

Arlington Industrial Park

1000 N. Highway 19
Arlington, Oregon

Offered at \$395,000

Industrial Park in Arlington, located on Interstate 84 between The Dalles and Boardman.

- Possible contract terms for qualified buyers!
- Very little competition
- 90% occupancy
- Cash Machine
- Long term manager
- Excellent highway frontage
- Some long term tenants



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Listing broker has an ownership interest in the property. All information, while it is believed to be accurate, is not warranted. The buyer must verify all information independently, and is urged to consult qualified investment advisors.

Solid investment for steady cash flow! Owner carry terms for qualified buyer! One of the only locations for commercial and light industrial uses in the area. Large lot, currently rented, may be developed for additional income. City water & sewer. Perfect property for absentee owners! Call listing agent for further details.

Executive Summary

Arlington Industrial Park

1000 N. Highway 19
Arlington, Oregon 97812

This is a bread & butter industrial park located in Arlington, Oregon on Interstate 84 and the Columbia River. Currently the park is 100% occupied, with the exception of the 3 newly approved RV pads.

The park consists of four separate buildings of various construction types, estimated to have been built over the past 40 years. Tenants include Industrial Tire, Pendleton Grain Growers, IBR Cargill, and several others. The property currently generates \$39,204 in annual income. Please refer to the attached rent roll. Tenants pay for all of their own utilities.

The site consists of 27,000 square feet, approximately one mile south of the Columbia River, and across the highway from a public golf course & the Arlington Rodeo Grounds. In addition, the city maintains a beautiful public marina on the Columbia River, less than a mile from the property. The park is located in Zone C, an area with no known flood hazards.

The seller will consider flexible contract terms to qualified buyers, possibly with small down payment, stepped interest rates, interest only payments for a period of time, etc. He is a very creative investor, and will work with the qualified buyer to provide the right financing terms! Possible trades of income producing properties, vacant land, or notes for down payment may be considered.

Arlington is a small rural community in Gilliam County, North Central Oregon, founded in 1885, with a stable economy based on agriculture and tourism. Population growth is strong, and median family income was \$45,875 in the 2000 census. It is convenient to Portland, Oregon & Boise, Idaho, via Interstate 84.

For further information or if you have questions, please contact the listing agent, Randy Smith of Western Equities by cell: 503-320-3030 or by email: randysmith@westernequities.com



Annual Property Operating Data

Arlington Industrial Park

This report assumes that the 3 RV pads which recently came on line are rented out 80% of the time. The other numbers are actual 2010 year end figures supplied by the seller.

Purpose	
Name	Arlington Industrial Park
Location	Arlington, Oregon
Property Type	Industrial Park
Date	24 May 2011
Units	4

Price	\$395,000
-Loans	370,000
Down Payment	25,000
+Acq Costs	5,000
+Loan Points	0
Investment	30,000

	\$/Unit	% of GI	Annual \$
Gross Income	\$9,745	100.0%	\$38,980
- Vacancy & Credit Loss	351	3.6%	1,404
Effective Income	\$9,394	96.4%	\$37,576
Less: Operating Expenses			
Insurance	349	3.6%	1,397
Water/sewer/garbage/electric	566	5.8%	2,265
Property Taxes	150	1.5%	598
Maintenance	66	0.7%	264
Total Operating Expenses	\$1,131	11.6%	\$4,524
Net Operating Income	\$8,263	84.8%	\$33,052
Less: Debt Service			
Owner carry contract	7,572	77.7%	30,289
Total Debt Service	\$7,572	77.7%	\$30,289
Cash Flow Before Taxes	\$691	7.1%	\$2,763

Capitalization Rate	8.37%
Gross Income Multiplier	10.13
Debt Coverage Ratio	1.091
Cash on Cash	9.21%
Price/Unit	\$98,750

The data and calculations presented herein, while not guaranteed, have been obtained from sources we believe to be reliable, primarily from the seller. Potential purchasers must verify all information regarding this property independently, and are urged to obtain the advice of qualified accounting, legal, and 1031 tax-deferred exchange professionals.

Rent Roll Arlington Industrial Park

Unit Number	Tenant	Monthly Rent
1A – Shop	Industrial Tire	550
1B- Storage	Industrial Tire	
1C- Apt	Richard & Deebie Frank	195
1D-Storage	Industrial Tire	
AND2A	Roger Gregg	275
AND2B	IBR-Cargill	110
3-Studio	Ron Blinn	400
4A-Office	Pendleton Grain Growers	360
4B-Storage	J. Ruiz	125
4C-Storage	J. Ruiz	125
5-Storage	Industrial Tire	530
RV#1		199
RV#2		199
RV#3		199

Total Scheduled Rents

\$3,267 per month



Road

Columbia

30

137

84

Columbia River Hwy

Earl Snell Memorial Park

30

Quebec Route 366

84

30

84

19

Arlington

Main St

Locust St

John Day Hwy

Arlington High School

Arlington Masonic Cemetery

Shane Dr

19

A



