

# FOR SALE

## INVESTMENT OPPORTUNITY

1801 1<sup>st</sup> Avenue | Longview, WA 98632



900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- Rare investment opportunity for an approx. 2,000 SF leased dental office in Longview, WA
- The office condominium features 4 operatories, lab area, X-ray area, reception and waiting area, one private office, kitchenette, and two restrooms
- Large private parking lot with ample parking
- Property being sold below an October 2024 appraised value of \$450,000
- Tenant pays all expenses including condo association dues
- High existing cap rate with potential upside when current lease expires and the existing tenant either renews or vacates the premises
- Current Cap Rate: 10.58%
- Asking Price: \$399,000



## FOR MORE INFORMATION:

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### Financial Analysis

<u>Tenant Name</u>	<u>Lease Expiration</u>	<u>Option to Renew</u>	<u>Monthly Base Rent</u>	<u>Annual Base Rent</u>
Longview Endodontics	May 31, 2026	Two 5-year (market)	\$4,019.21	\$48,230.52
Gross Scheduled Income	\$48,231			
Less: Vacancy/Credit Loss	\$2,412	5%		
Adjusted Gross Income	\$45,819			
Less: Expenses				
Replacement Reserves	\$1,200			
Management Fee (5%)	\$2,412			
Net Operating Income	\$42,207			
Asking Price	\$399,000			
Capitalization Rate	10.58%			

### Example Financing Terms

Purchase Price	\$399,000
Down Payment (25%)	\$99,750.00 25%
Loan Principal	\$299,250.00
Interest Rate	6.50%
Amortization Period (yrs)	25 yrs
Mortgage Payment	\$2,020.56 per month
Mortgage Payment	\$24,246.69 per year
Annual Net Cash Flow	\$17,960.78
Cash-on-Cash Return	18.01%





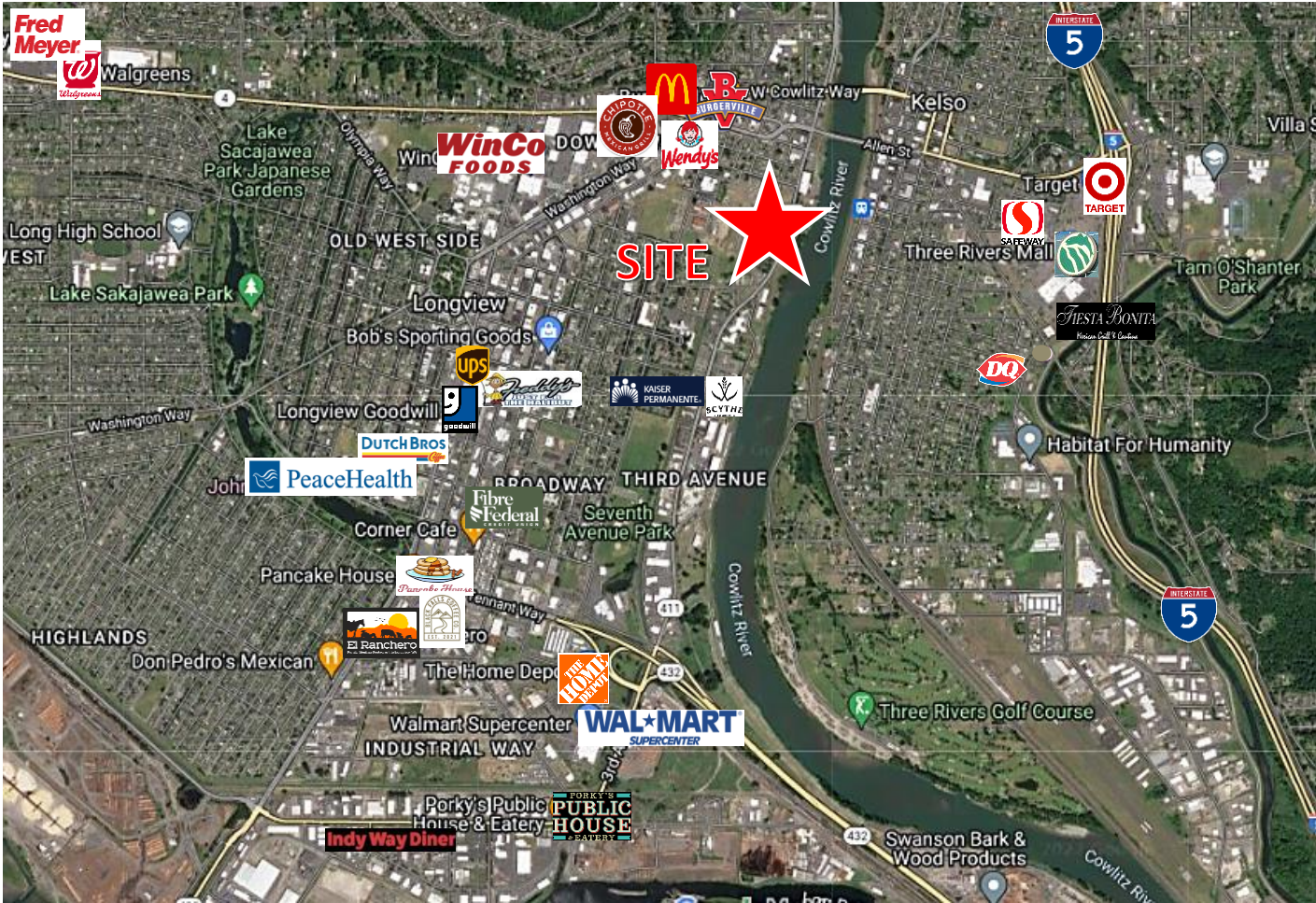
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### 2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	11,870	51,187	69,451
2029 Projected Population	12,311	52,946	71,897
Est. Average Household Income	\$55,547	\$74,648	\$79,530
Est. Total Businesses	1,762	3,585	3,936
Est. Total Employees	13,916	32,456	36,135



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.