



## Single Tenant Subway Building Sale Lease Back NNN Investment



### Property Features

- 1,500 SF +/-
- Built in 1996
- 0.58 Acres
- Plenty of Parking
- \$410,910 2018 Tax Assessed Value
- 10 Year Strong Franchisee Personal Guaranty
- 2% Yearly Rent Increases
- 6.25% Cap Rate

**2604 S Tweedt Ct | Kennewick, WA 99336**

**Sale Price: \$480,000**

For More Information, Contact:

**John Powers**

+1 509 622 3563

[jpowers@naiblack.com](mailto:jpowers@naiblack.com)

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# Aerial Photo

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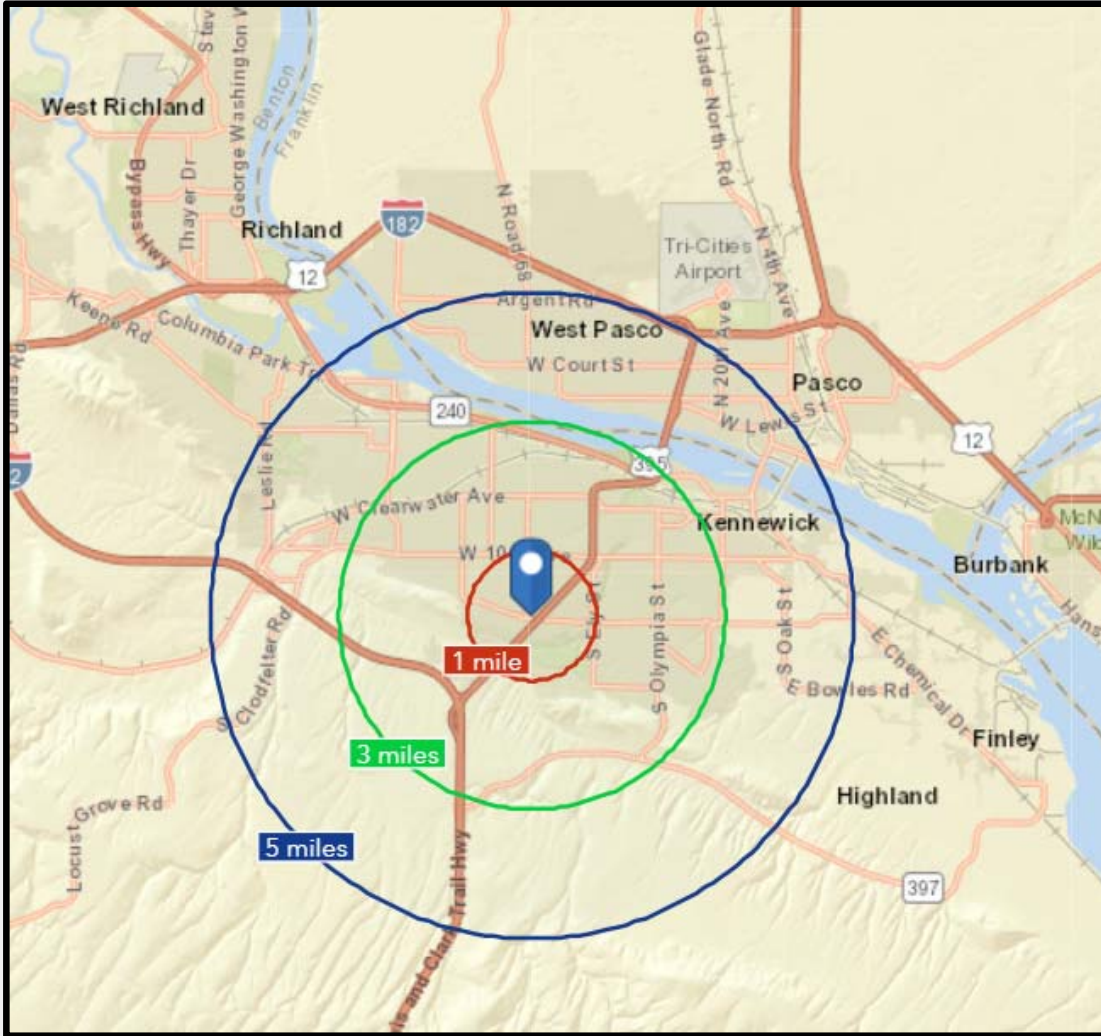
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## 2018 Demographics

2604 S Tweedt Ct  
 Kennewick, WA 99338



	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
<b>Population:</b>	7,069	66,467	119,233
<b>Average HHI:</b>	\$100,015	\$79,795	\$84,116

**Traffic Counts: W. 27th Ave:** 15,974 VPD  
**Hwy. 395:** 22,000 VPD

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Proforma  
2604 S Tweedt Ct  
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## 2018 Income & Expenses

Property: 2604 S Tweedt Ct  
Kennewick, WA 99336

Gross Operating Income	\$30,000.00
Tenant pays all expenses: Taxes, Insurance, and CAM	
Total Operating Expenses:	\$0
<b>Net Operating Income:</b>	<b>\$30,000</b>
<b>Sale Price:</b>	<b>\$480,000.00</b>
<b>Cap Rate:</b>	<b>6.25%</b>

All information is believed to be accurate; however, it is the responsibility of the Buyer to verify all information prior to purchase.

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