



116 S Main St KITTITAS, WASHINGTON

THE OFFERING

MIXED-USE INVESTMENT **OR** **OWNER-OCCUPIED OFFICE** **\$625,000**

Ayers Commercial Group is pleased to present the opportunity to purchase the 4,800 SF mixed-use building located at 116 S Main St in Kittitas. The 100% occupied, 4-unit property features two (2) 1,200 SF commercial units on the ground floor, and two (2) 1,200 SF apartments upstairs. Built in 2008, this newer construction property is an excellent investment opportunity. Alternatively, the leases for the ground floor commercial spaces expire in 2024, and could be ideal for a business looking to occupy 1,200 SF in a building they own.

* Buyer to verify all information

RENT ROLL

Tenant	Lease End	SF	ACTUAL			MARKET		
			Monthly Rent	Annual Rent/ SF	Annual Total	Monthly Rent	Annual Rent/ SF	Annual Total
Commercial 1	7/31/2024	1,200	\$1,100	\$11.00	\$13,200	\$1,300	\$13.00	\$15,600
Commercial 2	5/31/2024	1,200	\$1,100	\$11.00	\$13,200	\$1,300	\$13.00	\$15,600
2 BD 2 BA	MTM	1,200	\$1,200	\$12.00	\$14,400	\$1,200	\$12.00	\$14,400
2 BD 2 BA	MTM	1,200	\$1,200	\$12.00	\$14,400	\$1,200	\$12.00	\$14,400
TOTAL		4,800	\$4,600	\$11.50	\$55,200	\$5,000	\$12.50	\$60,000

CASH FLOW SUMMARY ---

		Current	Proforma
Income			
Scheduled Rental Income	5.0%	\$55,200	\$60,000
- Vacancy		(\$2,760)	(\$3,000)
Effective Gross Income		\$52,440	\$57,000

Expenses			
Real Estate Taxes		\$4,644	\$4,644
Insurance		\$3,091	\$3,091
Management	5.0%	\$2,622	\$2,850
Utilities		\$4,380	\$4,380
Total Operating Expenses		\$14,737	\$14,965

		Current	Proforma
Net Operating Income		\$37,703	\$42,035
CAP Rate		6.03%	6.73%





509 Philly Stop
FRESH CONFECTIONS & BAKERY
12:00 - 9:45
Coca-Cola

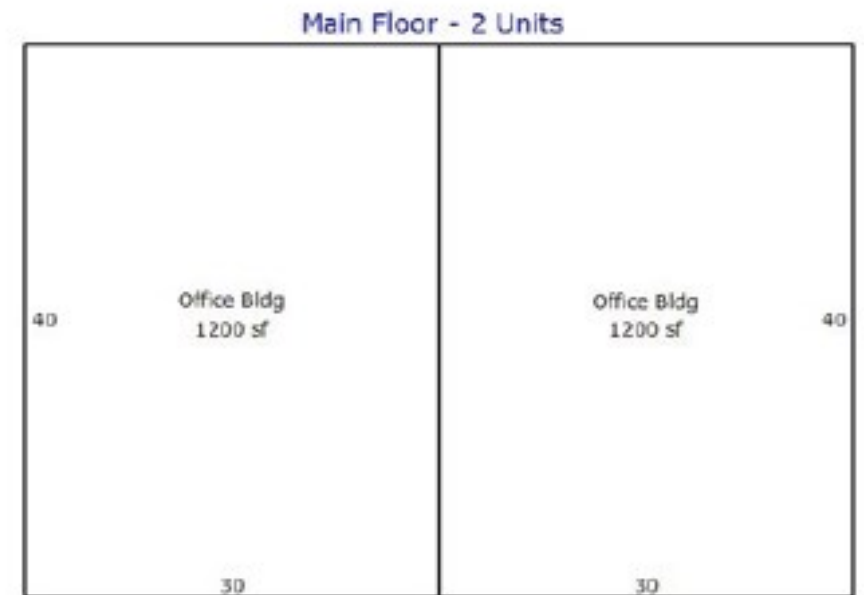
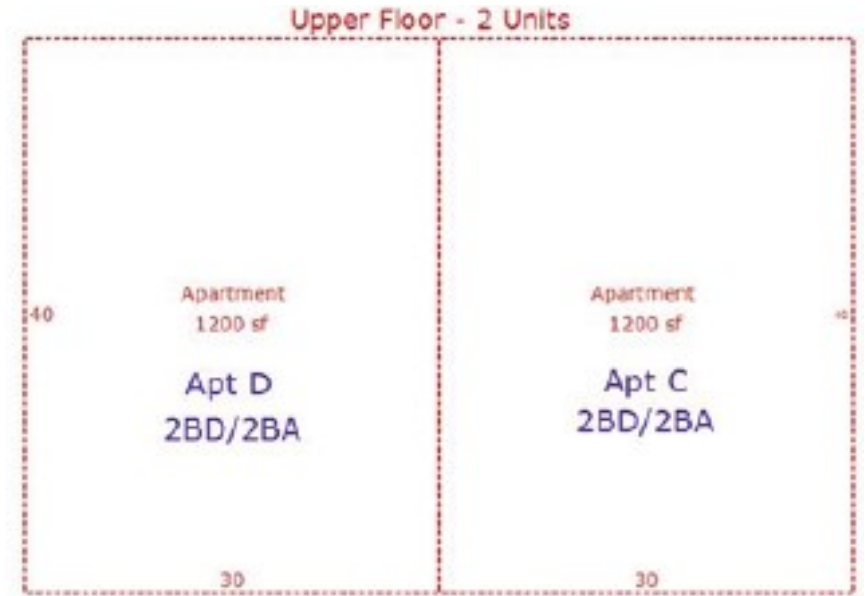
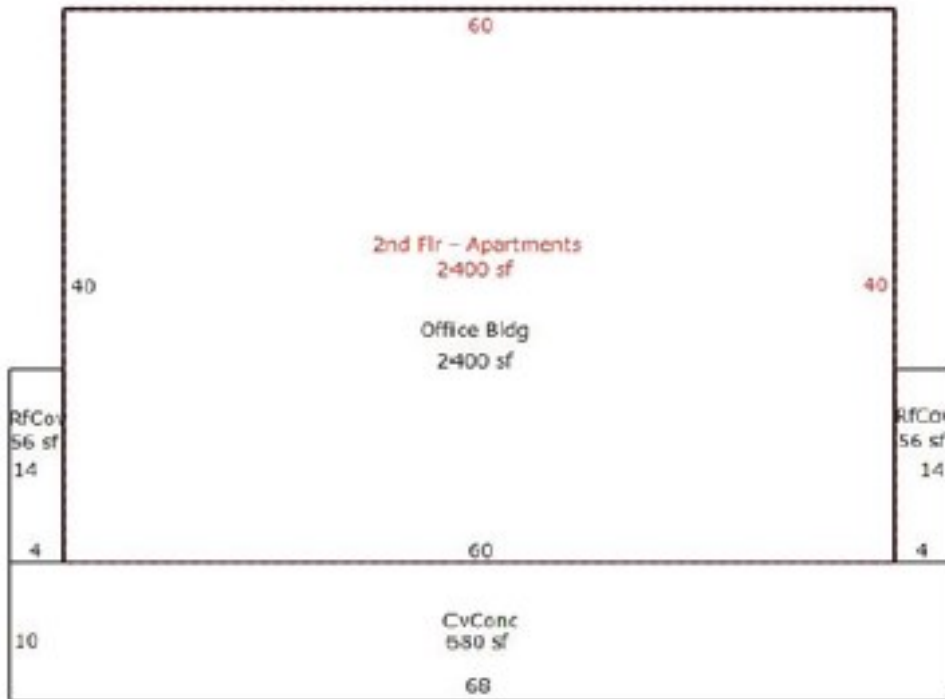
NOW OPEN FOR
BREAKFAST
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Priority Seating. Pet-friendly.

JOY PHOTOGRAPHY
A young girl's portrait with a QR code.

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joy photography
A family portrait.



FLOOR PLAN



KITTITAS MIXED-USE

JEFF AYERS

OWNER | DESIGNATED BROKER

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ANDREW AYERS

BROKER

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