

Harlow's Bus

Sale/Leaseback
Investment Sale

1240 W Main St
Auburn, WA 98001

\$2,100,000

Proposed rent: \$12,250/mo NNN
or \$0.073/SF/mo NNN

10,300 SF service building

3.83 acres

8 GL bay doors

Fully paved yard storage

20' clear warehouse

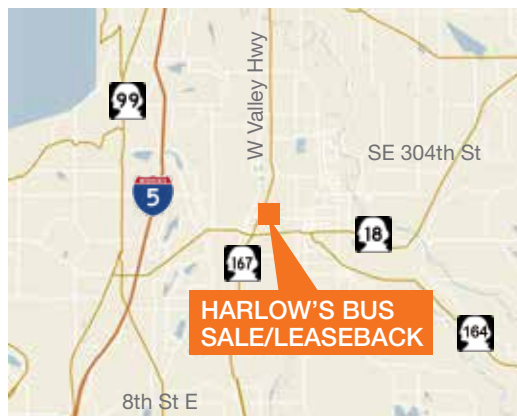
Fronts on W Main St

Easy access to downtown
Auburn, Hwy 18, and SR-167

Harlow to leaseback
(terms negotiable)



Location



Contact

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Harlow's Bus Sale/Leaseback Investment Sale

TENANT		SQUARE FEET		RENTAL RATE		PROPOSED RENT
MONTHLY INCOME	Shell	10,300	x	\$0.40	=	\$ 4,120
	Office	0	x	\$0.65	=	\$ 0
	Yard	134,270	x	\$0.06	=	\$ 8,123
	NNN recapture	10,300	x	\$0.18	=	\$ 1,854
ANNUAL INCOME	Total Monthly Gross Income					\$ 14,097
	Gross Annual Income					\$169,168
	Less Vacancy					\$ 0
	Less Reserve					\$ 0
	Effective Gross Income					\$169,168
	Less Expenses					-\$ 22,248
	Net Operating Income					\$146,920
YEAR 1 RETURNS	Debt Service (assuming 25% down)	\$525,000				-\$ 98,202
	Annual Income after Mortgage					\$ 48,718
	Principal Reduction Year 1					\$ 38,234
						\$ 86,952
	Cash on Cash Return					9.28%
Equity Return					16.56%	



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