



# United States Government Leased Investment U.S. Forest Service

71 West Main Street - Pomeroy, Washington

For Sale 

**\$1,200,000**

## Information:

- NOI: \$108,984
- CAP rate: 9.1%
- Land size: 2.03 acres
- Building size: 10,516 SF
- Year built: 1986  
(Addition in 1993)
- 348' Highway frontage
- Lease renewal - Oct. 1, 2008,  
5 year term
- Rent adjusted by CPI on expense  
base, modified full service lease  
- tenant pays heat and electric.



## Contact:

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## Pro Forma Estimate 2009

Gross Rental Income	\$106,132
Expense Reimbursement	\$51,128
<b>Total Income</b>	<b>\$157,260</b>

### Expenses

Real Estate Taxes (estimated)	\$ (9,800)
Insurance	\$ (4,300)
Janitorial & Supplies	\$ (18,000)
Management - 2.5%	\$ (2,653)
Grounds - snow/lawn/trash	\$ (2,800)
Utilities - gas/power	\$ ---
Water & Sewer	\$ (600)
Maintenance & Repairs	\$ (7,000)
Other - legal, misc.	\$ (1,000)
Reserve for Replacements - 2.0%	\$ (2,123)
<b>Sub total</b>	<b>\$ (48,276)</b>

<b>Net Operating Income</b>	<b>\$108,984</b>
<b>CAP Rate</b>	<b>9.1%</b>

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