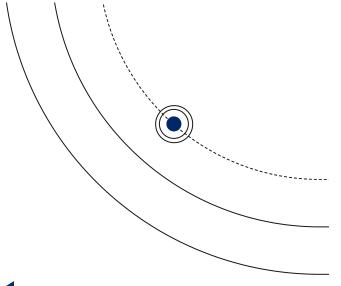


Table of Contents



4	PROPERTY INFORMATION		14	FINANCIAL ANALYSIS	
	Property Summary	5		Financial Summary	15
	Property Description	6		Rent Roll	16
	Complete Highlights	7			
	Retailer Map	8	17	DEMOCRADINGS	
	Additional Photos	9	1/	DEMOGRAPHICS	
				Area Analytics	18
4.0					

10 LOCATION INFORMATION

Regional Map	11
Location Map	12
Aerial Map	13





PROPERTY SUMMARY





SALE PRICE:	\$2,611,000
NUMBER OF UNITS:	6
LOT SIZE:	1.2 Acres
BUILDING SIZE:	14,494 SF
NOI:	\$162,248.00
CAP RATE:	6.21%
PARKING SPACES	56
TRAFFIC COUNT	12,000 cars per day



PROPERTY DESCRIPTION

Rare opportunity to purchase two extremely well positioned multi tenant income producing properties. Located in Richland's Medical district, one block away from the Kadlec Regional Medical Facility and directly across the street from Richland City Hall. The property consists of two buildings with a combined square footage of 14,494 square feet on separate lots with a combined size of 1.2 acres. The property has been meticulously cared for over the past 20 years of ownership by the seller and shows very well. There is no deferred maintenance and both buildings had all the HVAC systems replaced in 2019. Both buildings are built on a crawl space which makes it convenient when doing tenant improvements.

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

1050 Gilmore is a two tenant building with a Dental Practice occupying 3,265 sf and a Cardiologist occupying the remaining 4,115 sf.

660 Swift is a four tenant building with Suite A being a Hearing Center in 2,890 sf, Suite B is 1,159 sf and is currently vacant, Suite C is 1,786 sf Dental Practice, Suite D is 1,279 sf Podiatrist.

This is a well oiled investment opportunity with a great rental history and room for much improvement. Being positioned next to Kadlec will ensure the property will be a highly sought after property for tenants for years to come!

Income numbers are based on current income, expenses are based on 2025-2026 proforma.

LOCATION DESCRIPTION

Located in the Richland's medical district in Tri Cities Wa. Subject properties are located a block from Kadlec Regional Medical Center and directly across the street from Richland City Hall

COMPLETE HIGHLIGHTS

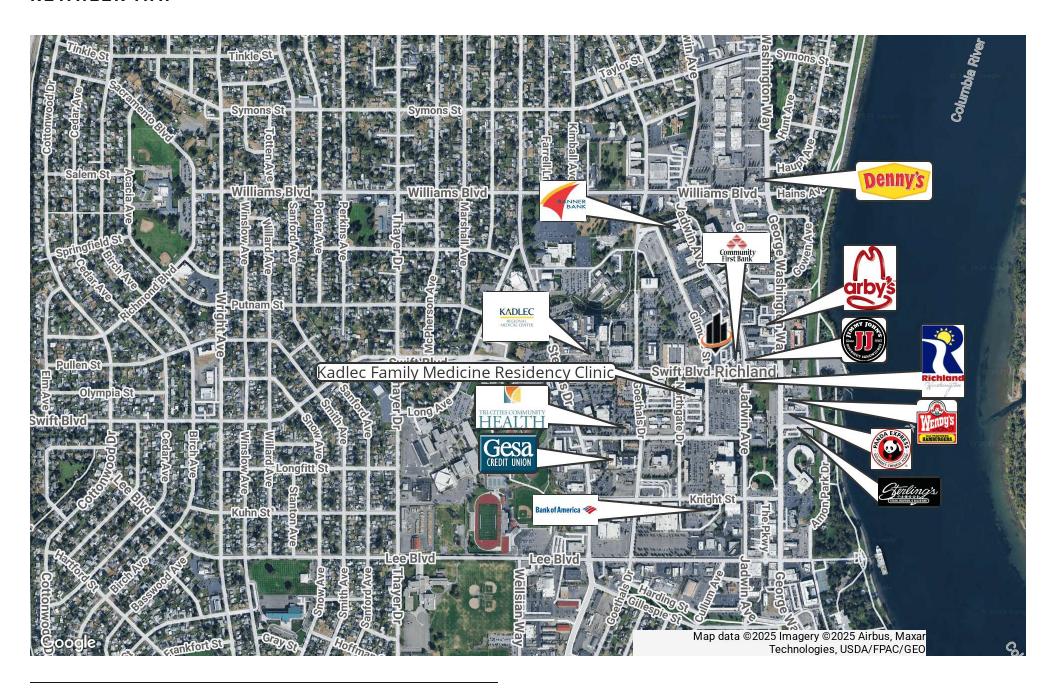




PROPERTY HIGHLIGHTS

- 1050 Gilmore 7,380 square feet
- 660 Swift 7,114 square feet
- 1.2 acres
- 6 units
- Nice monument signage for both buildings
- Below market rents
- Built in 1991
- Zoned Central Business District
- Over 12k cars per day on Swift
- 92% occupancy
- Property is a block from Kadlec
- Located within Richlands Office/Retail district
- All new HVAC units in 2019 (\$128k cost)

RETAILER MAP



ADDITIONAL PHOTOS



















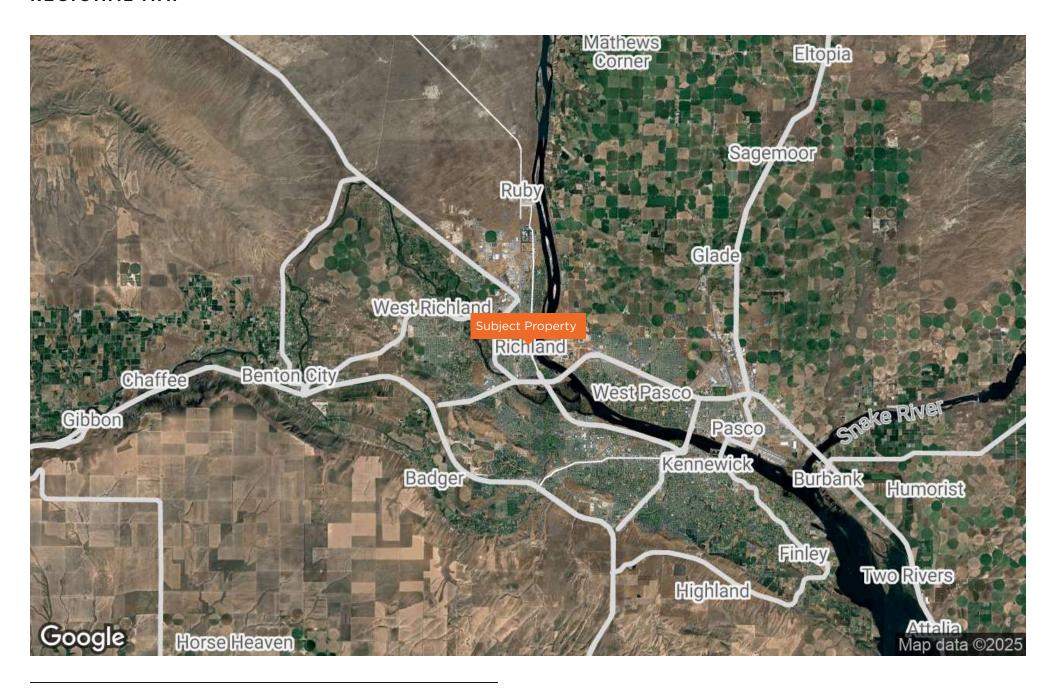




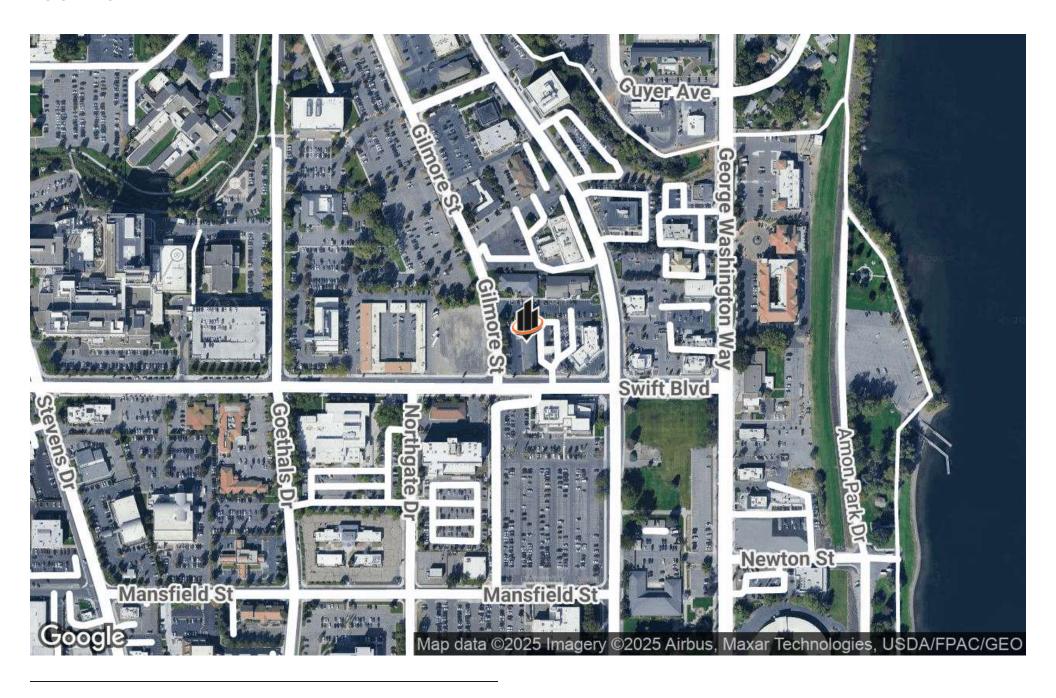




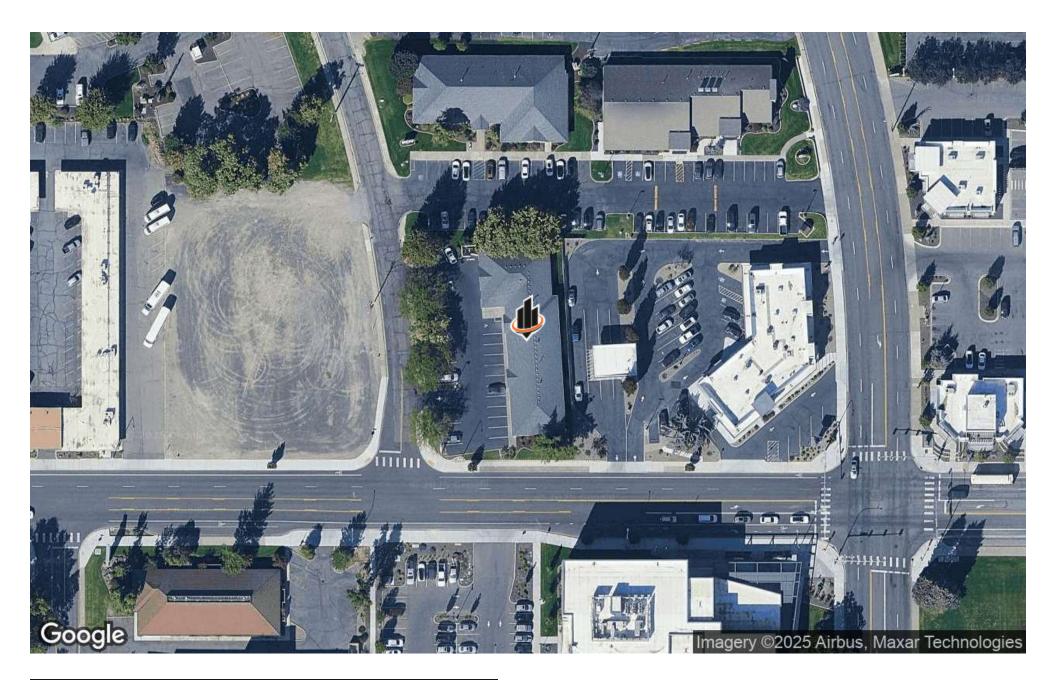
REGIONAL MAP

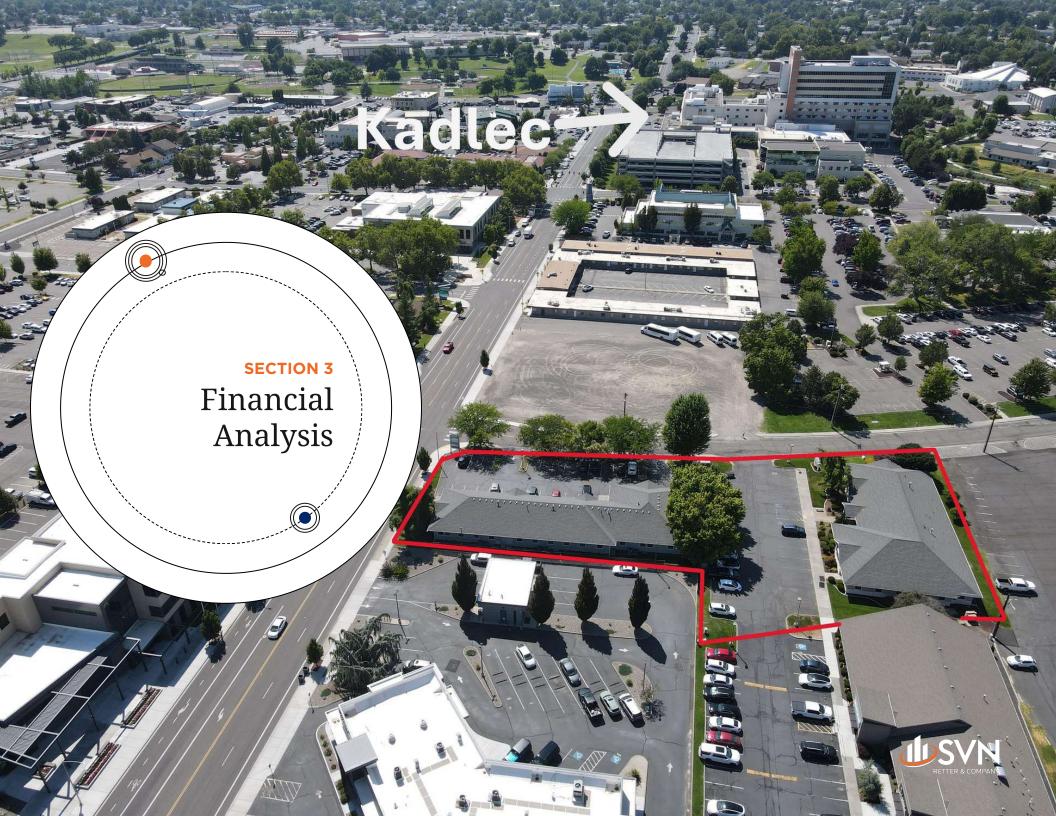


LOCATION MAP



AERIAL MAP





FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$2,611,000
PRICE PER SF	\$180
PRICE PER UNIT	\$435,167
CAP RATE	6.21%

OPERATING DATA

NET OPERATING INCOME	\$162,248

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT		LEASE END
Swift A	HEARING CENTERS	2,890 SF	19.94%	\$18.71	\$57,800.00	\$20.00	\$54,071.52	2-1-2024	1-31-2028
Swift B	Vacant	1,159 SF	8%	-	\$23,180.00	\$20.00	-	-	-
Swift C	SUNRISE DENTAL	1,786 SF	12.32%	\$20.45	\$39,292.00	\$22.00	\$36,531.72	5-1-2018	9-30-2029
Swift D	TRICITIES PODIATRY	1,279 SF	8.82%	\$18.50	\$25,580.00	\$20.00	\$23,660.88	8-1-2023	1-31-2026
Gilmore A	FARRAR, M.D.	4,115 SF	28.39%	\$19.91	\$82,300.00	\$20.00	\$81,948.00	5-14-22	5-14-2026
Gilmore B	RICHLAND DENTAL	3,265 SF	22.53%	\$19.70	\$71,830.00	\$22.00	\$64,332.00	7-1-2023	6-31-2028
TOTALS		14,494 SF	100%	\$97.28	\$299,982.00	\$124.00	\$260,544.12		
AVERAGES		2,416 SF	16.67%	\$19.46	\$49,997.00	\$20.67	\$52,108.82		



AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,375	43,760	110,686
AVERAGE AGE	36	38	39
AVERAGE AGE (MALE)	35	37	38
AVERAGE AGE (FEMALE)	37	39	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,109	17,148	41,690
PERSONS PER HH	2.7	2.6	2.7
AVERAGE HH INCOME	\$87,094	\$116,308	\$133,309
AVERAGE HOUSE VALUE	\$351,363	\$410,739	\$444,251
PER CAPITA INCOME	\$32,257	\$44,733	\$49,373

Map and demographics data derived from AlphaMap

