

CASCADE PARKWAY BUILDING

Fully Leased Investment Opportunity



All square footage references are approximate. The information contained herein is from sources deemed reliable. It is provided without representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney or other professional advisor.

Scott Clark

Central Washington Properties, Inc.
206.484.9908

Dan Kinley

KINEX Commercial, Inc.
253.224.8009

Investment Summary

Central Washington Properties, Inc. & KINEX Commercial, Inc. are pleased to present the Cascade Parkway Building for acquisition, located at 1015 East Lincoln, Yakima, WA 98901.

A 100% leased seven-tenant flex warehouse located in Yakima, WA bordering Interstate 82.

Tenants are a mix of national, regional, and local companies. The building has been 100% leased for over 5 years and all Tenants are NNN leases with annual increases.

83,568 RSF @ \$95.67 PSF - \$7,995,000

6.13 Acres on Parcel Number 191318-44033

Zoned Regional Development (RD)

Currently Divided into Seven Tenant Spaces with no interior Common Area

\$7,995,000

Price

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\$621,442

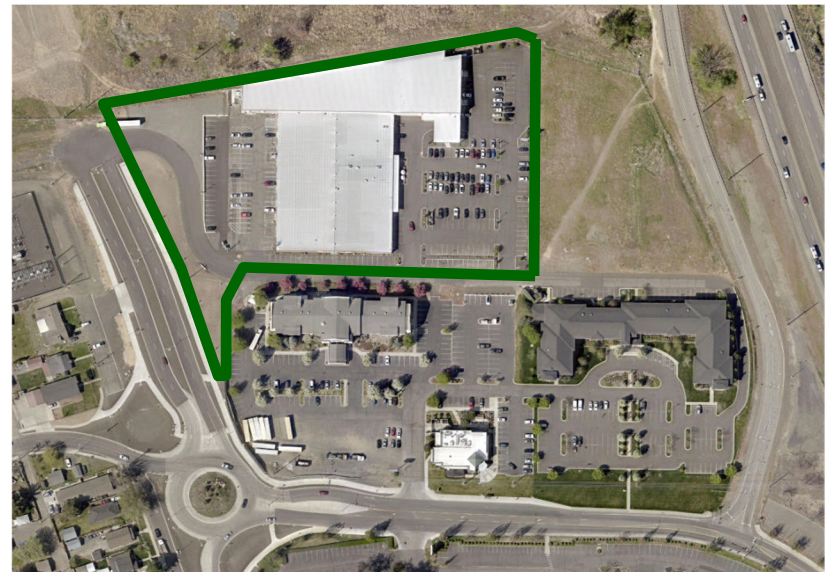
Net Operating Income

7.77%

In-Place Cap Rate

\$95.67

Price PSF



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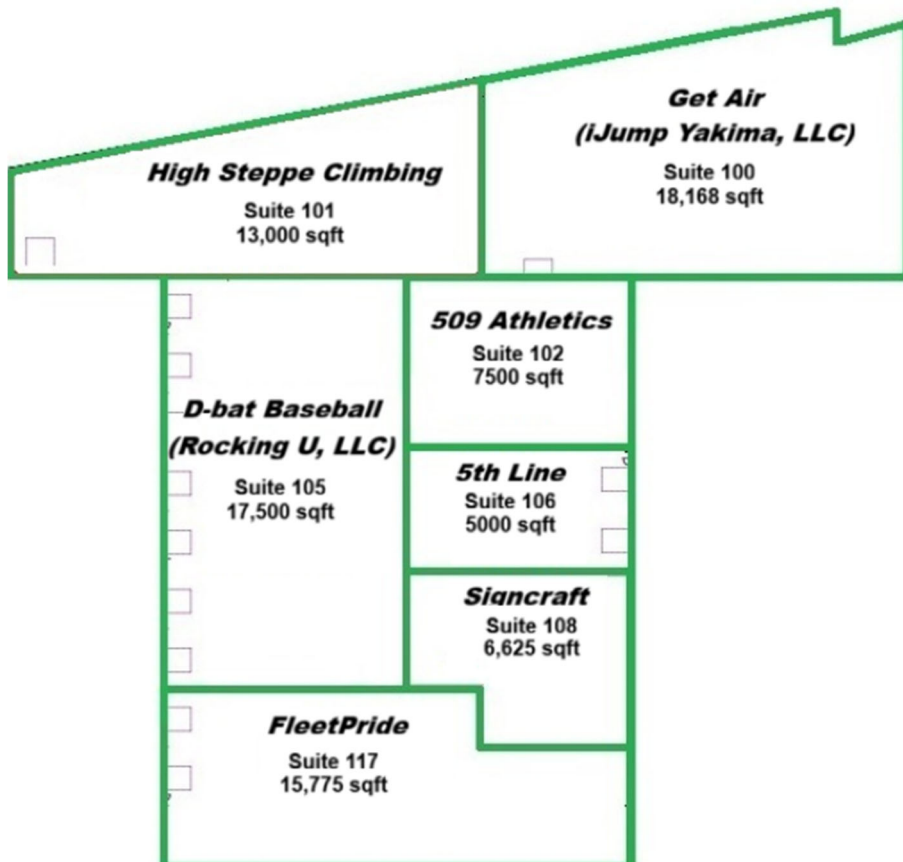
KINEX Commercial, Inc.

dan@kinexinc.com

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Building Financials

Unit	Unit SF	Tenant Name	Actual Rent	Actual Rent PSF	NNN PSF	Move In	Lease Expiration	Next Increase	Increase Date	Increase Percentage
100	18,168	Ijump Yakima, LLC	\$14,188	0.78	0.14	03/18/2014	08/31/2029	\$14,401	09/01/26	1.50%
101	13,000	High Steppe Climbing Center, LLC	\$5,987	0.46	0.14	10/01/2019	05/31/2030	\$6,161	06/01/27	2.91%
102	7,500	509 Athletics and Cheerleading, LLC	\$4,942	0.66	0.14	11/11/2020	02/28/2027	~	~	~
105	17,500	Rocking U, LLC	\$10,144	0.58	0.14	02/22/2022	06/30/2032	\$10,376	03/01/27	2.29%
106	5,000	5th Line Brewing Company, LLC	\$4,367	0.87	0.14	01/11/2021	05/10/2031	\$4,474	01/11/27	2.45%
108	6,625	Accurate Signs, LLC	\$5,163	0.78	0.14	10/01/2022	09/30/2027	\$5,302	10/01/26	2.69%
117	15,775	FleetPride, Inc.	\$7,374	0.47	0.11	01/12/2016	01/31/2031	\$7,521	02/01/27	1.99%
83,568			\$52,165	0.66	0.13					2.30%



Current Scheduled Revenue

	Annual	Monthly
Scheduled Base Rent	\$625,982	\$52,165
Operating Expense	NNN	NNN
Gross Revenue	\$625,982	\$52,165

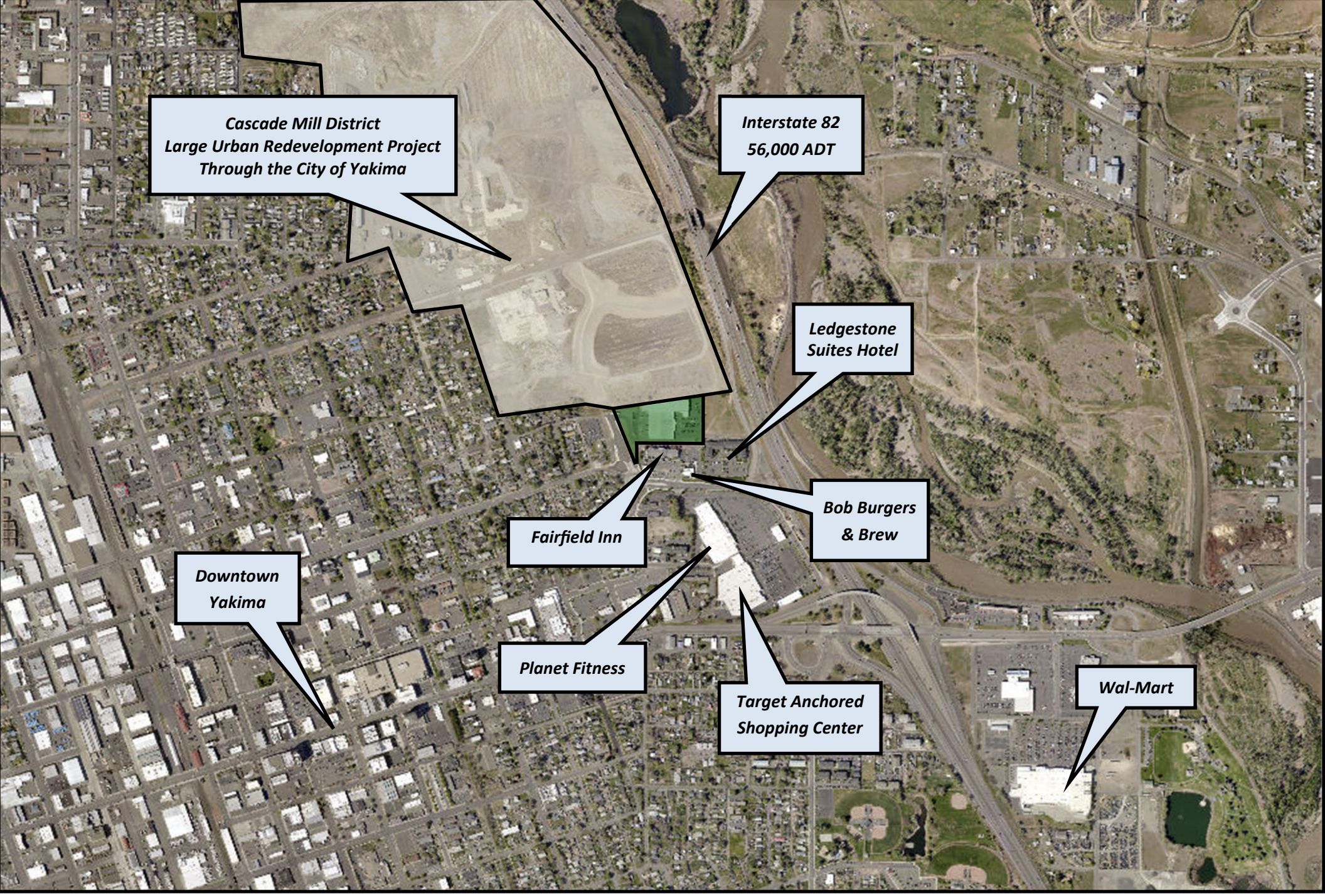
Operating Expenses

Property Taxes	NNN	NNN
Insurance	NNN	NNN
CAM	NNN	NNN
Management Fee	NNN	NNN
Non-Reimbursable Expenses	\$4,540	\$378
Total Expenses	\$4,540	\$378

Net Operating Income **\$621,442** **\$51,787**

End of Year	Projected NOI	Increase	Realized Cap Rate
2026	\$625,662.20	2.30%	7.83%
2027	\$635,540.12	2.30%	7.95%
2028	\$645,645.67	2.30%	8.08%
2029	\$655,984.09	2.30%	8.20%
2030	\$666,560.75	2.30%	8.34%

Location Highlights



*Cascade Mill District
Large Urban Redevelopment Project
Through the City of Yakima*

*Interstate 82
56,000 ADT*

*Ledgestone
Suites Hotel*

*Bob Burgers
& Brew*

Fairfield Inn

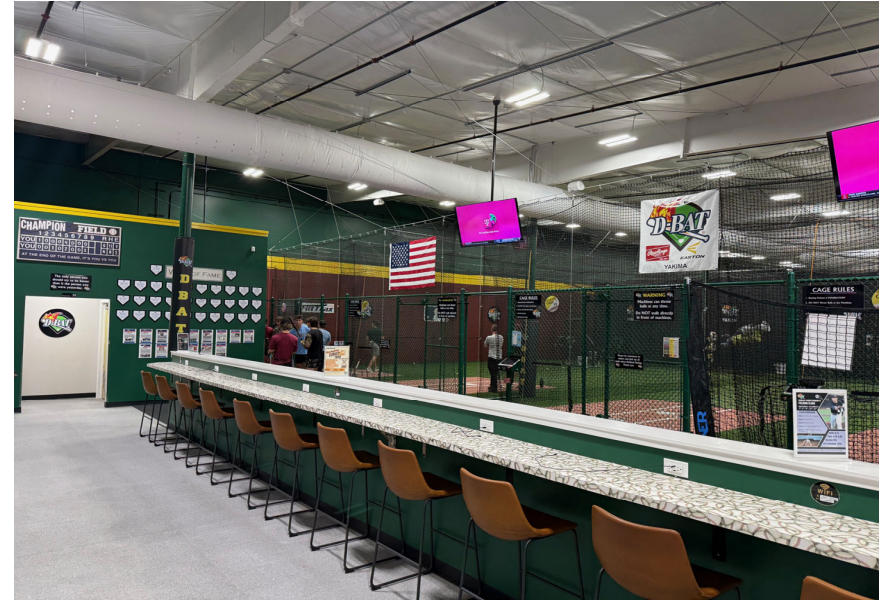
*Downtown
Yakima*

Planet Fitness

*Target Anchored
Shopping Center*

Wal-Mart

Interior Pictures



Exterior Pictures



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