



KLAMATH FALLS, OREGON

SIGNIFICANT PRICE REDUCTION!

Triple Net Leased Warehouse Portfolio

Cap Rates from 9.5% to 11% - prices start at less than \$36 per SF!



18,679 SF and Excess Land
2859 Avalon Street
2024 NOI \$114,000
\$1,195,000 (9.5% Cap Rate)



10,324 SF
242 / 284 / 292 Market Street
2024 NOI \$66,000
\$660,000 (10% Cap Rate)



42,400 SF
615 Spring Street
2024 NOI \$168,000
\$1,525,000 (11% Cap Rate)



Offers Due August 28, 2024

Contact Auction Information Office for Supplemental Property Information
800-845-3524 or colleen@rmnrw-auctions.com

Realty Marketing/Northwest
2310 NW Everett St. Suite 250, Portland, Oregon 97210



KLAMATH FALLS, OREGON

SIGNIFICANT PRICE REDUCTION!

#111-#113 - Three Triple Net Leased Industrial Buildings with Cap Rates from 9.5% to 11% - Klamath Falls, Oregon



This portfolio of three triple net leased industrial buildings in Klamath Falls is a rare investment opportunity to acquire up to 71,403 square feet of industrial buildings, with NOI of \$348,000 and cap rate of 9.65%, at portfolio price of \$3,380,000, or individual buildings starting at \$660,000.

The three industrial buildings range from 10,324 to 42,400 square feet, with cap rates of 9.5%, 10%, and 11%, based on prices of \$1,195,000, \$660,000 and \$1,525,000.

All three buildings are leased to Klamath Falls-based Desert Lake Technologies, a thirty-year-old business pioneer in the use of blue-green algae harvested from Klamath Lake, one of only two accessible lakes in the world having this particular blue-green algae, known for its nutritional content. Desert Lake Technologies is fully-integrated: from Klamath Lake innovative harvest using a custom-designed boat built at its headquarters in nearby Keno, research and quality control located at Auction Property 111; manufacturing of proprietary equipment for Oregon Drytech Machinery at Auction Property 112; and storage and distribution warehouse at Auction Property 113.

All three triple net leases are five-year terms with five-year options, and effective dates of November 2023. The base rate increases by 3% each year.

A data site is available that includes: copies of leases, additional building information and photos, zoning, preliminary title reports, bid documents, and purchase and sale agreement.

Property inspection is by appointment only.

#	Building/Size	Use	2023 Base Year NOI	Last Asking	Price	Cap Rate
111	2859 Avalon 18,679 square feet	Research, Quality Control, Storage	\$114,000	\$1,725,000	\$1,195,000	9.5%
112	242/284/292 Market St 10,324 square feet	Manufacturing, Fabrication, Oregon Drytech	\$66,000	\$855,000	\$660,000	10%
113*	615 Spring Street 42,400 square feet	Storage and Distribution	\$168,000	\$1,750,000	\$1,525,000	11%
Total	71,403 square feet		\$348,000	\$4,330,000	\$3,380,000	9.65%

*In affiliation with Cushman & Wakefield

800-845-3524 - Call to arrange Inspection

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