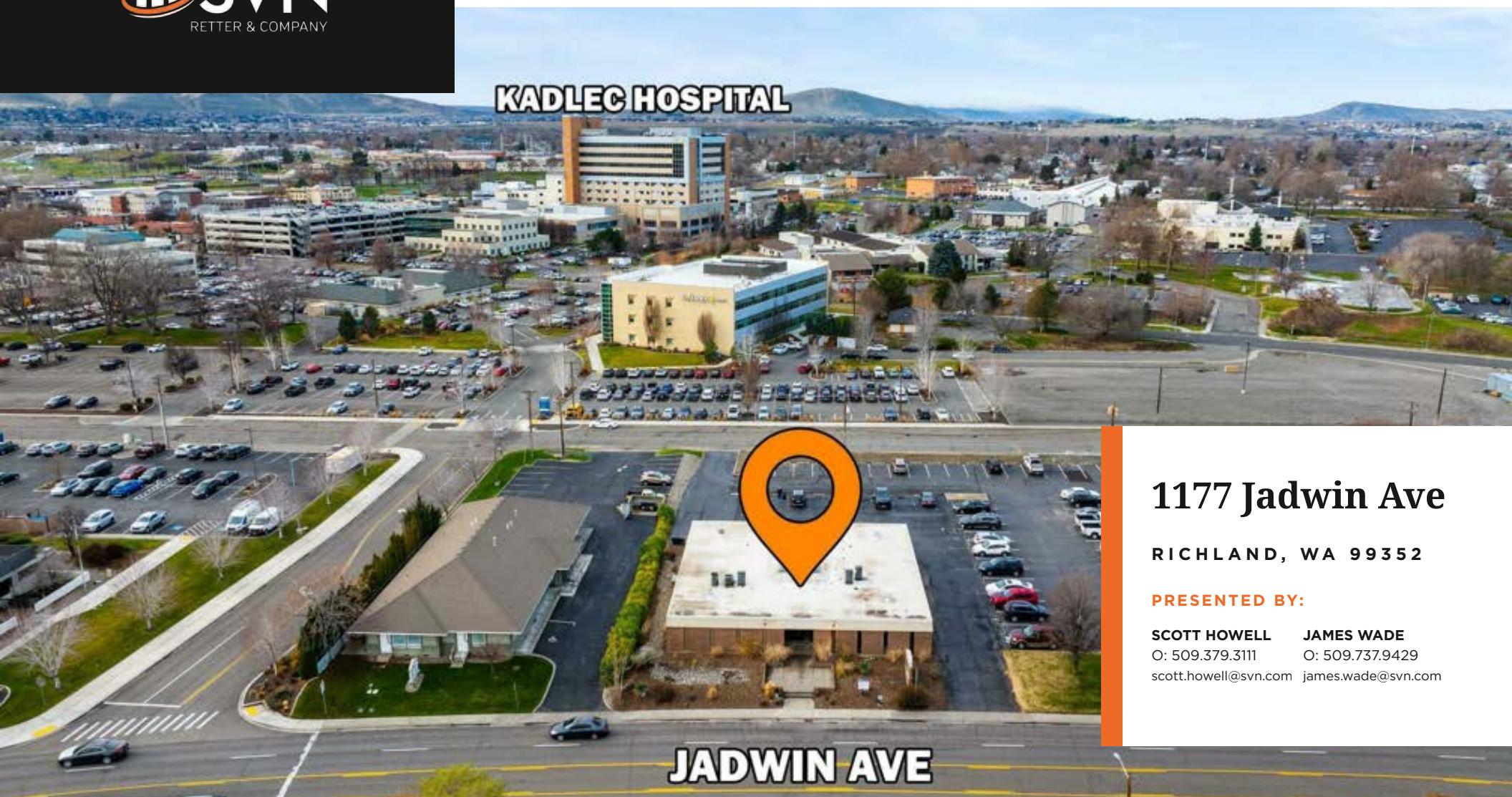




# Offering Memorandum



**1177 Jadwin Ave**

**RICHLAND, WA 99352**

**PRESENTED BY:**

**SCOTT HOWELL**   **JAMES WADE**  
O: 509.379.3111   O: 509.737.9429  
[scott.howell@svn.com](mailto:scott.howell@svn.com)   [james.wade@svn.com](mailto:james.wade@svn.com)

## PROPERTY SUMMARY

### 1177 JADWIN AVE

RICHLAND, WA 99352

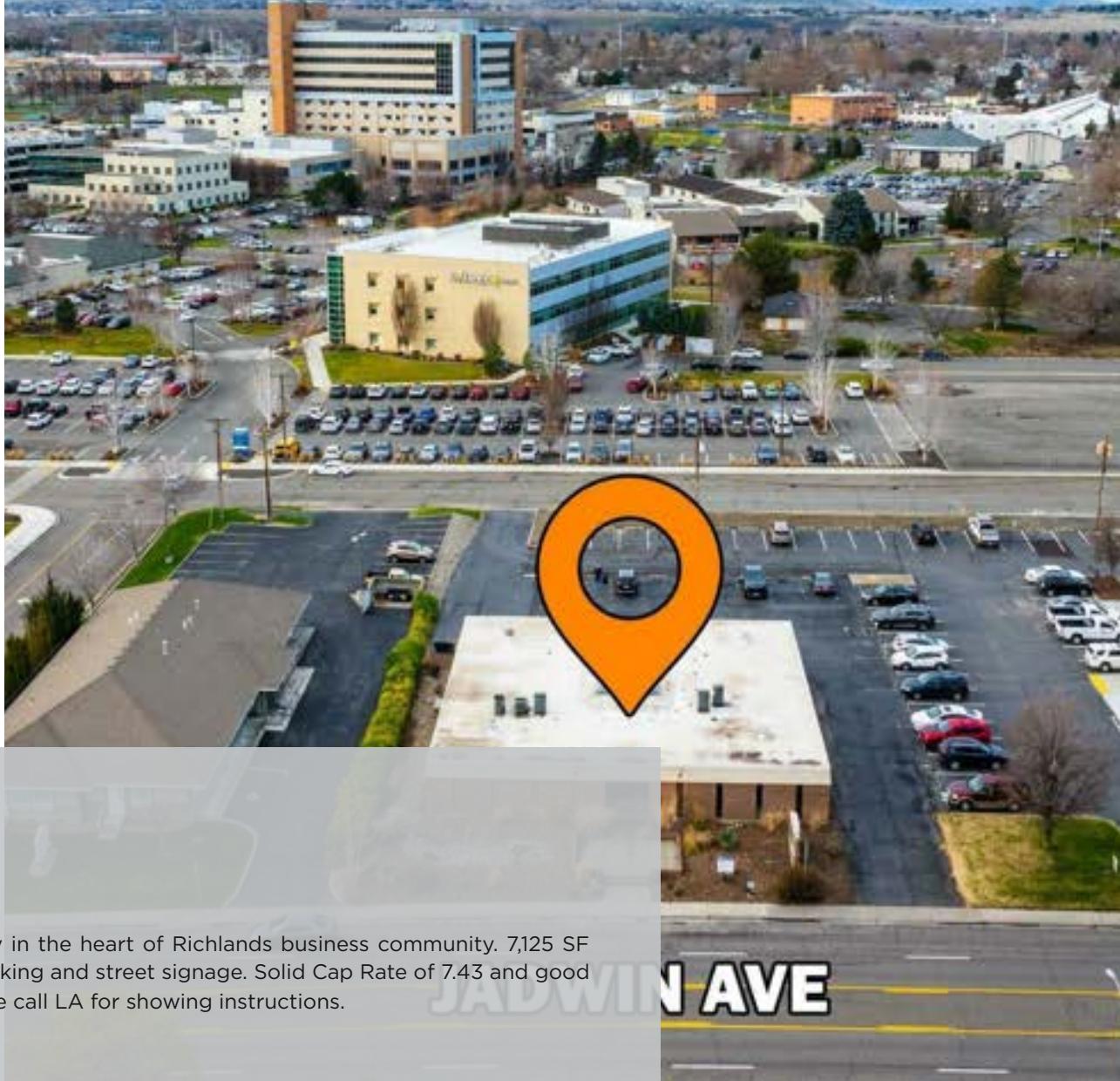
#### OFFERING SUMMARY

SALE PRICE:	\$942,739
BUILDING SIZE:	7,125 SF
AVAILABLE SF:	
LOT SIZE:	0.49 Acres
PRICE / SF:	\$132.31
CAP RATE:	7.43%

#### PROPERTY SUMMARY

Excellent investment or owner occupant commercial property in the heart of Richlands business community. 7,125 SF built in 1965 and located on a high traffic count with ample parking and street signage. Solid Cap Rate of 7.43 and good Tenant mix with possibility of space for owner occupant. Please call LA for showing instructions.

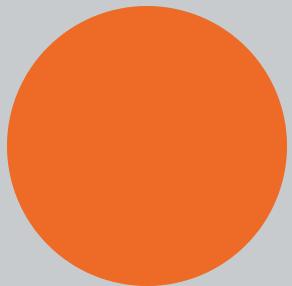
## KADLEC HOSPITAL



## PROPERTY HIGHLIGHTS

- High Traffic Count
- 7.43 CAP Rate
- Good Tenant Mix

## KADLEC HOSPITAL



KEY FEATURE



KEY FEATURE



KEY FEATURE



JADWIN AVE

## KADLEC HOSPITAL



**KADLEC HOSPITAL**



## Location Information

**JADWIN AVE**

## INCOME & EXPENSES



### INCOME SUMMARY

VACANCY COST	\$0
<b>GROSS INCOME</b>	<b>\$101,878</b>

### EXPENSES SUMMARY

PROPERTY MANAGEMENT	\$3,839
ELECTRICITY	\$4,636
WATER AND SEWER	\$1,341
GARBAGE	\$714
REPAIRS/MAINTENANCE	\$12,620
PROPERTY TAX	\$3,760
INSURANCE	\$4,921
<b>OPERATING EXPENSES</b>	<b>\$31,830</b>
<b>NET OPERATING INCOME</b>	<b>\$70,048</b>

# RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
100	Mark Von Weber	280 SF	3.93%	\$17.53	-	-	\$4,908	4/1/20224	3/30/2027
101	Feeney Law Office, PLLC	635 SF	8.91%	\$12.38	-	-	\$7,860	11/1/2024	10/31/2027
102	RC Construction Services, Inc.	1,900 SF	26.67%	\$15.64	-	-	\$29,709	7/1/2023	8/31/2028
103	Talia Avalos	560 SF	7.86%	\$13.39	-	-	\$7,500	5/1/2024	12/31/2027
105	Robin Buck	1,270 SF	17.82%	\$12.54	-	-	\$15,926	5/1/2024	12/31/2027
110	Industrial Service Components, Inc.	490 SF	6.88%	\$13.40	-	-	\$6,564	7/1/2024	3/30/2026
<b>TOTALS</b>		<b>5,135 SF</b>	<b>72.07%</b>	<b>\$84.87</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$72,467</b>		
<b>AVERAGES</b>		<b>856 SF</b>	<b>12.01%</b>	<b>\$14.15</b>			<b>\$12,078</b>		



### SCOTT HOWELL

Senior Advisor

[scott.howell@svn.com](mailto:scott.howell@svn.com)

Direct: **509.379.3111** | Cell: **509.379.3111**

### PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more than twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

### SVN | Retter & Company

329 N. Kellogg  
Kennewick, WA 99336  
509.783.8811



### JAMES WADE

Senior Advisor

james.wade@svn.com

Direct: **509.737.9429** | Cell: **509.521.3724**

### PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

### EDUCATION

Central Washington University

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