



The current rent roll shows monthly income of approximately \$154,000 annualizing gross income at an estimated \$1,845,800 with rents ranging mainly from \$14 to \$16 per square foot for office space. The government agency tenants are all on modified gross leases where the landlord pays for all operating expenses except for electricity, gas and janitorial. Expenses for year end 2013 were \$440,000 or approximately \$3.20 per sq ft. Net Operating Income for Year end 2013 was approximately \$1,400,000. Financial reports are included in the Supplemental Information Package.

**LOCATION:** 15 West Yakima Avenue, Yakima, Washington. See Supplemental Information Package for APN numbers.

**SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014**