



INDUSTRIAL INVESTMENT PROPERTY FOR SALE

WEST SPOKANE INDUSTRIAL PARK BUILDING C2

13026 W MCFARLANE ROAD
AIRWAY HEIGHTS, WA 99001

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WSIP Building C2 - Investment Property Summary



OFFERING SUMMARY

Sale Price:	\$3,000,000.00
CAP Rate	7%
NOI	\$210,771.00 YR 1
Lease Term	5 Years One 5 Year Option
Building:	33,777 SF Office 7,777 SF Warehouse 26,000 Sf
Land [2 Parcels]	Total Land 10 Acres 3.5 Acres 6.5 Acres
Zoning:	1-3 Heavy Industrial Opportunity Zone
Market:	West Spokane Airway Heights

PROPERTY OVERVIEW

Building C2 of West Spokane Industrial Park for sale. This investment property is currently leased by All West Financial beginning November 1, 2019. The tenant has a five year lease with one five year option to renew. Tenant is leasing a a 33,777 SF Industrial building on 10 acres of land. The building resides on 3.5 acres of improved, paved land with a fenced shared yard area. The Tenant also leases an additional 6.5 acres of unimproved property. The Tenant intends to fence and gravel the 6.5 acres to utilize as parking for their business.

PROPERTY HIGHLIGHTS

- 10 Acres of property will be delivered as a separate parcel connected to water and public sewer.
- Building has three drive through bays that access to a secure, fenced and paved yard area
- Building has two truck dock high 12 Overhead doors and one service van height dock door
- Controlled Fenced Yard Space & Outside Storage Available 1.36 fenced acres shared
- Building is served with 3-Phase 240 Volt / 800 Amp Power from Avista
- Property is located within the West Spokane Industrial park and has excellent accessibility via paved roads through out the park.

WSIP C2 Building Rent Roll

TENANT NAME	UNIT NUMBER	LEASE START	LEASE END	LEASE START
All West Financial	3.5 Acres Land and Building	11/1/2019	10/31/2024	
All West Financial	6.5 Acres Unimproved Land	11/1/2019	10/31/2024	
Totals/Averages				

All West Financial is leasing this building for 60 months with a 5 year renewal option. All West Financial is an auto remarketing company which buys used cars and reconditions them. Once the vehicles have been reconditioned they sell them at dealer-only auctions. All West typically sells three hundred cars a year to over two thousand annual units.

WSIP C2 Financial Summary

INVESTMENT OVERVIEW

Price	\$3,000,000.00
Price per SF	\$88.82
CAP Rate	7.0%
Cash-on-Cash Return (yr 1)	7.03 %
Total Return (yr 1)	\$210,778
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$210,780
Other Income	\$0
Total Scheduled Income	\$210,780
Vacancy Cost	\$0
Gross Income	\$210,780
Operating Expenses	\$1
Net Operating Income	\$210,778
Pre-Tax Cash Flow	\$210,778

FINANCING DATA

Down Payment	\$3,000,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

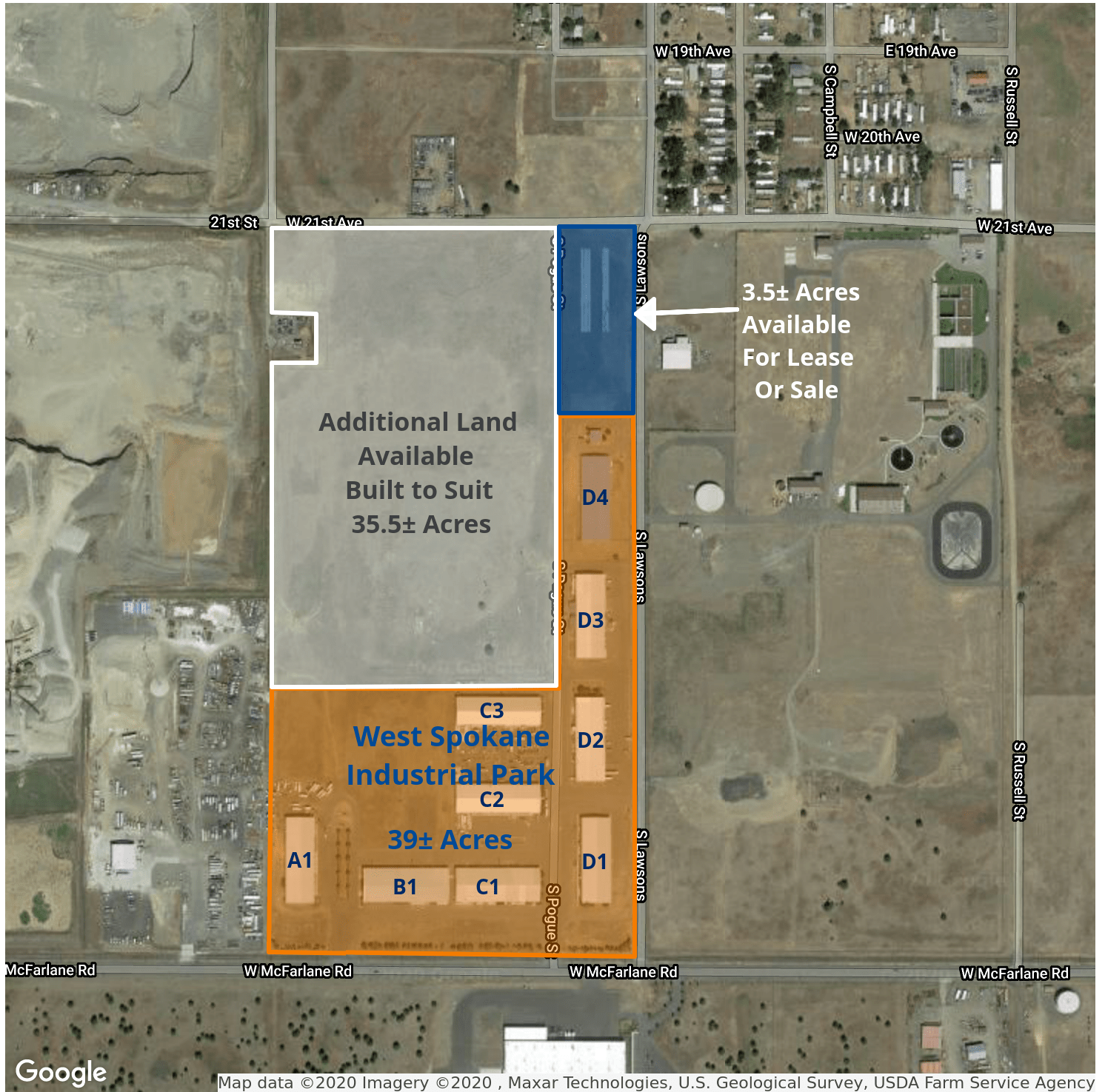
WSIP Building B 2 - Building Plan



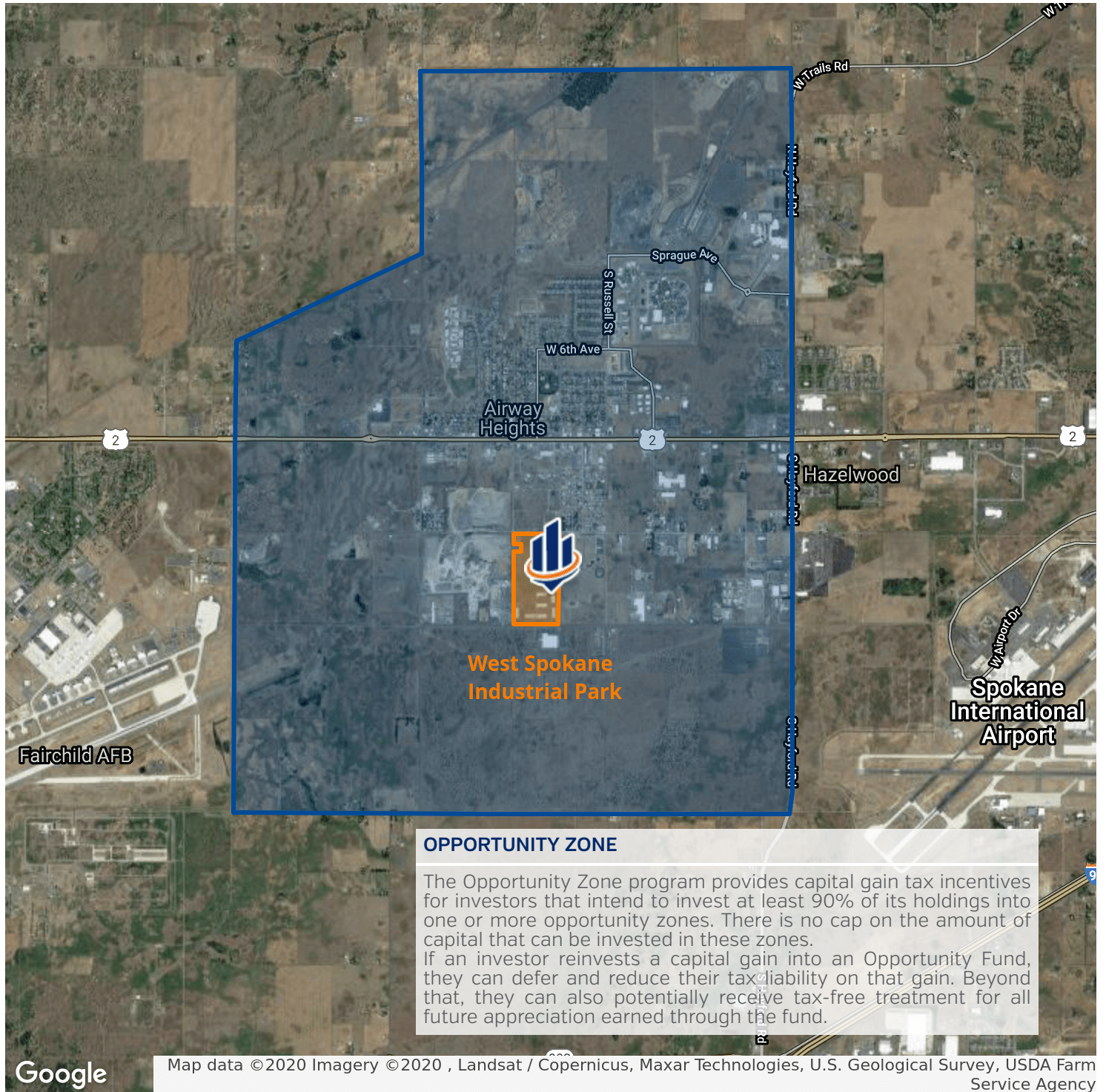
Buildings & Land Available



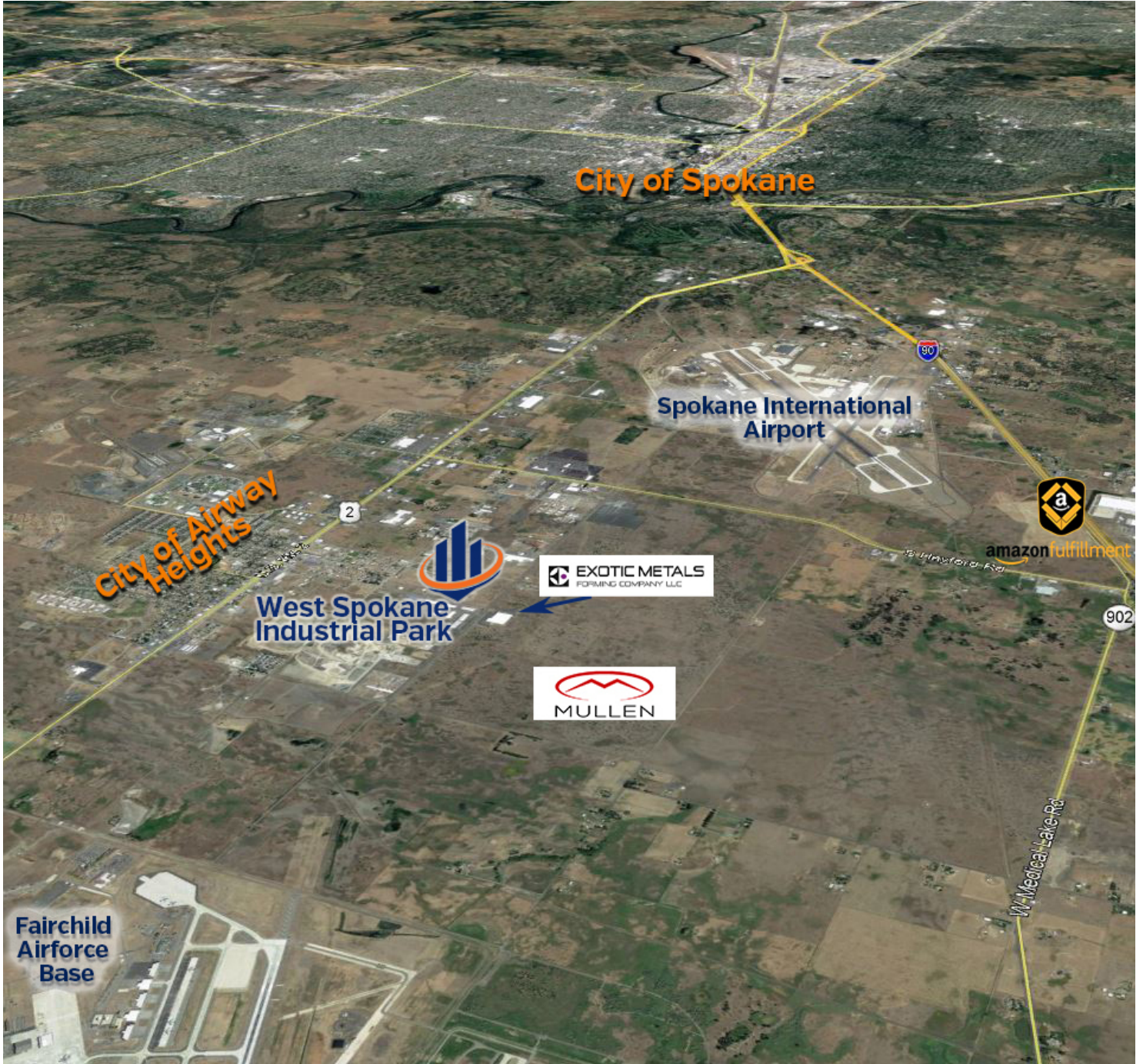
West Spokane Industrial Park



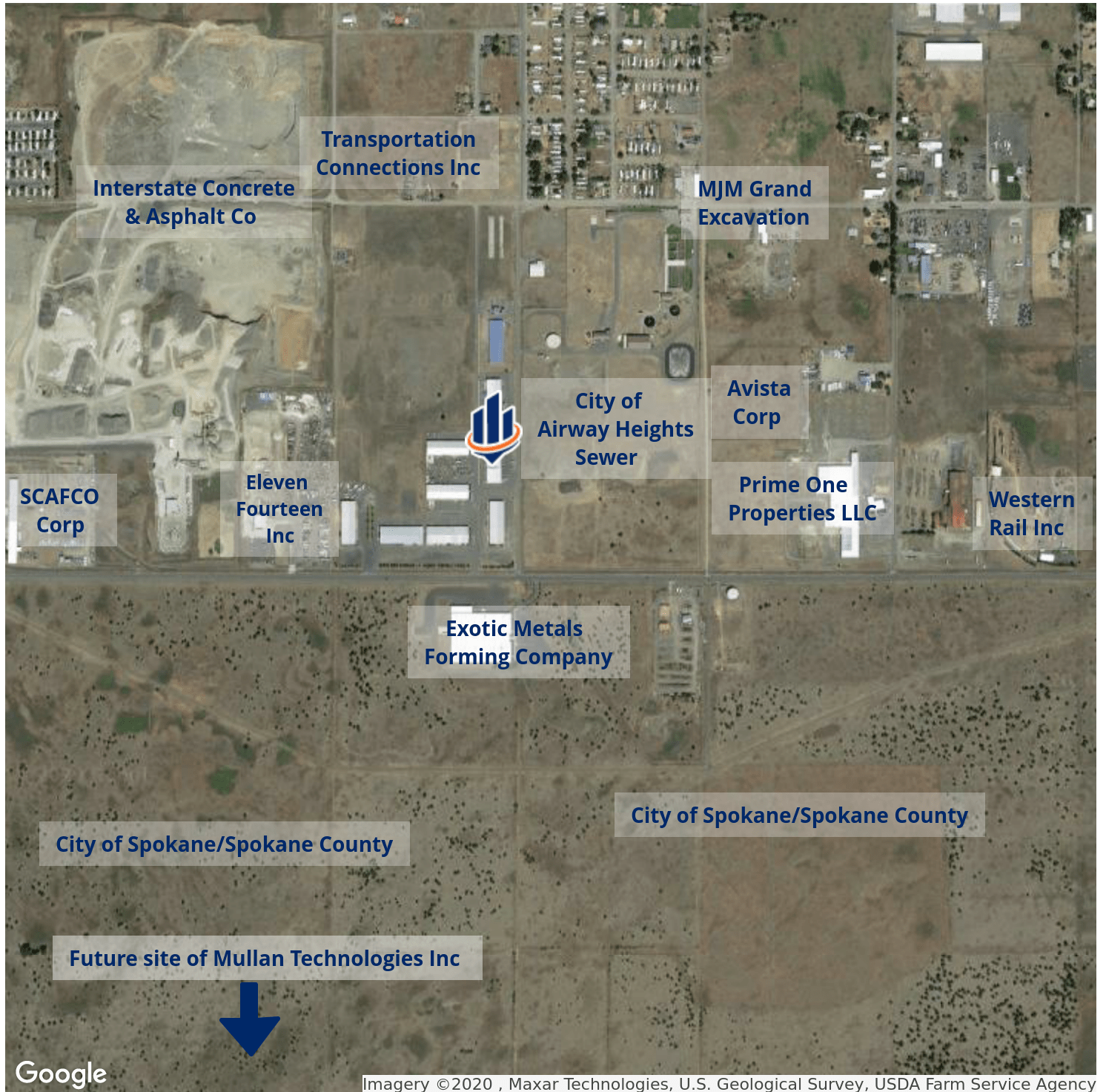
WSIP Building B 2 - Opportunity Zone Map



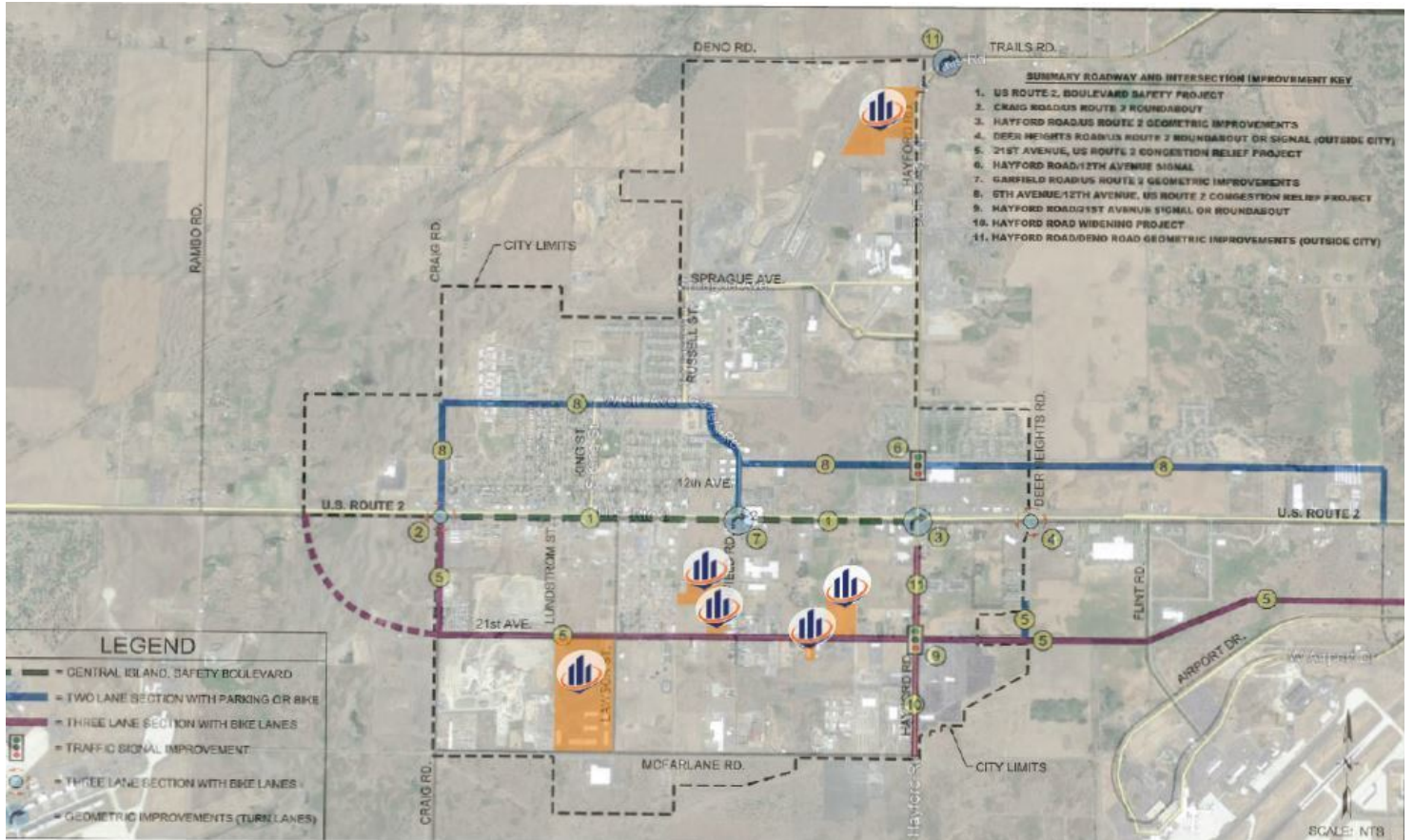
Aerial Location Map



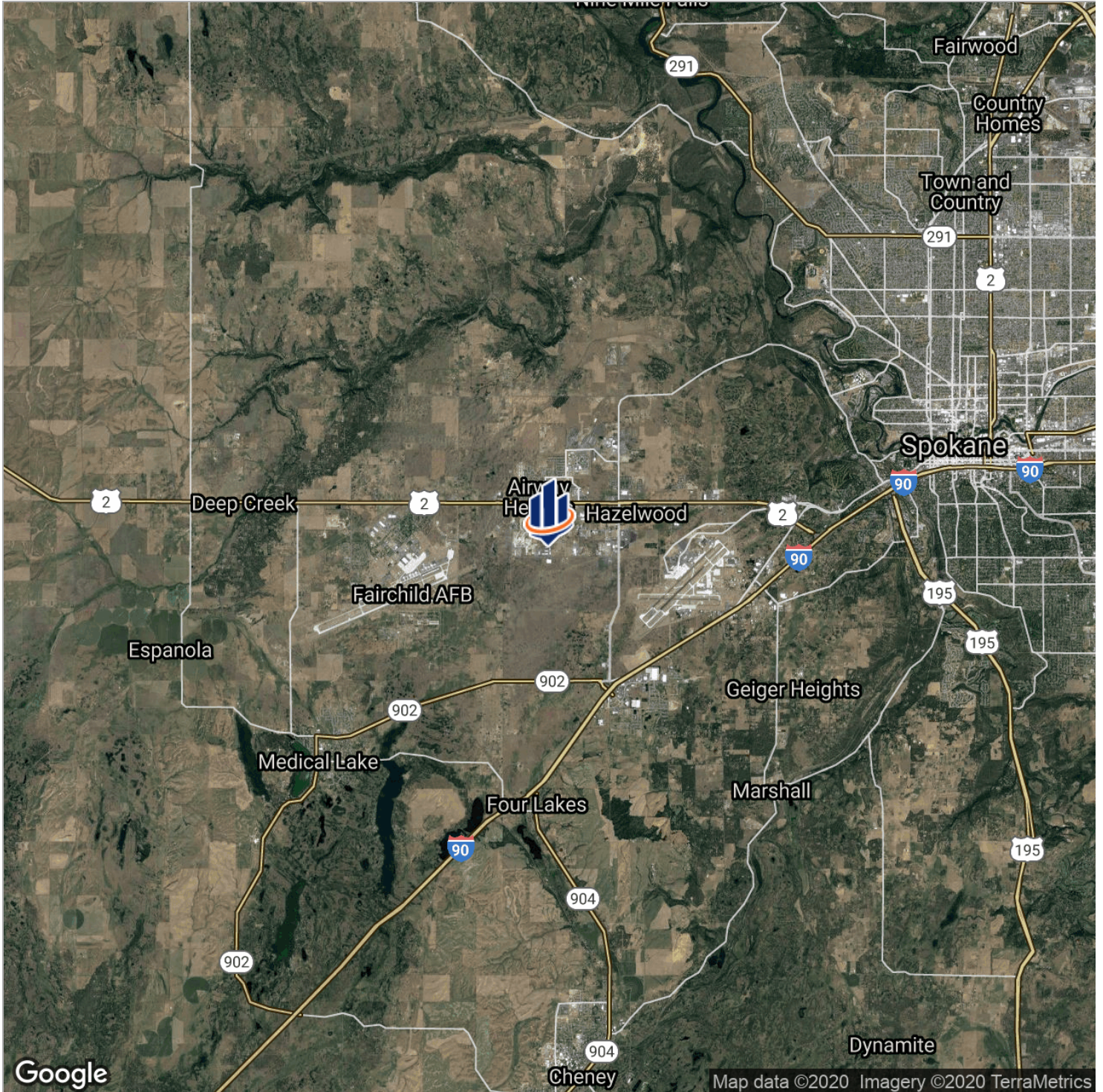
WSIP Neighboring Companies



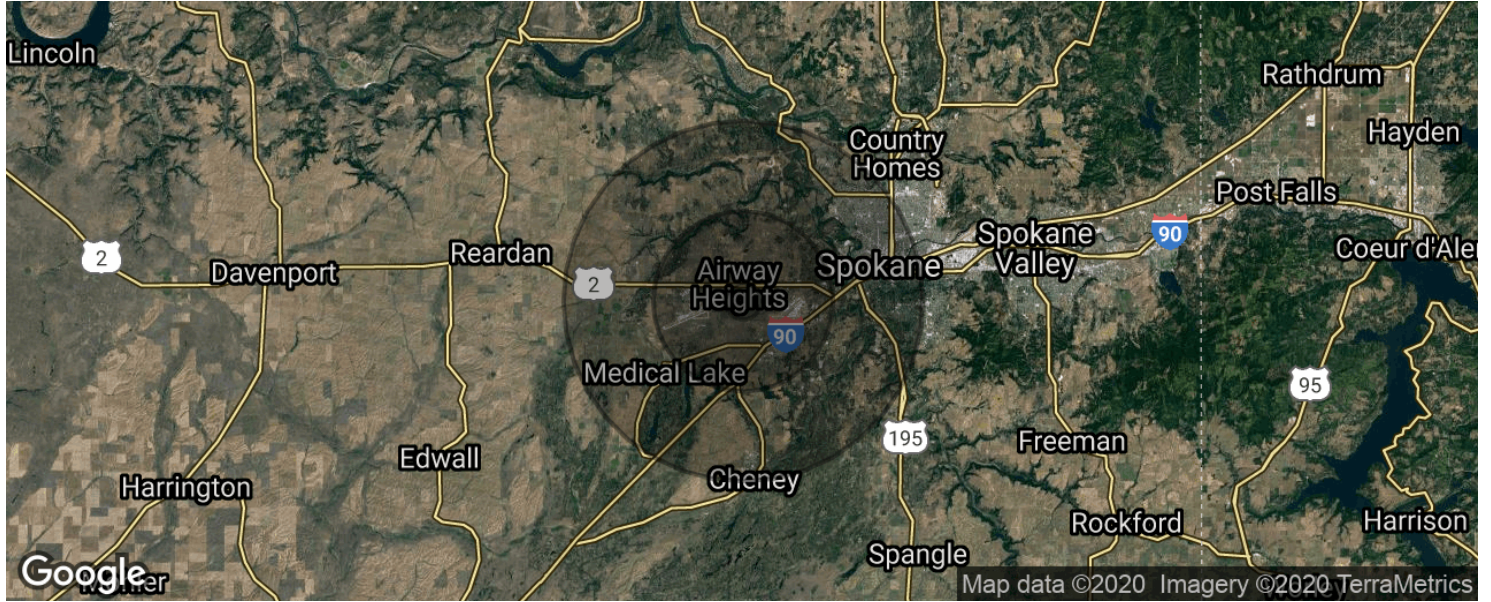
W 21st Road Improvement Plans



West Spokane Industrial Park Location



WSIP Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,707	17,182	84,272
Median age	34.4	31.6	34.5
Median age (Male)	35.3	32.1	34.0
Median age (Female)	30.9	30.0	34.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	404	4,367	30,607
# of persons per HH	4.2	3.9	2.8
Average HH income	\$44,704	\$51,665	\$58,571
Average house value		\$286,431	\$228,318

* Demographic data derived from 2010 US Census

Advisor Bio



GUY BYRD

Designated Broker

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PROFESSIONAL BACKGROUND

Guy D. Byrd is the founder, owner and Managing Director of SVN Cornerstone in Spokane Washington. A native of Montana Guy grew up in the Western Washington and graduated from Montana State University. His entire Commercial Real Estate and professional career has been spent in the Northwest region of the United States. Through strategic affiliation and innovation, he has developed and operates a full service Commercial Real Estate company serving customers in the region, nationally and internationally. Strategic affiliation with SVN in 2015 has enabled SVN Cornerstone to provide Commercial Real Estate services utilizing a platform with leading technology and innovation appropriate for the most sophisticated Real Estate customer. Under Guy's direction SVN Cornerstone has become the premier full service Commercial Real Estate company in Eastern Washington and North Idaho.

As the Managing Director of SVN Cornerstone Guy has developed a culture of accomplishment on behalf of clients. SVN Cornerstones primary markets include all of Washington, and Idaho many times extending to various states across the United States based on strategic relationships with SVN Brokers across the country. On a consistent basis the collaborative nature, brand and tools available through the SVN provides Guy and his associate Brokers the ability to provide superior service to the most sophisticated client and their properties. Decades of Commercial Real Estate Experience and affiliation with numerous Commercial Real Estate organizations has provided invaluable experiences. Having completed over 2,000 transactions with a total transaction volume close to One Billion in value. Dedicated to clients and the pursuit of their real estate goals is a hallmark of his numerous Real Estate accomplishments over the years.

Guy continues to be an active CCIM Candidate, member of ICSC, Greater Spokane Inc., a current member and former president of the Spokane Commercial Real Estate Traders Club. He currently serves as an active Board of Director for the American Red Cross Northwest Region. Additionally, he supports the Spokane Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns. Guy is an active outdoor enthusiast who enjoys the summer lake time and an occasional round of golf. Married to Shawna Byrd in 1987 Guy and Shawna have three children who are in various stages of completing their college educations.

EDUCATION

Bachelor of Arts degree in Business Marketing from Montana State University
Designated Broker's Real Estate License in the States of Washington and Idaho

MEMBERSHIPS

International Council of Shopping Centers [ICSC] member | CCIM Candidate | Greater Spokane Incorporated [GSI] member
Spokane Commercial Real Estate Traders Club [President 1995] | National Association of Realtors at both the local and national level | Washington State Commercial Association of Realtors | Manito Golf and Country Club member.

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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.