzical Therapy & Bal | 1440 | 10.50% | 25,920.00 | 18.00 | 2163.84 | 722.72 | 3544.49 | 1,440.00 | 180.32 | 60.23 | 295.37 | 5/1/2024 | 6/30/2031+ |
| NM3 1300B: Fyzical Therapy & Bal | 1439 | 10.50% | 25,902.00 | 18.00 | 2163.84 | 722.72 | 3544.49 | 1,439.00 | 180.32 | 60.23 | 295.37 | 5/1/2024 | 6/30/2031+ |
| NM3 1302:Appliance Parts Mart | 1200 | 8.91% | 15,276.96 | 12.73 | 1836.17 | 613.28 | 3007.75 | 1,273.08 | 153.01 | 51.11 | 250.65 | 2/26/2022 | 3/31/2026+ |
| NM3 1304/1306A:Dragon Parlor Games | 2789 | 21.17% | 31,989.84 | 11.47 | 4362.71 | 1457.13 | 7146.36 | 2,665.82 | 363.56 | 121.43 | 595.53 | 6/21/2019 | 6/30/2028+ |
| NM3 1306:Dragon Parlor Games | 872 | 6.50% | 10,001.88 | 11.47 | 1339.52 | 447.40 | 2194.21 | 833.49 | 111.63 | 37.28 | 182.85 | 6/21/2019 | 6/30/2028+ |
| NM3 1308:Great Clips Inc (Mod Gross) | 1071 | 8.13% | 13,184.04 | 12.31 | 0.00 | 0.00 | 0.00 | 1,098.67 | 0.00 | 0.00 | 0.00 | 10/1/2020 | 3/31/2026+ |
| NM3 1310A:Vacant ¹ | 1625 | 12.11% | 24,375.00 | 15.00 | 2495.63 | 833.53 | 4087.97 | 2,031.25 | 207.97 | 69.46 | 340.66 | 11/1/2024 | 0/00/2029 |
| NM3 1310B: The Hive Salon | 1433 | 10.63% | 17,447.16 | 12.18 | 2190.63 | 731.66 | 3588.37 | 1,453.93 | 182.55 | 60.97 | 299.03 | 9/1/2022 | 8/31/2025+ |
| NM3 1312:Halloran Enterprises LLC | 1550 | 11.55% | 20,754.48 | 13.39 | 2380.22 | 794.99 | 3898.93 | 1,729.54 | 198.35 | 66.25 | 324.91 | 12/1/2016 | 12/31/2025+ |

¹Lease Negotiations in Process 13419 100.00% 184,851 13.84 18,933 6,323 31,013 13,965 1,578 527 2,584

² Thru Dates do not Include Option Yrs which are present for all Leases

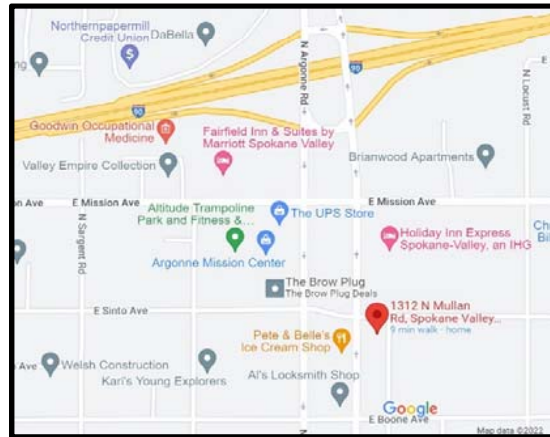
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|----------|---------|----------|--------|-------|--------|---------------|
| \$20,608 | \$6,883 | \$33,757 | 18,933 | 6,323 | 31,013 | Totals Ck(Yr) |
|----------|---------|----------|--------|-------|--------|---------------|

Parcel #: 45172.0834

Jan - Dec 24

| | |
|---|-------------------|
| Income (Actual \$ Projected thru Dec 24) | 184,851.36 |
| 4700 · NNN Tenant Fees | 56,268.54 |
| Total 4700 · NNN Tenant Fees | 56,268.54 |
| Total Income | 241,119.90 |
| Gross Profit | 241,119.90 |
| Expense | |
| 5050 · NNN - Repairs & Maint | 5,249.45 |
| 5100 · NNN -Cleaning/Janitorial | 0.00 |
| 5150 · NNN -Yards & Grounds | 7,949.95 |
| 5160 · NNN -Mgmt / Admin Fees | 11,318.00 |
| 5200 · NNN -Office Admin | 316.00 |
| 5400 · NNN -Utilities | 8,924.00 |
| CAM SubTotal | \$33,757 |
| 5700 · NNN -Insurance | 6,883.00 |
| 5800 · NNN -Taxes Property | 20,608.00 |
| Total NNN Expense | 61,248.40 |
| NNN Difference Addressed in Yr 2022 | 179,871.50 |
| NOI | 179,871.50 |

SqFt Bldg 13,419 Occupancy 100%
Units 10 Land (ac) 0.9
Tenants 8 Parking/1000 sqft 4.2
Yr Built 1985 Vehicle Traffic 20,000+



Comments: Bread & Butter NNN Investment in Premium location on N Mullan Corridor, main thoroughfare in heart of rapidly growing Spokane Valley. Excellent street frontage, high vehicle traffic exposure, easy ingress/egress, superior parking, 1 Block S of I-90 Argonne Exit. New roof & paint, maintained, Upside in Rents. ****Listing Agent Karla Kaley has Ownership Interest in property.**

Asking Price \$2,800,000
Actual CAP % 6.4
Gross Inc \$241,120
NOI \$179,872
Lease Structure NNN



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