



## **Listing Information Packet**

**DAYTON STORE ALL  
306 S. Cottonwood Street  
Dayton, Washington**

**Price - \$399,000**

*Listed By:*

**Michael Fredrickson**

**mike@asapww.com**

**WA Lic.#21009558**

**509-522-2272**

This information is deemed reliable but not guaranteed. Under no circumstances should the information contained herein be relied upon by any person in making a decision to purchase any of the described properties. Be advised prospective purchasers to verify all information in regard to the property by their own independent investigation.

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**Associated Appraisers of Walla Walla, LLC**

*2 West Main Street*

*Walla Walla, WA 99362*

*Firm #21010246*

**Dayton Store All**  
**306 S. Cottonwood St., Dayton, Washington**

**PROPERTY DESCRIPTION**

Associated Appraisers of Walla Walla, LLC is pleased to present for sale Dayton Store All storage units located in Dayton, Washington.

This value-add, mini-storage offering contains three buildings totaling 6,759 square feet with a total of 56 enclosed units and 18 fenced parking spaces. The 36,000 square foot, fairly level site is graveled and partially fenced. The seven different sizes of units range from 6 x 12 to 12 x 24. The units are currently rented below market and if market rates are applied to the listing price, it is offered at a 6.85% cap rate.

The property is located at the southwest corner of S. Cottonwood St. and W. Spring St. Both frontage streets provide access and visibility with S. Cottonwood St. providing secondary access to the rear of the site via an alley.

Site improvements include a gravel surfaced lot and a chain-link fenced (484 linear feet) outdoor storage area in the western area of the property, which contains about 14,600 square feet.



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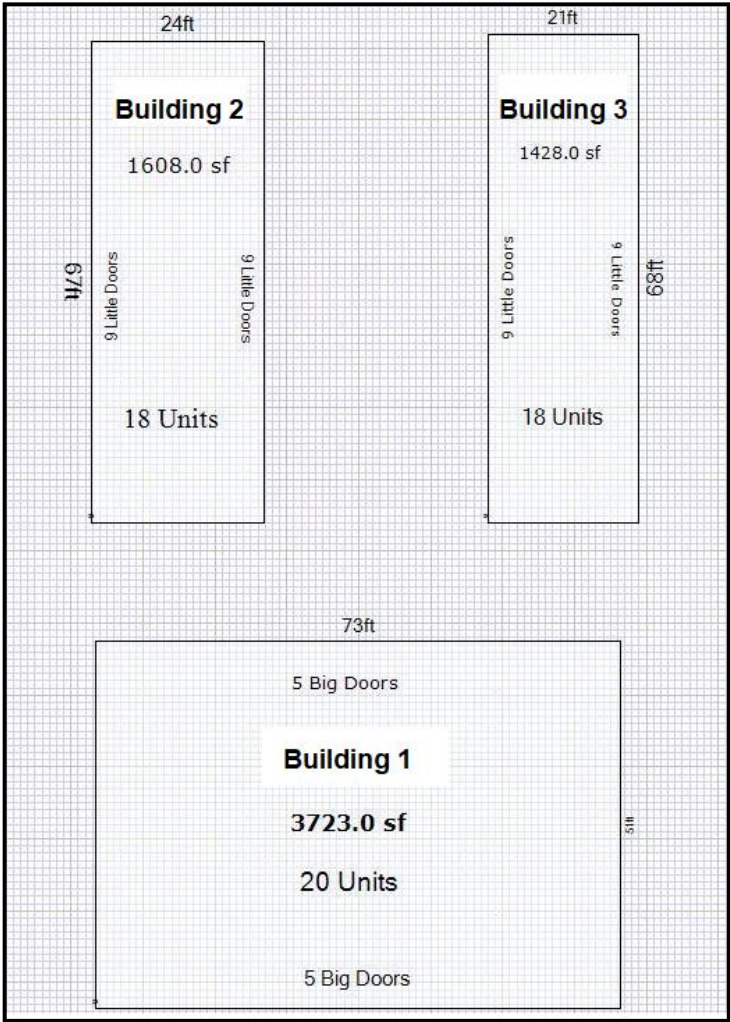
**Building 1**



**Building 2**



**Building 3**



**Dayton Store All**  
**306 S. Cottonwood St., Dayton, Washington**



**Fenced Outdoor Storage Area**

**Alley Access**



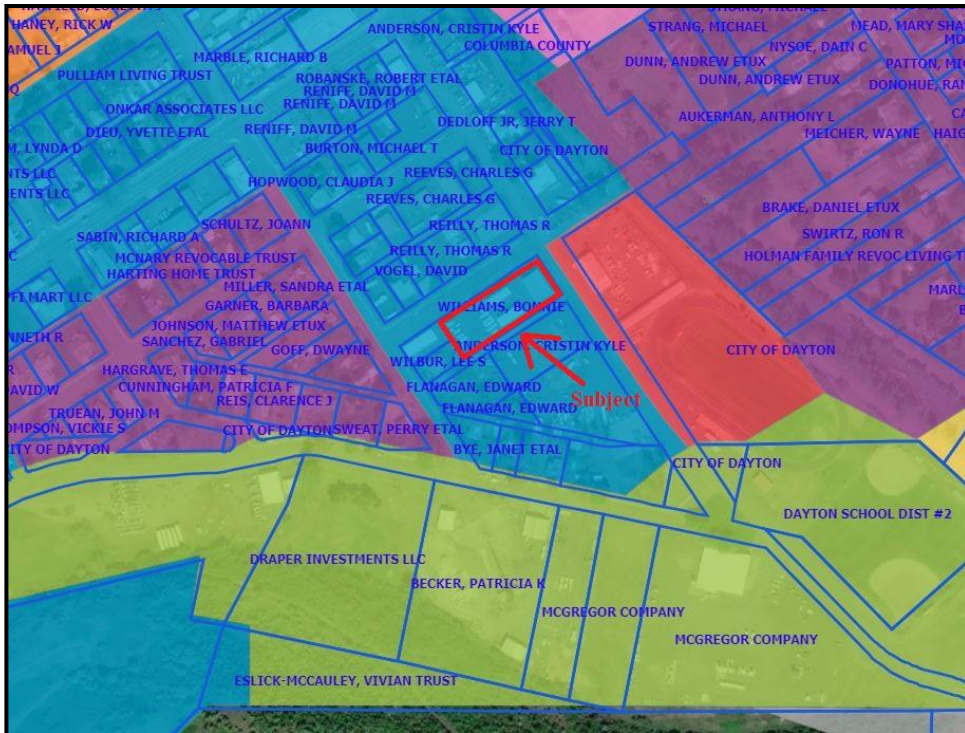
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**2021 ASSESSED VALUE AND 2022 TAXES**

Parcel Number	2021 Market Assessed Value			2022
	Land	Improve.	Total	RE Taxes
1-150-15-007-0000	\$ 73,800	\$ 88,520	\$ 162,320	\$ 1,896.80

**ZONING**

**FC - Fringe Commercial**



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**INCOME ANALYSIS**

The following analysis is a pro forma income statement at market rates indicating a CAP rate of 6.85%.

<u>Income</u>	<u>Unit Sizes</u>	<u># of Units</u>	<u>Price/Unit</u>	<u>Months</u>	
Mini-Storage Facility	6x10	8	@ \$40	12	= \$ 3,840
Market Rents	6x12	16	@ \$40	12	= \$ 7,680
	8x10	8	@ \$45	12	= \$ 4,320
	8x12	11	@ \$45	12	= \$ 5,940
	10x10	2	@ \$55	12	= \$ 1,320
	12x12	2	@ \$60	12	= \$ 1,440
	12x24	9	@ \$80	12	= \$ 8,640
	RV	18	@ \$25	12	= <u>\$ 5,400</u>
Potential Gross Income (PGI)					\$ 38,580
Less Vacancy and Credit Loss	10%				<u>\$ 3,858</u>
Effective Gross Income (EGI)					\$ 34,722
 <u>Expenses</u>					
Taxes					\$ 1,897
Insurance					\$ 1,549
Power					\$ 480
Administrative	10%				<u>\$ 3,472</u>
Total Expenses	19%				<u>\$ 7,398</u>
Net Operating Income:					\$ 27,324
Capitalized @	<b>6.85%</b>				\$ 398,891
 <b>Income Analysis</b>					
<b>Mini-Storage Facility at Market Rents</b>					<b>® \$ 399,000</b>

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**LEGAL DESCRIPTION**

(From the Dayton Title Company)

Legal Description:

Lots 3, 4, 5, 6 and 7 in Block 15 of Day's Railroad  
Addition to Dayton, Washington.

SUBJECT to a mortgage to the Frontier Federal  
Savings and Loan Association which the Grantee  
assumes and agrees to pay.

Tax Parcel No: 1-150-15-007-0000