




SINGLE TENANT LEASED RETAIL BUILDING

812 W. WINE COUNTRY ROAD
GRANDVIEW, WA 98930

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1 PROPERTY INFORMATION

812 W. Wine Country Road
Grandview, WA 98930

Property Summary



Sale Price

\$1,400,000

PROPERTY OVERVIEW

100% Occupied Single Tenant Retail. The property has a lease in place with 10 years remaining on the initial term and 3 options to renew. The current term has an increase that will take effect 1.1.24 and will increase the annual income to \$96,000.

OFFERING SUMMARY

Building Size:	14,516 SF
Lot Size:	1.96 Acres
Price / SF:	\$96.45
Cap Rate:	6.43%
NOI:	\$90,000
Year Built:	1974
Zoning:	M-1 Light Industrial Zone
APN:	230914-33527

The first option to renew is for a 10 year term, with a \$6,000 annual increase for the first 5 years and another \$6,000 annual increase the 2nd 5 years. Options 2 & 3 to renew are for 5 years each and also have \$6,000 annual increases.

Property includes 2 buildings: Main Store 5,360 sf and Warehouse 9,156 sf. Sits on just under 2 acres.

The tenant is a Les Schwab Tire Center franchisee, not Les Schwab Tire corporate.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Property Description



ZONING

The property is zoned as M-1 Light Industrial District by the City of Grandview, defined in the Municipal Code, Chapter 17.52 as:

The M-1 light industrial district is established to preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses. Uses permitted in this district should not generate noise levels, light, odor or fumes that would constitute a nuisance or hazard.

LOCATION OVERVIEW

Property is on Wine Country Road, which is the major commercial corridor of Grandview, WA and connects the community with the cities of Prosser and Sunnyside. This property is on the west end of Grandview and is just a few blocks to the east of the exit at Interstate 82. The location is a well developed area and has been fully built out for many years.

Grandview is on the east edge of Yakima County and is the 3rd largest city in the county. The local population is just over 10,000 and the city is heavily influenced by agriculture, both farms, cattle and food processing. There is also a WalMart Distribution Center.

Washington



Complete Highlights

SALE HIGHLIGHTS

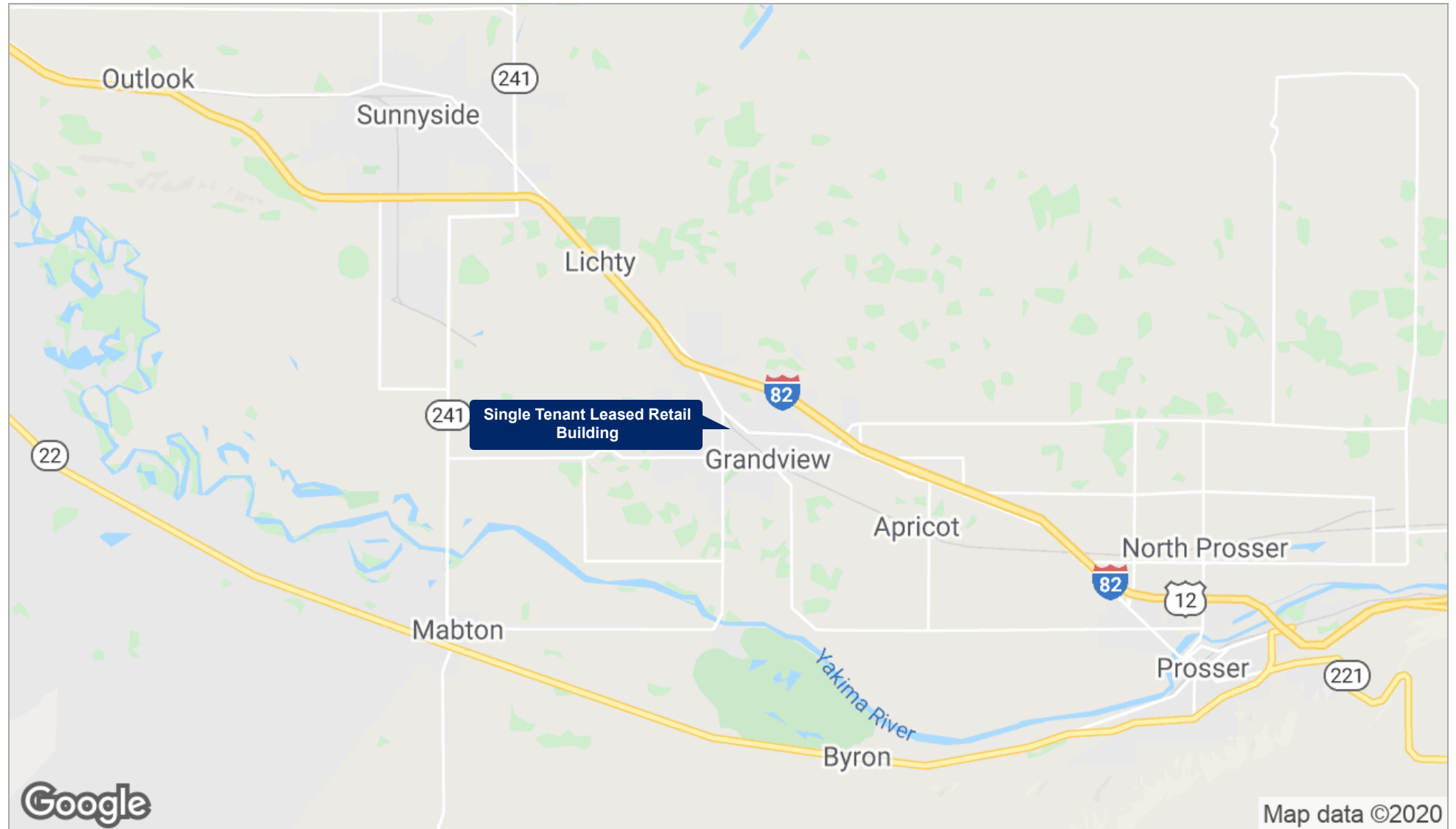
- Single Tenant Building
- 100% Leased
- 10 Years Remaining on Lease
- Tenant is Franchisee of Major Regional Chain
- Tenant has Options to Renew for Additional 20 Years
- Rent Increase Happens in 2024



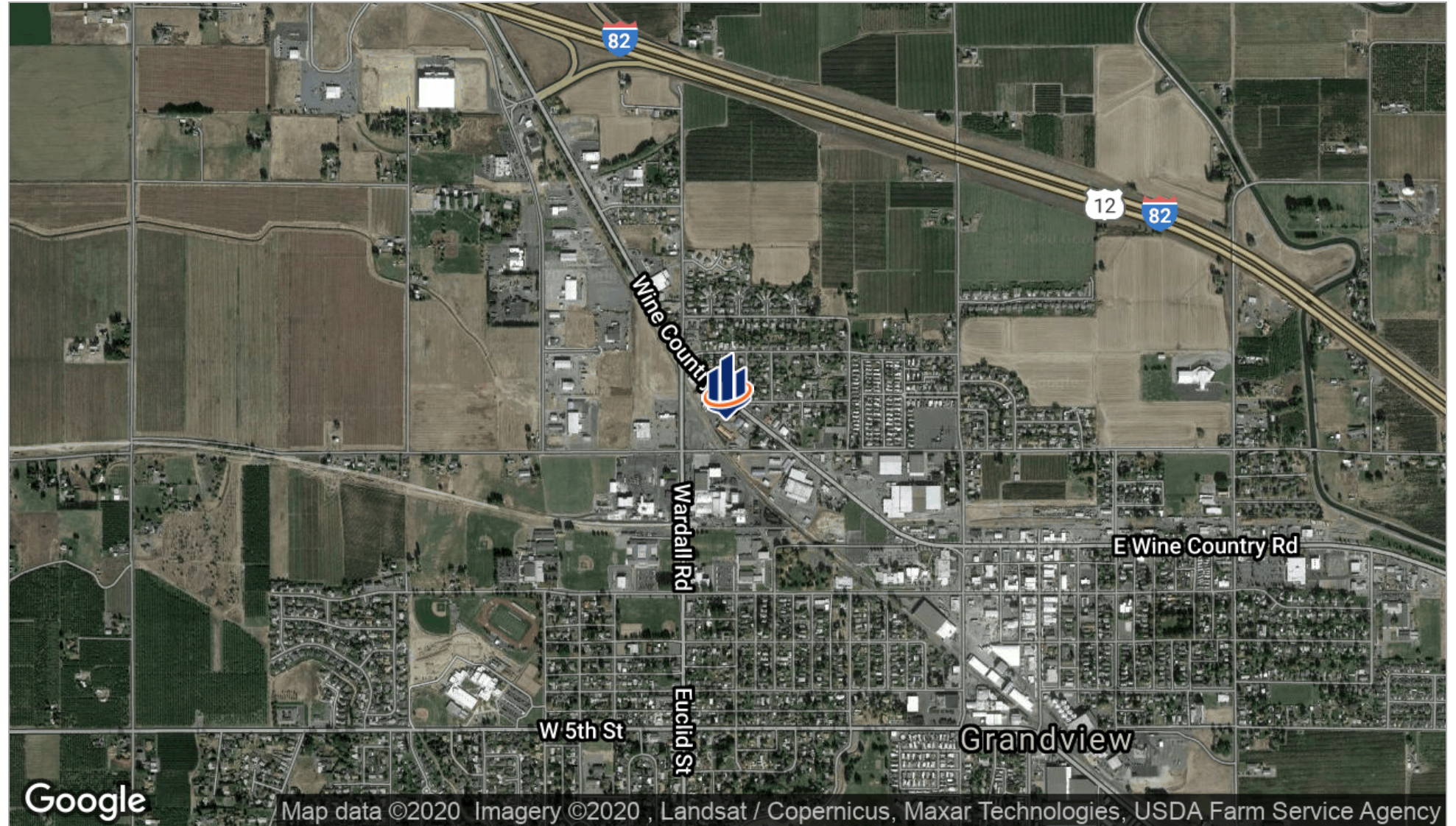
2 LOCATION INFORMATION

812 W. Wine Country Road
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Regional Map



Location Maps



Aerial Map



3 FINANCIAL ANALYSIS

812 W. Wine Country Road
Grandview, WA 98930

Financial Summary



INVESTMENT OVERVIEW

Price	\$1,400,000
Price per SF	\$96.45
CAP Rate	6.4%
Cash-on-Cash Return (yr 1)	6.71 %
Total Return (yr 1)	\$48,454
Debt Coverage Ratio	1.35

OPERATING DATA

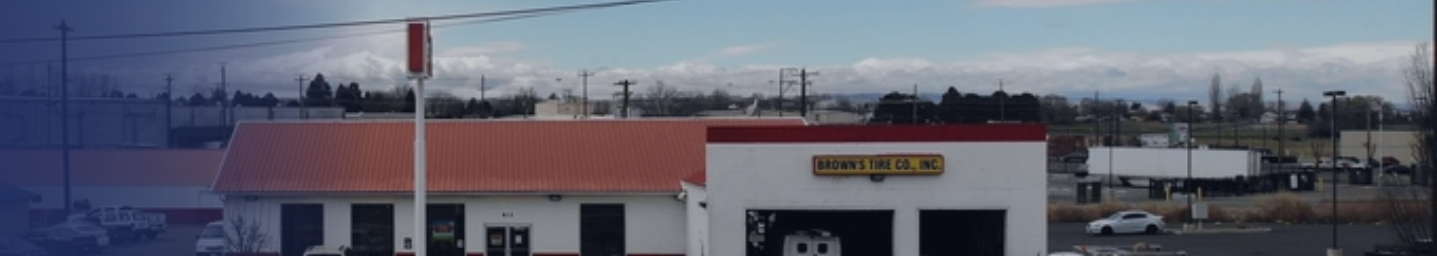
Gross Scheduled Income	\$90,000
Other Income	\$0
Total Scheduled Income	\$90,000
Vacancy Cost	\$0
Gross Income	\$90,000
Operating Expenses	-
Net Operating Income	\$90,000
Pre-Tax Cash Flow	\$23,493

FINANCING DATA

Down Payment	\$350,000
Loan Amount	\$1,050,000
Debt Service	\$66,507
Debt Service Monthly	\$5,542

Tenant pays property taxes and property insurance directly. Landlord does not pay and then get reimbursement, this is a true net lease.

Financial Summary



INVESTMENT OVERVIEW

Principal Reduction (yr 1)

\$24,961

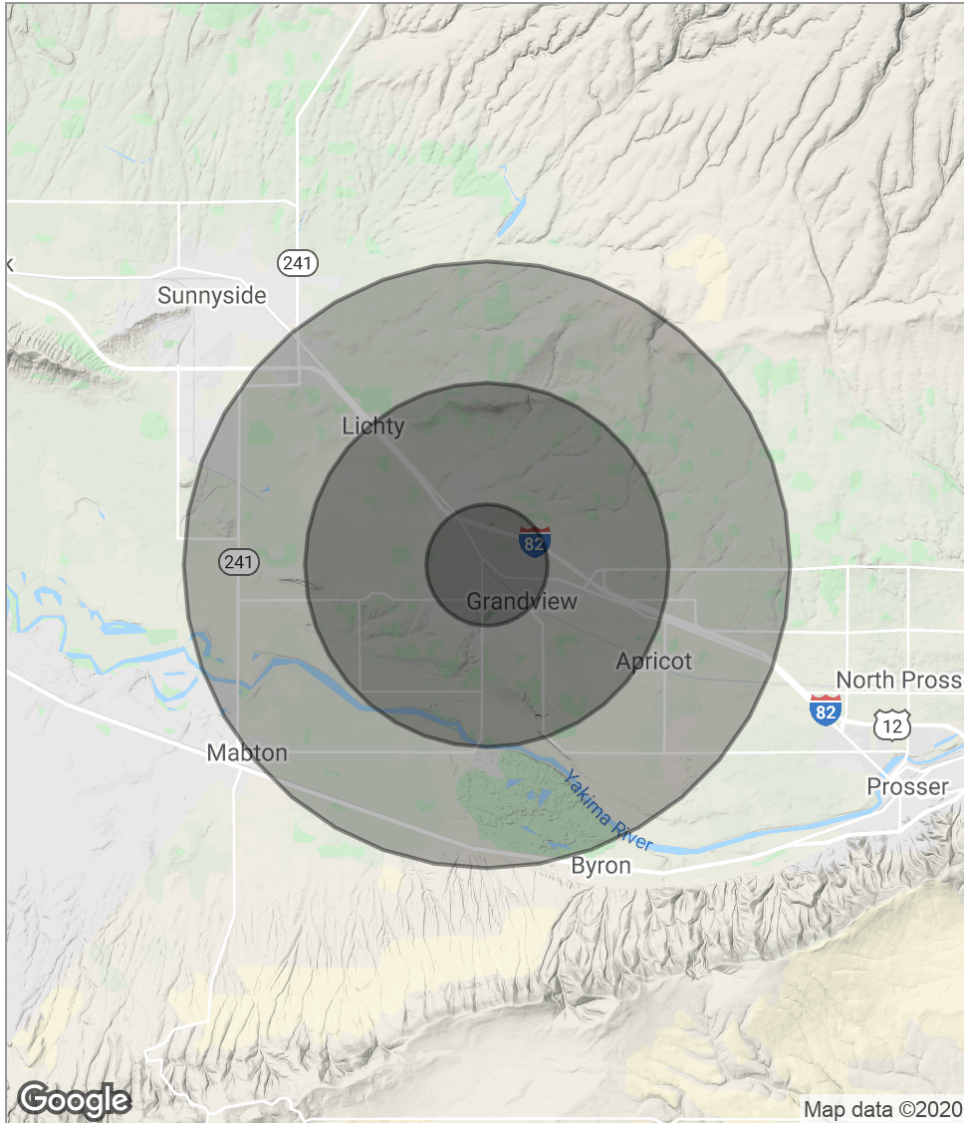
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DEMOGRAPHICS

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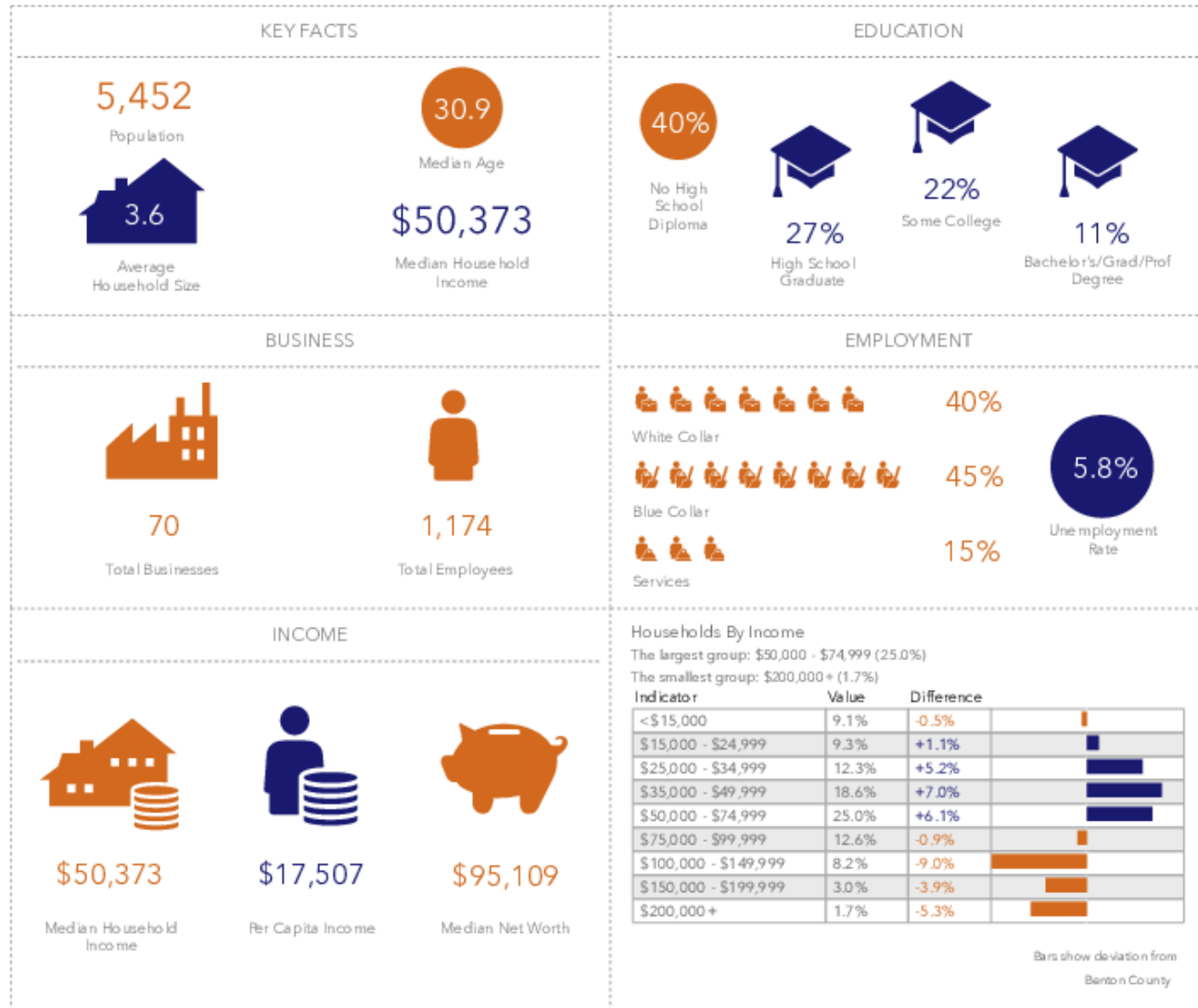
Demographics Map



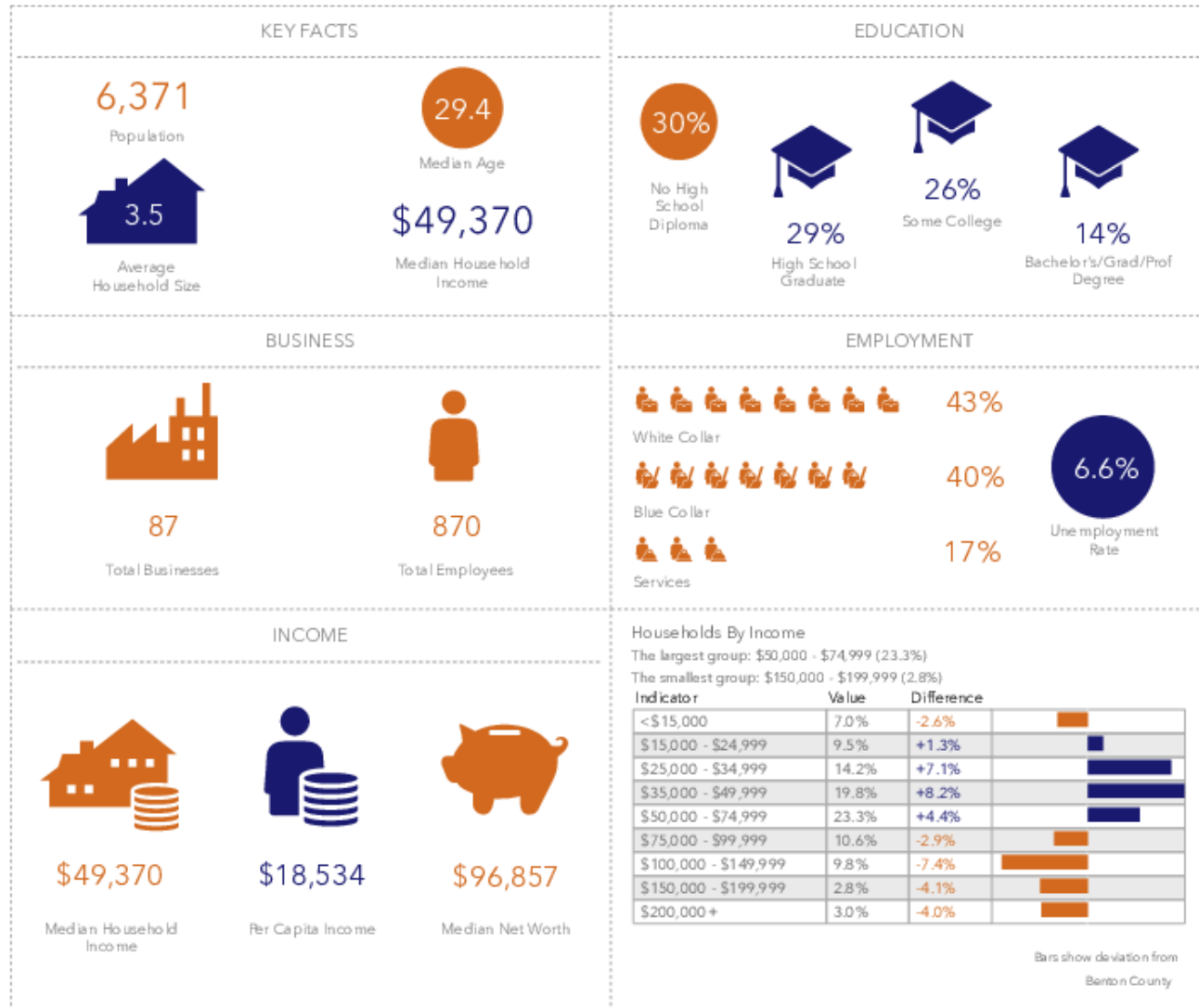
POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,257	15,671	17,726
Median age	26.2	26.1	27.0
Median age [Male]	26.7	26.7	27.4
Median age [Female]	25.5	25.7	26.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,464	4,365	5,011
# of persons per HH	3.6	3.6	3.5
Average HH income	\$42,834	\$43,168	\$45,424
Average house value	\$123,462	\$131,797	\$138,705

* Demographic data derived from 2010 US Census

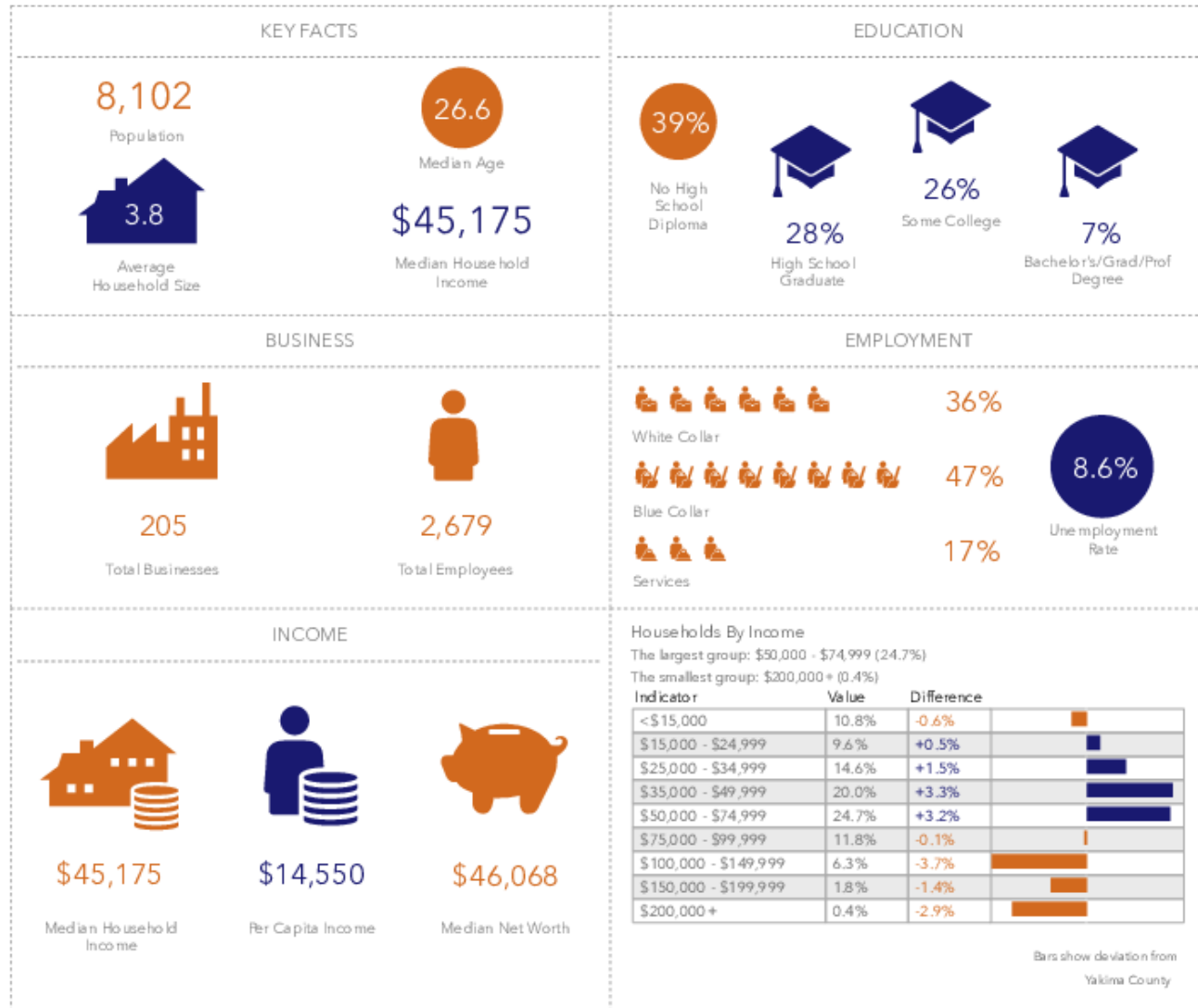
1 Mile InfoGraphics



3 Mile InfoGraphics



5 Mile InfoGraphics





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