

The Phillips Group, Inc.

Real Estate Investment Brokerage, Management & Leasing



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Investment Summary		Location
Price:	\$975,000	717 NE 61st Street Vancouver, WA 98665
Down Payment:		Building: 6,100 +/- Sf. 2 floors, ADA accessible
Price/Sqft:	\$159.84	Year Built: 2002
Gross Rentable Sq. Ft.	6,100	Financing Summary
On-site parking spaces	22	Subject to buyer requirements
		Notes: Upside in cash flow by passing through utilities to all tenants.
		100% Occupied
Pro forma Cash on Cash	6.09%	Additional Information
		Lot Size: 20,900 +/- SF
		22 spaces on-site surface parking. Street parking available
		Expenses paid by Owner: All services except Janitorial

Annualized Operating Data			Annualized Expenses	
		Current	Expenses	Current
INCOME				
Scheduled Rent Income:		\$103,404	Electric	\$5,200
Utility Reimbursement		\$2,160		
Less: Vacancy/Other Deductions:	5.0%	\$5,278	Taxes	\$11,000
Effective Gross Income:		\$100,286	Insurance	\$1,650
Less: Expenses:		\$40,900	Repairs-Maintenance	\$2,200
Net Operating Income:		\$59,386	Utilities: Sewer & Water-Alarm	\$3,000
			Services: Rubbish	\$2,600
			Lease fees	\$1,800
			NW Gas	\$2,650
			Reserves	\$2,400
			Landscape	\$3,000
			Professional Management	\$5,400
			Total Expenses:	\$40,900.00
			Expenses Ratio:	39.6%
			Total Expense/SF:	\$6.70
Note: Partial utility reimbursement included in annual income.				
Scheduled Income			Current Rents	
			Average	Average
Square Footage	Annual	Monthly	Annual	Monthly
6,100	\$103,404.00	\$8,617.00	\$16.95	\$1.41

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.