

OFFERING MEMORANDUM

CREDIT TENANT NET LEASED INVESTMENT OPPORTUNITY

6025 WESGO DRIVE | KLAMATH FALLS, OREGON

\$675,000 (\$94/SF) | 7.43% CAP

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

OFFERING HIGHLIGHTS | 6025 Wesgo Drive, Klamath Falls, OR



- Single-tenant investment leased to Columbia Distributing
- Strategically located near the Crater Lake Klamath Regional Airport and the Klamath County Road Maintenance Department Facility
- Constructed in 2006 to the design specifications of Columbia Distributing
- Lease Expires 7/31/2025
- Offered at \$675,000 (\$94/SF) at a 7.43% Cap rate factoring in 5% reserves at current rent.



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PROPERTY SUMMARY | 6025 Wesgo Drive, Klamath Falls, OR

OFFERING SUMMARY

Building Size:	4,000 SF
Year Built:	2006
Dock High Doors:	6
Drive-in Ramp:	1
Sprinkler System:	None
Warehouse Heating:	Unit gas & radiant heaters
Office Heating:	HVAC
Zoning:	IH
Market:	Southern Oregon
Submarket:	Klamath County
Tenant:	CoHo Distributing LLC dba Columbia Distributing
2018/19 Taxes:	\$9,258.32

PROPERTY OVERVIEW

This offering represents the opportunity to own a fee simple interest in a single tenant investment leased to Columbia Distributing in Klamath Falls, OR. The 4,000 SF warehouse and cross-dock are situated on a 2.23 acre paved and fenced yard, and was constructed specifically for this mission critical operation. The low building-to-lot coverage provides for future expansion. In addition, its current configuration of six truck loading positions and a drive-in ramp provide maximum efficiency.

LANDLORD RESPONSIBILITIES

- Repair and maintenance of bearing walls, structural members and foundation.

TENANT RESPONSIBILITIES

- Maintain in good order, condition and repair the roof and gutters, HVAC systems, interior/exterior walls (including painting), ceilings, doors, and windows, sidewalks, driveways, landscaping and interior upgrades.



ADDITIONAL PHOTOS

6025 Wesgo Drive, Klamath Falls, OR



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LEASE SUMMARY | 6025 Wesgo Drive, Klamath Falls, OR



LEASE SUMMARY

Lease Commencement: August 1st, 2017

Lease Expiration: July 31st, 2025

Annual Rent Increases: 2.5%

Current Monthly Rent: \$4,400.00 NNN

EXTENSION OPTION

Tenant has signed a new 5-year lease renewal at a starting lease rate of \$4,000/month plus NNN which includes a \$7,500 rent credit to Tenant for purposes of certain building upgrades. This new lease amendment takes effect on August 1st, 2020.

TENANT PROFILE | 6025 Wesgo Drive, Klamath Falls, OR

COLUMBIA DISTRIBUTING

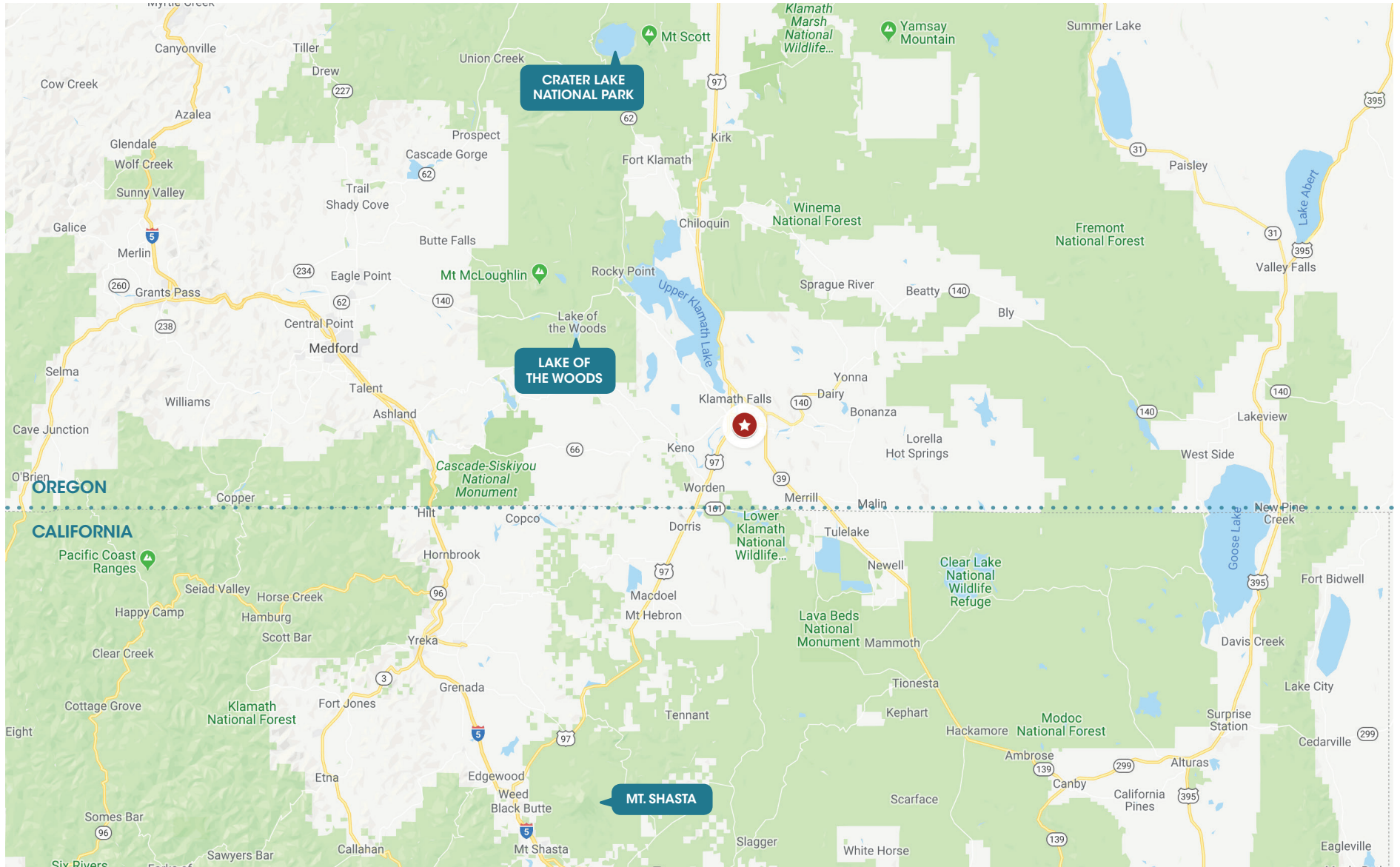
In 2008 Columbia Distributing, Mt. Hood Beverage, and Gold River Distributing came together to form CoHo Distributing LLC dba Columbia Distributing, as they are called today. It is now one of the country's largest malt beverage distributors, with clients such as Mikes Hard Lemonade Co, Henry's Hard Soda, and Seagrams Escapes, to name a few. They also distribute a wide selection of other beverages including wine, spirits and craft beer.

Columbia Distributing serves over 20,000 retail customers throughout Oregon, Washington and California.

More information can be found about Columbia Distributing at:
<https://www.coldist.com/about-us/>



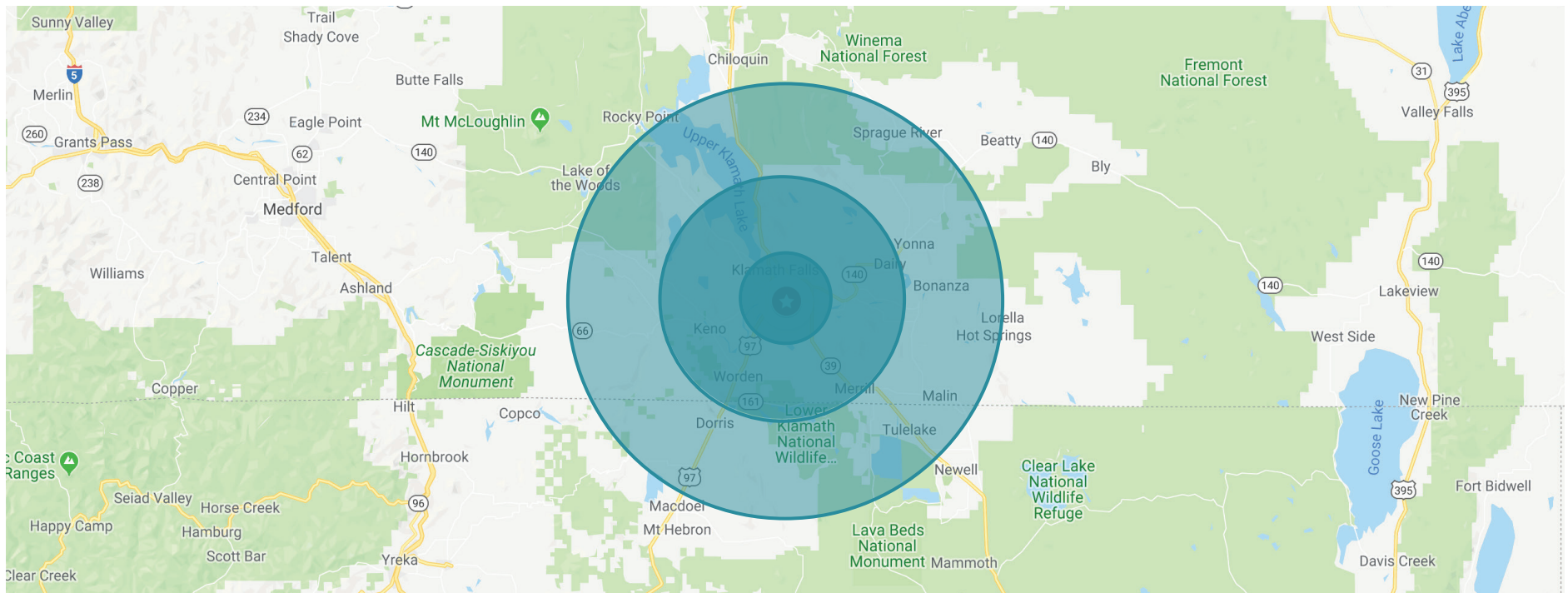
LOCATION HIGHLIGHTS | Klamath Falls, OR



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DEMOGRAPHICS MAP & REPORT | Klamath Falls, OR



ABOUT KLAMATH FALLS

Nestled between outdoor attractions such as Crater Lake National Park, Lake of the Woods, and Mt. Shasta, Klamath Falls is among an impressive range of natural beauty. Unique natural resources like geothermal heat allows for the local swimming pool to be open year-round, which is fitting for the 300 days of sunshine the area receives. Additionally, the city of Klamath Falls is home to amenities such as the Running Y Ranch Resort, Lake of the Woods Resort, and the Crater Lake Klamath Regional Airport.

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population:	1,442	44,847	64,466
Median Age:	33.8	36.3	37.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households:	580	18,762	26,537
# of Persons per Household:	2.5	2.4	2.4
Average Household Income:	\$43,475	\$47,956	\$53,195
Average House Value:	\$131,381	\$158,291	\$205,993

**Demographic data derived from 2010 US Census*