

# Property Details

CONTROL: Partner VALUE: \$500,000  
 LOAN: \$140,000  
 EQUITY: \$360,000

TITLE: LITTLE RED Building in West Kelso  
 TYPE: Retail/Commercial  
 HAVE: This @ 1520 Sq ft building on a 12,001 sqft lot is a former fire station and houses the business Copies Today. It is an open space building with a telephone room, delivery, handicapped bathroom with shower. Built in 1944 with anupgraded electrical panel.

ADDRESS: 403 Catlin St, Kelso, Washington  
 BENEFITS TO NEW OWNER: 30+ year old business. A new lease is to be negotiated. Terms suitable to the purchaser. 4000 sqft of land to rent.

GROSS SCHEDULED INCOME: \$46,259 Actual  
 VACANCY LOSS: \$6,000  
 GROSS EFFECTIVE INCOME: \$0  
 EXPENSES: \$0  
 NOI: \$40,259  
 DEBT SERVICE: \$140,000  
 CASH FLOW: \$-99,741  
 CAP RATE: 8.05%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$120,000	\$1,250	8%	09/20/2036	Yes
LOAN 2	\$21,000	\$1,000	10%	02/15/2047	Yes

BENEFITS SOUGHT: Steady Income, vacation Spot, retirement

MOTIVATION: Take Part Equity, Part Paper, Part Cash

CAN ADD: Cash Flow Business: Copies Today

REMARKS: This building has 18" concrete walls, 3 entrances, a drive-up window, Excellent signage, a convenient location, off-street parking, and a lighted intersection on a state highway. LLC 65% P. Palmer, 35% H. Palmer

OWNER: Lesley C LLC

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