

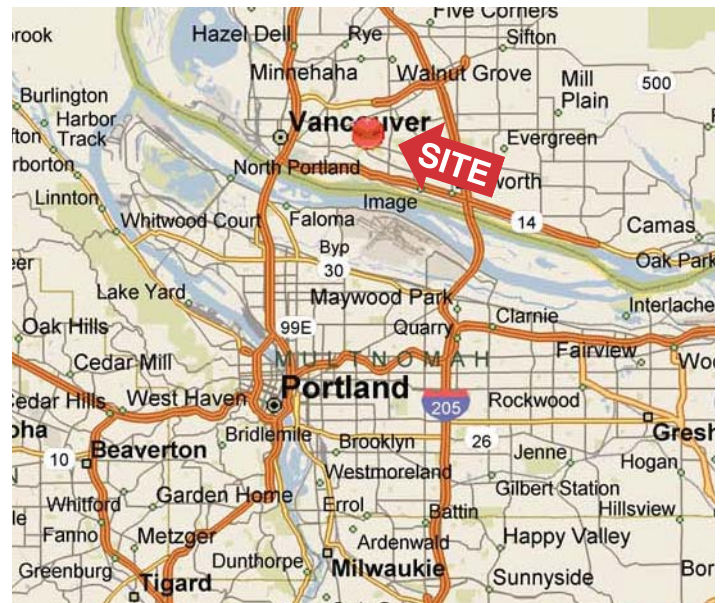


5601 E 18th Street
Vancouver, Washington

For Sale at \$2,560,000

Property Description

- 28,800 SF, three-building complex.
- 24 1,200 SF units (24' x 50') with 200 to 300 SF of office.
- Grade-level doors.
- Each space separately metered for gas/power.
- 21' clear height.
- Units can be combined for users who need larger space.
- Excellent freeway access, minutes from Highway 14, SR-500 and I-205.
- Zoned IL.
- Excellent for start-up entrepreneurs, small manufacturers, retailers and service companies serving Vancouver and the Greater Portland Metro area.



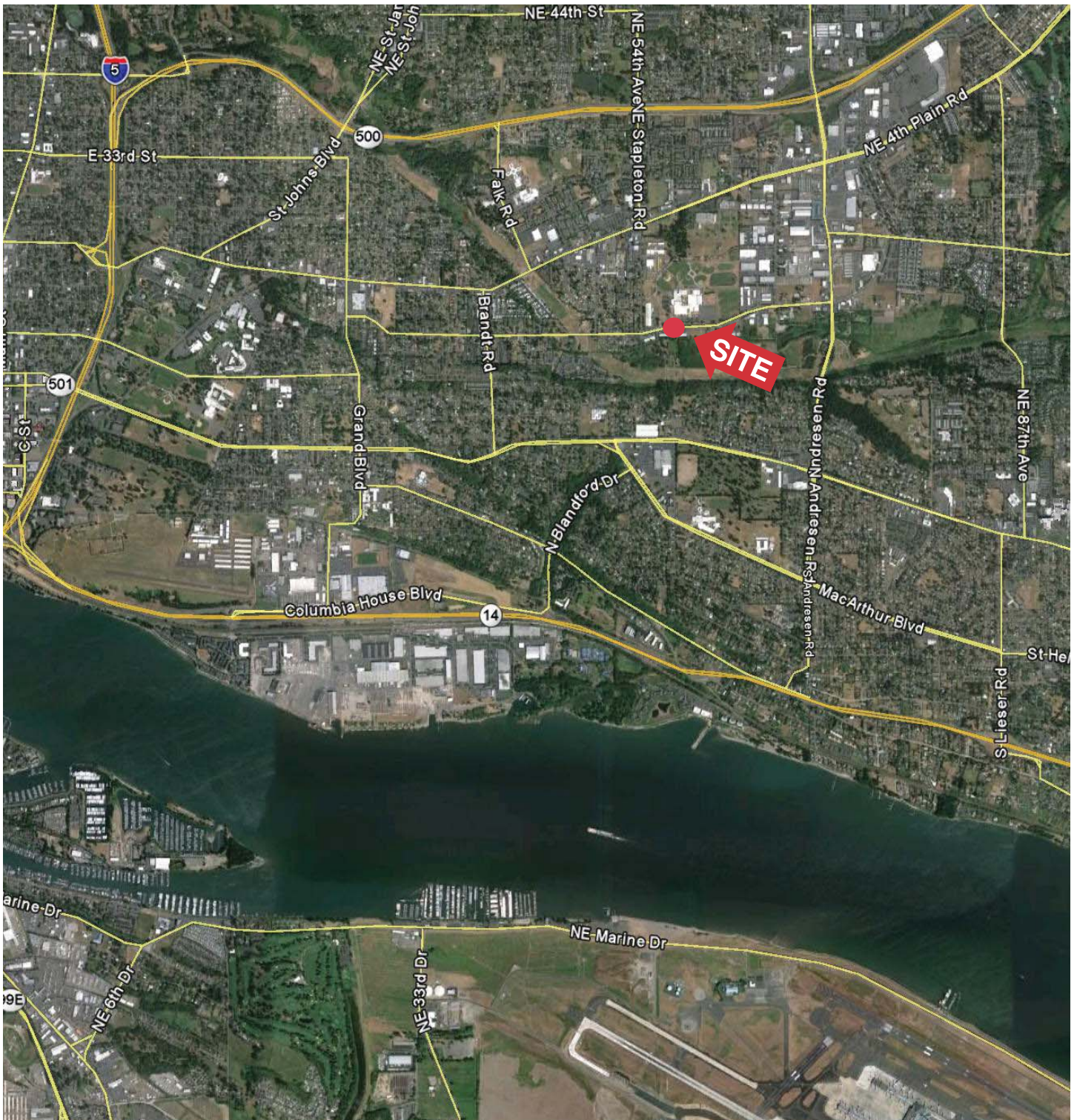
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The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.



NAI Norris, Beggs
& Simpson



Building Analysis



Actual monthly rental of \$20,336.66 with one vacancy	\$244,040.00/YR
2013 estimated expenses \$65,700.00	
plus structural reserve allowance of \$4,320.00	\$70,020.00
NOI	\$174,020.00
Capitalized at 6.8%	\$2,560,000.00

Building Analysis

- Vancouver tax structure very attractive to small businesses.
- With no new construction, and the economy turning, small incubator units are hard to find.
- Excellent freeway access.
- Financing available at sub 5% - positive financing leverage.
- All tenants are current.
- Seven new tenants in the last nine months have stabilized rent and occupancy.
- Historically less than .042% vacancy (1 unit) with rentals \$945.00 - \$990.00 per month.
- Strong case for significant value increase.

For Sale

Leased Investment



Strong Regional 2013 Demographics - Estimated

	1 Mile	3 Miles	5 Miles
Population	14,887	54,809	94,167
Average Household Income	\$45,525	\$52,352	\$55,793
Households	6,115	22,865	39,766
Total Businesses	680	4,501	10,198
Number of Employees	7,290	44,553	111,624



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