
Broker Market Rent Opinion



Client: Port of Pasco

3906 N. Stinson Avenue,
Pasco, WA 99301,
Building #A35

By:
Kirt R. Shaffer
Tippett Company
of Washington, LLC

Effective Date:
September 28, 2026



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STATEMENT OF WORK

At the request of the Port of Pasco (Client), Kirt R. Shaffer, of Tippet Company of Washington, LLC (Broker), has prepared this Broker Market Rent Opinion for the 5,400-square-foot lease premises located at 3906 N. Stinson Avenue, Building #A35, Pasco, Washington ("Subject Property").

The purpose of this report is to assist the Client in evaluating rental-rate positioning and lease terms for current or prospective tenants. The opinion is subject to the assumptions, limiting conditions, qualifications, and lease terms stated in this report.

Kirt R. Shaffer is a licensed real estate broker in the State of Washington and has prepared this report on behalf of Tippet Company of Washington, LLC. Neither Kirt R. Shaffer nor Tippet Company of Washington, LLC has acted as a licensed or certified real estate appraiser in preparing this report. This report constitutes a professional brokerage opinion and is not an appraisal.

This report was prepared solely for the Port of Pasco's internal use in evaluating rental-rate positioning and potential lease terms for the Subject Property. No other party is an intended user of this report, and no third party may rely on it without Broker's prior written consent.

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EXECUTIVE SUMMARY

At the request of the Port of Pasco, Kirt R. Shaffer of Tippet Company of Washington, LLC has prepared this Broker Market Rent Opinion for the 5,400-square-foot lease premises located at 3906 N. Stinson Avenue, Building #A35, Pasco, Washington.

Based on the available comparable-lease evidence, active-listing information, assumed lease terms, and the assumptions and limiting conditions stated in this report, Broker concludes that the market rent for the Subject Property, as of September 28, 2026, is **\$0.34 to \$0.38 per square foot per month**, equivalent to **\$4.08 to \$4.56 per square foot per year**. Applied to the 5,400-square-foot lease premises, the indicated base rent is **\$1,836 to \$2,052 per month**.

This conclusion assumes that the lease premises include approximately 27,000 square feet of supporting land, equivalent to a 5.01 supporting land-to-building ratio. For purposes of this analysis, Broker assumes that the supporting land is available for the Subject Property's parking, loading, access, and related operational use throughout the lease term. Broker has not independently surveyed or verified this allocation. A material difference between the assumed and actual land allocation could affect the concluded market rent.

Rent Comparison

- Current contract rent: \$731.23 per month
- Indicated market range: approximately \$1,105 to \$1,321 per month
- Indicated increase above current contract rent: approximately \$373 to \$590 per month

The concluded range assumes a 36- to 60-month modified triple-net lease, annual rent increases of 3.0 percent, delivery of the premises in leasable, as-is condition, and no landlord-funded tenant improvements. It does not include a premium for month-to-month occupancy.

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PROPERTY INFORMATION

Address:	3906 N. Stinson Avenue Building #A35 Pasco, WA 99301
Type:	Warehouse
Parent Parcel ID:	113-290-029
Owner of Record:	Port of Pasco
Lease Premises:	5,400 SF
Zoning:	Light Industrial (I-1)
Utilities:	City sewer and water
Year Built:	1940s era
2026 County Assessment:	Tax-Exempt

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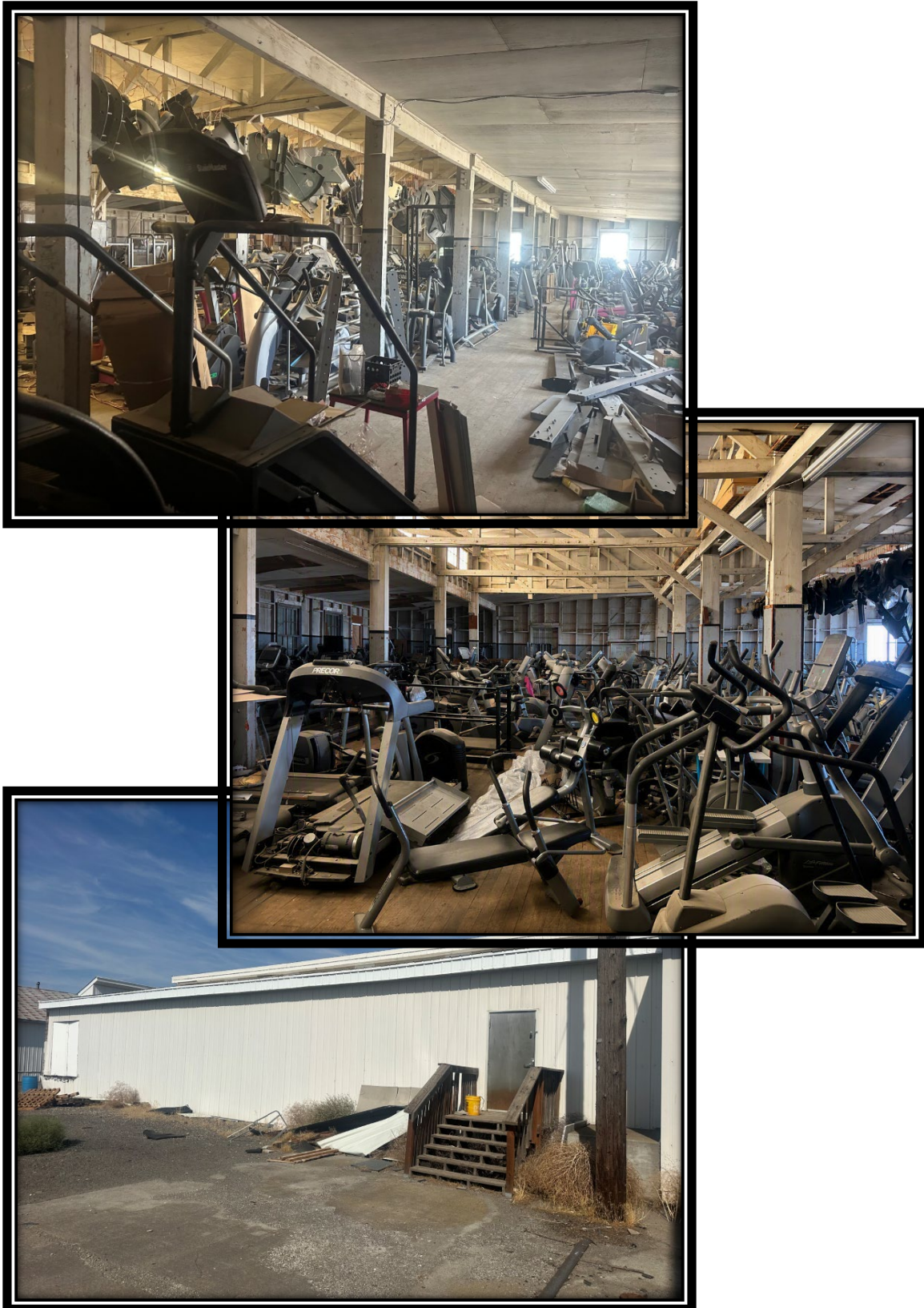


The Subject Property is located within the Tri-Cities Airport Industrial Park (TCAIP), west of Fourth Avenue and east of the Tri-Cities Airport. The TCAIP is approximately 0.7 miles north of the I-82/U.S. Highway 12 interchange. Nearby uses include air-transport services, irrigation-equipment suppliers, automotive-parts distribution, school-district transportation facilities, and other light-industrial users.

Per information provided by the City of Pasco, the Subject Property is served by city sewer and water, as shown on the City Utility Map contained herein.

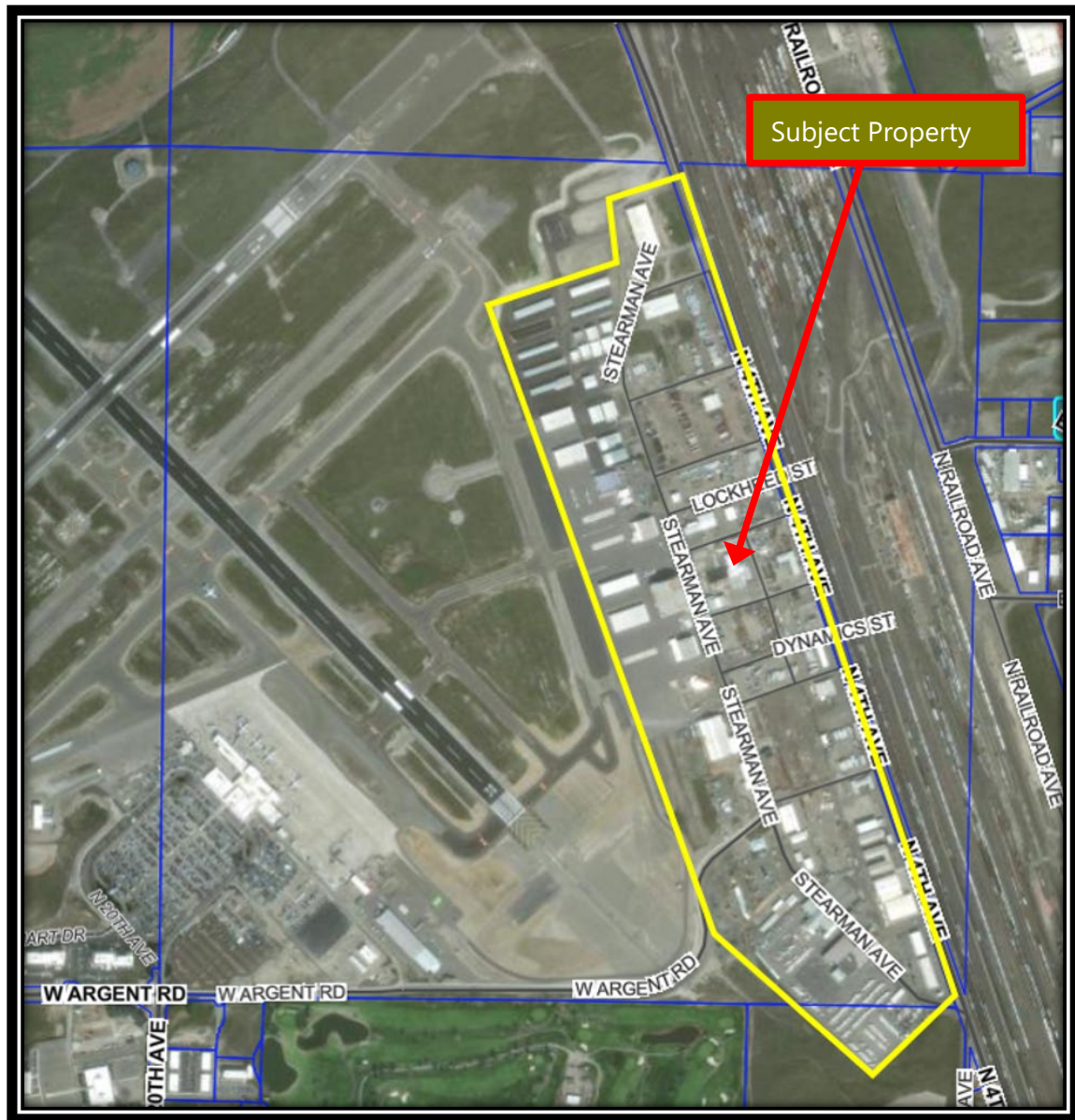
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PROPERTY IMAGES



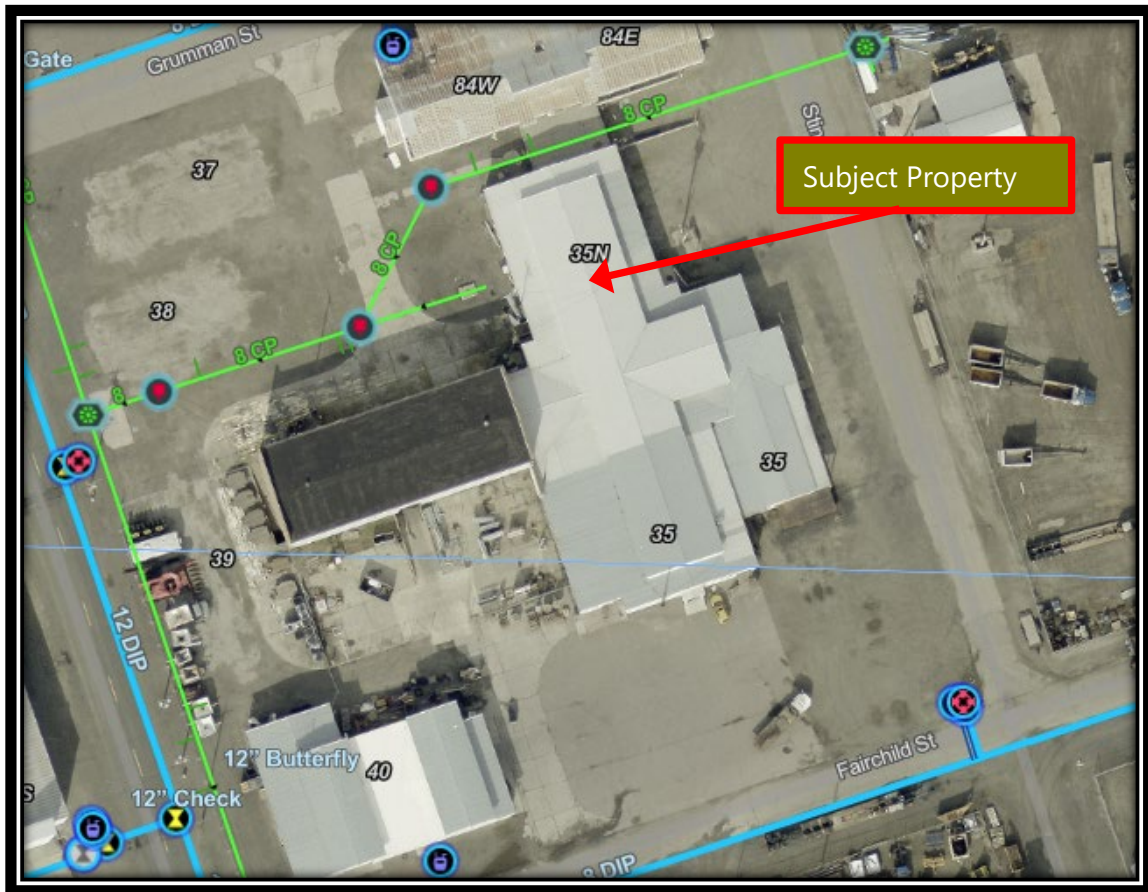
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FRANKLIN COUNTY ASSESSOR AERIAL



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UTILITY MAP



Source: City of Pasco. Utility locations are approximate. Broker has not independently verified utility locations, capacity, condition, or availability.

LEGEND

- Water Service Line 
- Sewer Service Line 
- Water Meter 
- Water Hydrant 
- Storm Catch 
- Manholes 

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MARKET ANALYSIS

Market-Rent Analysis

Broker's opinion assumes that the Subject Property is offered for lease in its current condition, subject to the assumptions and limiting conditions stated in this report.

For analytical purposes only, Broker assumes that the 5,400-square-foot lease premises are accompanied by approximately 27,000 square feet of supporting land, equivalent to a 5.0:1 supporting land-to-building ratio. This assumed land allocation has not been independently surveyed or verified and is used solely to normalize the comparable lease evidence.

In Broker's experience, supporting yard and parking areas contribute to the functional utility and marketability of industrial/shop properties similar to the Subject Property. Broker's rent range therefore reflects the assumed supporting-land allocation described above.

Any usable land allocated to the lease premises in excess of the assumed 27,000 square feet is excluded from the concluded rent and should be evaluated separately in lease negotiations. If the supporting land area associated with the lease premises materially differs from the assumed 5.0:1 supporting land-to-building ratio, an adjustment to rent may be appropriate during lease negotiations.

Comparable Lease Method

Adjusted comparable indications: \$0.23 to \$0.64 per square foot per month

Reconciled Opinion

Selected range: \$0.34 to \$0.38 per square foot per month

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Comparable Lease Evidence

Reliable lease data is more limited than sales data because lease transactions are not commonly recorded in public records.

Lease data for older industrial buildings with characteristics similar to the Subject Property is particularly limited in the local market. Broker has participated in lease transactions involving properties with characteristics relevant to the Subject Property and considered those transactions as part of this analysis. Broker analyzed and adjusted the available lease data for material differences between each comparable property and the Subject Property. Adjustments for differences between each comparable and the Subject Property included, but were not limited to, the following:

- Location
- Building age, condition, construction, and finish
- Type of lease (gross lease vs modified triple-net lease)
- Timing, including contractual escalations, applicable CPI changes, and observed market rent trends
- Other property-specific factors considered material by Broker

Adjustments reflect Broker's professional judgment based on available lease information, prior transaction experience, estimated expense responsibilities, and the relative characteristics of each property. The adjustments are intended to develop comparable modified triple-net rental indications and are not based on a formal appraisal adjustment model.

Potential Renewal Considerations

The current contract rent of \$0.14 per square foot per month is below Broker's opinion of market rent as of the effective date.

In evaluating a possible renewal, the Client may wish to consider the concluded market rent range together with the existing tenant's payment and occupancy history, the value of uninterrupted income, anticipated costs and downtime associated with tenant turnover, the condition in which the premises would be returned, and any improvements or other concessions requested by the tenant.

If retaining the existing tenant is a priority, the Client could consider a structured transition toward market rent rather than a single adjustment at renewal. Potential structures include phased rent increases, an initial rate below the concluded market rent range followed by scheduled increases, or a longer lease term in exchange for a moderated initial rate. Any

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concession should be evaluated against the economic benefit received by the Client, including lease-term certainty, reduced turnover exposure, tenant-funded improvements, or other favorable lease terms.

These considerations are provided for lease-planning purposes only. They do not alter Broker's opinion of current market rent as of the effective date, and they should be revisited using market information available closer to the expiration of the existing lease.

Market Conditions within the TCAIP

The portfolio information provided by the Client represents a meaningful concentration of rentable space within the TCAIP and provides relevant context for leasing conditions within the industrial park. The building types in the TCAIP that Broker considered range from World War II-era shops, warehouses, and offices to pre-engineered metal buildings and traditional office buildings. Certain Client-owned buildings are not currently in rentable condition and are therefore excluded from this analysis.

According to information provided by the Client, the portfolio includes 20 buildings containing 171,089 square feet of rentable space. The Client further reports that all rentable buildings included in this analysis are currently leased, representing reported occupancy of 100% as of the effective date.

Many of the buildings considered within the TCAIP have older construction, more limited finishes, or fewer amenities than conventional industrial properties elsewhere in the market. These characteristics support rental rates below those typically associated with newer, higher-finish industrial properties in the broader market. The reported occupancy indicates tenant acceptance of this category of space at the rents and lease terms historically offered.

The reported occupancy provides relevant evidence of tenant demand for this category of space within the TCAIP as of the effective date. However, occupancy alone does not establish market rent and has therefore been considered together with comparable lease data, the Subject Property's characteristics, historical rental trends, and the Assumed Lease Terms.

Assumed Lease Terms

Broker's opinion assumes the following lease terms:

Lease Term: 36 to 60 months

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Condition of Premises: Leasable, as-is condition consistent with the property characteristics described in this report

Tenant Improvements: No landlord-funded tenant improvements

Lease Structure: Modified triple-net

Annual Rent Increase: 3.0% beginning on the first anniversary of lease commencement

Tenant-Paid Expenses:

- Separately metered electricity, water, sewer, natural gas, and garbage service
- Routine maintenance of the leased premises
- Leasehold excise tax, if applicable

Landlord-Paid Expenses:

- Building insurance
- Structural repairs
- HVAC replacement

For purposes of this report, "modified triple-net" means the tenant pays separately metered utilities, routine maintenance, and applicable leasehold excise tax, while the landlord remains responsible for building insurance, structural repairs, and HVAC replacement.

Property Characteristics

Building

The building consists of wood-frame construction with metal siding and a metal roof. The lease premises include dock-high loading served by a roll-up door.

The interior consists primarily of limited-clearance storage space. Based on the building configuration and interior obstructions, practical stacking height is approximately nine feet. The building is not clear-span and has multiple interior columns that limit functionality. Interior finishes are generally consistent with the building's reported 1940s era construction, including areas of unfinished plywood flooring.

Site

The site includes a level parking area around the building.

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Assumptions

This opinion is subject to the following assumptions and limiting conditions:

- Broker has not performed architectural, engineering, environmental, structural, or code-compliance inspections.
- Except for the conditions described or depicted in this report, the Subject Property is assumed to be in leasable condition and free of material deferred maintenance that would materially affect market rent.
- Building areas, site areas, and other physical data were obtained from sources believed reliable but were not independently measured or verified.
- The opinion assumes that the Subject Property may lawfully continue to be used for the uses contemplated in this report.
- The opinion reflects market conditions and information available as of the effective date and may not apply at a later date.
- This report is prepared solely for the Client's use for the stated purpose.

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COMPARABLE-LEASE EVIDENCE

Reconciliation

The Subject Property's current total monthly rent is \$731.23, equivalent to approximately \$0.14 per square foot per month. Broker considered this lease rate as historical, property-specific evidence. Broker did not treat the lease rate as conclusive evidence of current market rent because it reflects the timing, escalation provisions, and negotiated terms of the existing lease. Greater weight was placed on the adjusted indications from more recent market transactions, properties in this market currently available for lease, and Broker's overall opinion of the market.

The lease transactions analyzed represent the most comparable data reasonably available to Broker as of the effective date. Broker's preliminary adjustments shown on the comparable pages address lease structure, expenses, timing, and land contribution. Unless expressly shown, they do not include the cumulative Subject Property adjustment for age, construction, condition, finish, amenities, and functional utility. Broker reconciled the adjusted lease data by placing the greatest weight on comparables most similar to the Subject Property in building size, configuration, and functional utility.

The concluded range reflects the Subject Property's low-clearance storage area with unfinished flooring, multiple columns, older construction, industrial-park location, and functional limitations. Broker considered the Subject Property's dock-high loading qualitatively in the final reconciliation. No separate numerical adjustment was applied because the available evidence did not reliably isolate its contributory rental value.

Broker applied an additional 30% downward Subject Property adjustment to each otherwise-adjusted comparable rental indication. This adjustment reflects Broker's judgment regarding the combined market effect of the Subject Property's age, construction, low ceiling heights, multiple columns, dated finishes, and other functional differences relative to the comparable properties. Because the available evidence does not reliably isolate the rental impact of each characteristic, Broker applied a single cumulative adjustment rather than separate quantitative line-item adjustments.

The selected 30% adjustment reflects Broker's judgment regarding the combined market impact of these characteristics after considering the relative condition and functional utility of the comparable properties. The available lease evidence was insufficient to support separate quantitative adjustments for each characteristic.

After application of the additional 30% downward Subject Property adjustment, the final comparable rental indications range from \$0.23 to \$0.64 per square foot per month. These

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indications reflect the assumed 5.0:1 land-to-building ratio for the 5,400-square-foot lease premises, including adjustments for excess supporting land where applicable.

The concluded range of \$0.34 to \$0.38 per square foot per month brackets the median final adjusted comparable indication of approximately \$0.35 per square foot per month. Broker considers this range a reasonable reconciliation of the available comparable-lease evidence and placed greatest weight on the transactions most comparable to the Subject Property.

Displayed adjusted rental rates may reflect minor rounding differences. These differences do not materially affect the reconciled market-rent conclusion.

The adjusted rents presented in the Lease Comparable Summary and on the individual comparable pages are the final adjusted indications after application of all adjustments described above.

Lease Comparable Summary

	<u>Use Type</u>	<u>SF</u>	<u>Adjusted Rate/SF/MO</u>	<u>Subject Comparison</u>
Comp 1	Inuslation	2,100	\$ 0.47	Superior
Comp 2	Wrestlling Club	2,100	\$ 0.33	Superior
Comp 3	Meat Market	2,600	\$ 0.64	Superior
Comp 4	Taxidermy	3,650	\$ 0.23	Superior
Comp 5	Motorcyle Parts, Service, & Sales	5,250	\$ 0.33	Superior
Comp 6	Auto Parts Distribution & Sales	6,100	\$ 0.44	Superior
Comp 7	Industrial Parts Sales	7,000	\$ 0.36	Superior
Comp 8	Moving & Storage	8,100	\$ 0.36	Superior
		Median	\$ 0.36	
		Average	\$ 0.39	
	*Reflects adjusted rates as noted in report			

Because comparable-lease data is limited, Broker also reviewed active industrial and warehouse lease listings in the Tri-Cities market available through the PAC MLS as of the effective date. The PAC MLS is the multiple-listing service managed by the Tri-City Realtors Association. Broker identified eight industrial and warehouse properties listed for lease, ranging from 3,000 to 7,000 square feet, that provide relevant secondary market evidence for comparison with the Subject Property.

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Broker considered all of the available properties to be substantially superior to the Subject Property. The PAC MLS search did not identify any active listings that Broker considered directly comparable to the Subject Property as of the effective date.

Although the Subject Property has several physical and functional limitations, its dock-high loading provides functional utility not offered by the identified active listings. Broker considered this feature qualitatively in the final reconciliation.

Based on Broker's experience in this market, Broker applied a 10% downward adjustment to current asking rents to reflect anticipated negotiation and potential concessions. This adjustment is an estimate and may not correspond to the final terms of any specific transaction. Broker applied the adjustment as a conservative screening method because the active listings are asking rents and are uniformly considered superior to the Subject Property. Given the secondary weight assigned to the listing evidence, Broker concluded that this approach was appropriate for this analysis.

The adjusted active-listing range of \$0.68 to \$1.23 per square foot per month provides secondary market context but indicates rental levels above Broker's concluded range. Broker placed less weight on the active listings because they represent asking rents rather than consummated lease transactions.

Active Lease Listings: 3,000 SF to 7,000 SF

Address	City	Asking Rent Rate/SF/MO	Rate/SF/MO with 10% Adjustment	AvailSQFT
2746 Battelle Blvd	R	\$1.00	\$0.90	5,000
2424 Henderson Loop	R	\$1.16	\$1.04	3,500
1416 W Ainsworth	P	\$1.09	\$0.98	3,300
1355 Dakota	R	\$1.06	\$0.95	3,870
5820 Rd 92	P	\$1.04	\$0.94	4,140
1615 E Chemical Dr	K	\$0.76	\$0.68	6,269
6509 W Rio Grande 110-130	K	\$1.17	\$1.05	4,100
1342 Saint Helens St.	P	<u>\$1.37</u>	<u>\$1.23</u>	5,400
	Median	\$1.08	\$0.97	

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Conclusion

Based on the available comparable-lease evidence, current asking-rent information, the Subject Property's physical and functional characteristics, and the assumptions and limiting conditions stated in this report, Broker concludes that the **market rent for the Subject Property is \$0.34 to \$0.38 per square foot per month**, equivalent to **\$4.08 to \$4.56 per square foot per year**. Applied to 5,400 rentable square feet, the **indicated base rent is approximately \$1,836 to \$2,052, rounded to \$1,835 to \$2,050 per month**.

This conclusion assumes a 36- to 60-month modified triple-net lease, annual rent increases of 3.0 percent, delivery of the premises in leasable, as-is condition, and no landlord-funded tenant improvements. Tenant-paid expenses are assumed to include separately metered utilities, routine maintenance of the leased premises, and leasehold excise tax, if applicable.

The concluded rent does not include a premium for month-to-month occupancy or an allowance for landlord-funded tenant improvements. Any such premium or allowance should be evaluated and negotiated separately. The final lease terms may also be affected by the tenant's proposed use, credit profile, improvement requirements, expense allocation, and other transaction-specific considerations.

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Kirt R. Shaffer - Managing Broker

September 28, 2026

Date

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REFERENCED COMPARABLES

As noted earlier in this report, reliable lease evidence involving properties similar to the Subject Property is limited. The eight lease comparables are located in an industrial center in Kennewick, WA. The industrial center comprises three buildings constructed in 1977. The industrial center's building addresses are 514, 516, and 518 East 1st Avenue.

Although the comparable buildings were constructed after the Subject Property, Broker considered them relevant because of their industrial use, general building sizes, warehouse configurations, loading characteristics, and availability of reliable lease information. Broker applied adjustments to account for material differences.

The "514" building is an approximately 7,220-square-foot concrete-block building with an arched roof and an attached metal-sided office. The building features grade-level roll-up doors.

The "518" and "516" buildings are 6,000 and approximately 26,000 square feet, respectively. Both buildings are constructed of block and brick and have flat roofs. The buildings have a mixture of grade-level and dock-high doors. Some of the leased spaces within these buildings do not have ADA access.

All three buildings are located one lot off a lighted intersection with good access to a main traffic arterial.

Broker spoke with the listing broker, who has facilitated many of the leases in the industrial center, including the most recent lease with the auto parts sales and distribution tenant. In the listing broker's opinion, most tenant rental rates within the industrial center are below market; however, the most recent lease is more reflective of current market conditions.

Lease Structure

Lease structures for all tenants in this industrial center are modified gross leases where the tenant pays utilities in addition to monthly rent.

Zoning

Industrial Heavy (IH)

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East 1st Avenue Industrial Center Aerial



514 East 1st Avenue Building



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518 East 1st Avenue Building

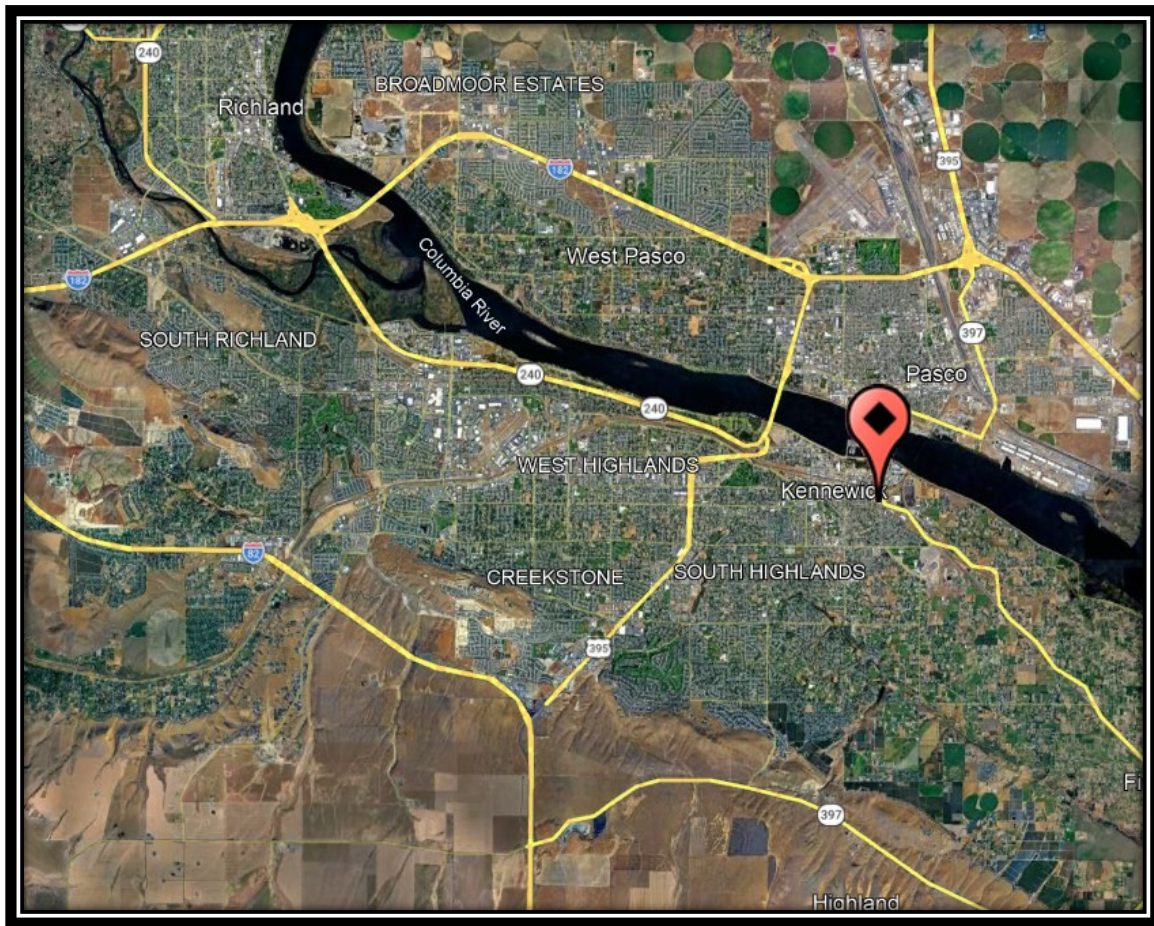


516 East 1st Avenue Building



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COMPARABLE LEASES MAP



Legend

Comp 1	Inuslation
Comp 2	Wrestlling Club
Comp 3	Meat Market
Comp 4	Taxidermy
Comp 5	Motorcyle Parts, Service, & Sales
Comp 6	Auto Parts Distribution & Sales
Comp 7	Industrial Parts Sales
Comp 8	Moving & Storage

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