
Broker Market Rent Opinion



Client: Port of Pasco

639 Fairchild Street
Pasco, WA 99301
Building #35

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

Effective Date:
October 8, 2026



TABLE OF CONTENTS

STATEMENT OF WORK.....	3
EXECUTIVE SUMMARY.....	4
PROPERTY INFORMATION.....	6
PROPERTY IMAGES	8
FRANKLIN COUNTY ASSESSOR AERIAL	11
UTILITY MAP	12
MARKET ANALYSIS	13
Market-Rent Analysis	13
Comparable Lease Evidence.....	14
Potential Renewal Considerations.....	14
Market Conditions within the TCAIP	15
Assumed Lease Terms.....	15
Property Characteristics	17
Assumptions	17
COMPARABLE-LEASE EVIDENCE.....	18
Reconciliation.....	18
Conclusion.....	21
REFERENCED COMPARABLES	22
1. 514 E 1 st Ave, Kennewick, WA	22
2. 516 E 1 st Ave, Kennewick, WA	23
3. 9312 W 10 th Ave, Kennewick, WA	24
4. 4502 N Stearman Ave, Pasco, WA.....	25
5. 620 N Venture Rd, Pasco, WA.....	26
COMPARABLE LEASES MAP.....	27

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

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 real property located at 639 Fairchild Street, Building #35, together with an additional fenced yard land, in 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 Client'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.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

EXECUTIVE SUMMARY

At the request of the Port of Pasco, Kirt R. Shaffer of Tippetts Company of Washington, LLC has prepared this Broker Market Rent Opinion for the 12,134-square-foot building premises, together with customary supporting land and additional fenced storage yard land located at 639 Fairchild Street, Building #35, Pasco, Washington. The Subject Property also includes customary supporting land and additional fenced storage yard land.

The lease premises include a 12,134-square-foot building, fenced yard #1 (0.18 acres), fenced yard #2 (1.56 acres), and supporting land under and around the building. For analytical purposes, Broker allocated approximately 1.24 acres, including the 0.18-acre fenced Yard #1, as land supporting the building. Broker treated the separate approximately 1.56 acres (fenced yard #2) as additional land, which was valued separately in the analysis.

Broker analyzed the lease comparables presented in this report and adjusted them, as applicable, for differences in lease structure, expense responsibilities, timing, location, physical and functional characteristics, and supporting-land contribution. Broker also considered the limited inventory of comparable buildings actively marketed for lease as of the effective date. The adjusted comparable indications range from \$0.43 to \$0.63 per square foot per month, equivalent to \$5.16 to \$7.56 per square foot per year, for the building and assumed customary supporting land. For the 1.56-acre fenced storage yard, Broker applied the \$1,135 per acre per month rate noted in Broker's September 2026 Market Rent Opinion for land located in the TCAIP.

Based on the available market evidence, assumed lease terms, and stated assumptions and limiting conditions, Broker concludes the following market rent as of October 8, 2026:

- Building premises and customary supporting land: Approximately \$6,550 to \$7,280 per month
- Additional 1.56-acre fenced storage yard: Approximately \$1,770 per month
- **Total indicated market rent: Approximately \$8,320 to \$9,050 per month**

The building-and-supporting-land component represents approximately \$0.54 to \$0.60 per square foot per month, or \$6.48 to \$7.20 per square foot per year, when expressed over the 12,134-square-foot building area.

Rent Comparison

- Current contract rent: \$4,242.41 per month
- Indicated market range: approximately \$8,320 to \$9,050 per month

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

- Indicated increase above current contract rent: approximately \$4,077 to \$4,807 per month

The concluded market-rent range assumes a 36- to 60-month lease and does not include any premium associated with month-to-month occupancy. Any such premium should be evaluated separately based on the flexibility provided to the tenant and the corresponding uncertainty borne by the landlord.

This conclusion is a professional brokerage opinion and is not a licensed or certified appraisal.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

PROPERTY INFORMATION

Address:	639 Fairchild Street Building #35 Pasco, WA 99301
Type:	Office/Shop with Fenced Storage Yard
Parent Parcel ID:	113-290-029
Owner of Record:	Port of Pasco
Lease Premises:	12,134 SF, together with approximately 1.24 acres of supporting land, including the 0.18-acre fenced Yard #1, and the separate 1.56-acre fenced Yard #2
Zoning:	Light Industrial (I-1)
Utilities:	City sewer and water
Improvement Description	
Building:	12,134 SF
Year Built:	1942
2026 County Assessment:	Tax-Exempt

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.



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

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

PROPERTY IMAGES



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

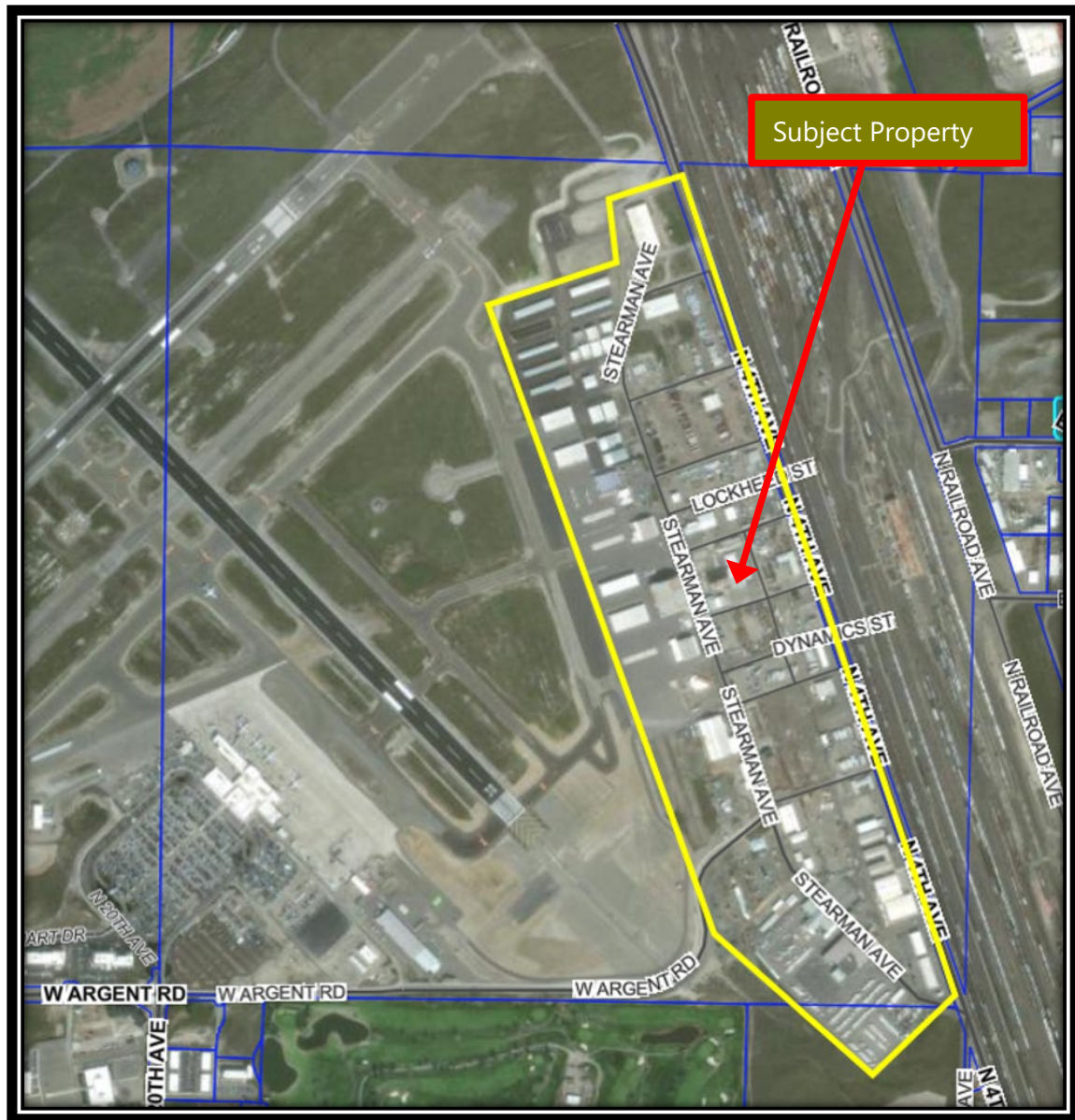


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

FRANKLIN COUNTY ASSESSOR AERIAL



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

UTILITY MAP



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

LEGEND

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

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

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.

Broker used county GIS mapping to estimate the land supporting the building and surrounding area at approximately 1.24 acres. This does not include the separate 1.56-acre fenced storage yard #2. The 1.24 acres results in a land-to-building ratio of 4.5:1. In Broker's experience, tenants of buildings comparable to the Subject Property generally expect a land-to-building ratio of 5.0:1. Broker considers the 4.5:1 ratio within an acceptable range and made no adjustments for the assumed 1.24 acres of supporting land.

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.

The following summarizes the market-rent indications for the 12,134-square-foot building premises and approximately 1.24 acres of customary supporting land. The separate 1.56-acre fenced storage yard is analyzed using the \$1,135 per acre per month rental rate concluded in Broker's September 2026 Market Rent Opinion for land in the TCAIP.

Comparable Lease Method

Adjusted blended equivalent indications: \$0.43 to \$0.63 per square foot per month

Reconciled Opinion

Selected blended equivalent range: \$0.54 to \$0.60 per square foot per month

Additional Fenced Storage Yard

Concluded Yard-Rental Rate: \$1,135 per acre per month

Indicated Rent for 1.56 Acres: Approximately \$1,770 per month

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

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. Broker considered the following factors when adjusting the comparable lease evidence:

- Location
- Building age, condition, construction, and finish
- Lease structure and expense responsibilities
- 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 monthly contract rent of \$4,242.41 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 tenant retention is a priority, the Client may consider transitioning toward market rent over the renewal term rather than applying the entire increase at commencement. Options could include phased increases, an initial rate below the concluded market range followed by scheduled increases, or a longer lease term in exchange for a moderated initial rate. Any concession should be weighed against the value received by

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

the Client, including income continuity, reduced turnover costs, lease-term certainty, tenant-funded improvements, or other favorable 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

Condition of Premises: Leasable, as-is condition

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

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.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

Property Characteristics

Building

The Subject Property is improved with two buildings containing approximately 12,134 square feet in total.

One building is a wood-frame shop/office building with metal siding and a sloped roof. The interior contains a mix of office and shop space. The shop area has support columns and a ceiling height that limits stacking to approximately 9 feet. The office space accounts for approximately one-third of the building's square footage. The building has one grade-level roll-up door and two dock-high doors. Interior finishes are functional and generally consistent with a 1940s-era warehouse/shop building.

The second building consists of concrete block, wood-frame, and metal siding. The interior is generally open, with an eave height of approximately 14 feet, a concrete floor, and two grade-level roll-up doors.

Site

The building site, supporting land, and separate Yard #2 are generally level and graveled. Yard #2 is located across the road from the building site.

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 Client's use for the stated purpose.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

COMPARABLE-LEASE EVIDENCE

Reconciliation

The Subject Property's current total monthly rent is \$4,242.41, representing a blended equivalent rate of approximately \$0.35 per square foot per month when expressed over the 12,134-square-foot building area. The total is \$2,647.74 per month attributable to the building premises and \$1,594.67 per month attributable to storage yards #1 (0.18 acres) and #2 (1.56 acres).

Broker considered the current rent to be 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, with available asking-rent information considered as secondary market context.

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.

Broker placed the greatest weight on Comparables 1, 2, 4, and 5 because of their relative similarity to the Subject Property in building size, location, configuration, and functional utility. Comparable 3 was used primarily to establish the broader range of market indications.

Less weight was placed on properties having materially different lease structures, superior arterial exposure, newer construction, or superior site functionality. The concluded range reflects the Subject Property's mixed office/shop utility, older construction, industrial-park location, fenced yard area, and the warehouse/shop.

Broker adjusted the comparable lease data, as applicable, to reflect the Subject Property's assumed 4.5:1 supporting-land-to-building ratio. Broker separately valued the additional 1.56-acre fenced Yard #2. After adjusting for the land ratio, Broker adjusted for lease structure, property-specific differences, and the Subject Property's relative age, condition, finish, amenities, and functional utility. The adjustment for age, condition, finish, amenities, and functional utility is based on Broker's professional judgment. Because available market

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

evidence does not permit reliable isolation of these factors, this adjustment is subjective and represents a principal source of uncertainty in the concluded rent range.

The adjusted comparable indications range from \$0.43 to \$0.63 per square foot per month. Based on the relative comparability and reliability of the available evidence, Broker reconciled these indications to a market-rent range of \$0.54 to \$0.60 per square foot per month. The adjusted comparable rental rates do not include the separate 1.56-acre fenced storage yard. Broker valued the yard separately at \$1,135 per acre per month, based on Broker's September 2026 Market Rent Opinion for land in the TCAIP. Applied to 1.56 acres, this indicates yard rent of approximately \$1,770 per month.

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

Lease Comparable Summary

	<u>Address</u>	<u>City</u>	<u>SF</u>	<u>Adjusted Rate/SF/MO</u>	<u>Subject Comparison</u>
Comp 1	514 E 1st Avenue	K	7,000	\$ 0.53	Slightly Superior
Comp 2	516 E 1st Avenue	K	8,100	\$ 0.58	Slightly Superior
Comp 3	9312 W 10th Avenue	K	8,484	\$ 0.63	Superior
Comp 4	4502 N Stearman Avenue	P	14,460	\$ 0.57	Superior
Comp 5	620 N Venture Road	P	13,800	\$ 0.43	Superior
			Median	\$ 0.57	
			Average	\$ 0.55	
	<i>*Reflects adjusted rates as noted in report</i>				

(City Legend: K=Kennewick, P=Pasco)

Broker reviewed three active industrial and warehouse listings ranging from 10,000 to 15,000 square feet as secondary market evidence. Because these properties are offered rather than completed transactions, Broker applied an estimated 10% downward adjustment to asking rents to reflect potential negotiation between asking and contract rent and other transaction-specific concessions. Of the three active listings reviewed, Broker considered the property at 509 E 1st Avenue as the most comparable active listing identified in the PAC MLS within the selected size range. Accordingly, the active listings were considered secondary market context and were not relied upon as the primary basis for the market-rent conclusion.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

Active Lease Listings: 10,000 SF to 15,000 SF

Address	City	Asking Rate/SF/MO	Rate/SF/MO with 10% Adjustment	AvailSQFT
206 N Benton St	K	\$ 0.58	\$ 0.52	12,723
1661 Fowler St	R	\$ 1.00	\$ 0.90	11,500
509 E 1st Avenue	K	\$ 0.85	\$ 0.77	10,500
	Median	\$ 0.85	\$ 0.77	

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

Conclusion

Based on the available comparable lease evidence, secondary asking-rent information, the Subject Property's physical and functional characteristics, and the assumptions and limiting conditions stated in this report, Broker concludes that total market rent for the 12,134-square-foot lease premises, customary supporting land, and the additional 1.56-acre fenced storage yard #2 is approximately **\$8,320 to \$9,050 per month**.

Approximately **\$1,770 per month**, based on a rate of approximately **\$1,135 per acre per month**, is attributable to the separate 1.56-acre fenced storage yard. The remaining **\$6,550 to \$7,280 per month** is attributable to the building premises and customary supporting land, equivalent to approximately **\$0.54 to \$0.60 per square foot per month**, or **\$6.48 to \$7.20 per square foot per year**, when expressed over the 12,134-square-foot building area.

When the total rent, including the separately valued storage yard #2, is expressed over the building area, it represents a **total blended equivalent rate of approximately \$0.69 to \$0.75 per square foot per month**, or **\$8.28 to \$8.88 per square foot per year**.

This conclusion assumes a 36- to 60-month modified triple-net lease, annual rent increases of 3.0%, 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.

This report is a professional brokerage opinion prepared for the Client's stated use. It is not an appraisal and should not be relied upon as one.



Kirt R. Shaffer - Managing Broker

October 8, 2026

Date

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

REFERENCED COMPARABLES

1. 514 E 1st Ave, Kennewick, WA

Lease Commencement Date: 5/1/2022

Tenant: Beckwith & Kuffel

Zoning: Heavy Industrial

Year Built: 1977

Lease Premises: 7,000 SF

Lease Type: Modified Gross

Additional Rent: Utilities

Annual Escalations: 3.0%

Current Lease Rate: \$0.46/SF/MO

Adjusted Lease Rate: \$0.53/SF/MO

Comments: The building is approximately 7,000 square feet, with concrete construction, an arched roof, and an attached metal-sided office. The building features grade-level roll-up doors.

This is one of three buildings in an industrial park.

The adjusted indication accounts for typical modified triple-net expense responsibilities, the comparable's smaller supporting-land allocation relative to the Subject Property, and a 10% downward adjustment due to this property's newer construction, amenities, and location.

Modified Triple-Net Expenses	\$ 0.07
Subject Land Ratio	\$ 0.06
Subject Property Adjustment (10%)	\$ (0.06)
TOTAL ADJUSTMENT	\$ 0.07



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

2. 516 E 1st Ave, Kennewick, WA

Lease Commencement Date: 1/1/2022

Tenant: Smooth Moves

Zoning: Heavy Industrial

Year Built: 1977

Lease Premises: 8,100 SF

Lease Type: Modified Gross

Additional Rent: Utilities

Annual Escalations: 3.0%

Current Lease Rate: \$0.52/SF/MO

Adjusted Lease Rate: \$0.58/SF/MO

Comments: The building is a multi-tenant building constructed of concrete and brick, with a flat roof. The building has a mixture of grade-level and dock-high doors.

The adjusted indication accounts for typical modified triple-net expense responsibilities, the comparable's smaller supporting-land allocation relative to the Subject Property, and a 10% downward adjustment for the comparable's newer construction, amenities, and location.

Modified Triple-Net Expenses	\$ 0.07
Subject Land Ratio	\$ 0.06
Subject Property Adjustment (10%)	\$ (0.06)
TOTAL ADJUSTMENT	\$ 0.07



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

3. 9312 W 10th Ave, Kennewick, WA

Lease Commencement Date: 8/17/2026

Tenant: Cochrane Electric

Zoning: Commercial Retail

Year Built: 2001

Lease Premises: 8,484 SF

Lease Type: Modified Triple-Net

Additional Rent: Utilities

Annual Escalations: 3.0 % Annually

Current Lease Rate: \$1.12/SF/MO

Adjusted Rent: \$0.63/SF/MO

Comments: This building is a pre-engineered metal building with multiple grade-level doors and some office space. The listing broker reports that, at the time of the lease execution, the building had no deferred maintenance.

The adjusted rent reflects the comparable's larger supporting-site allocation relative to its building area, together with a 25% downward adjustment for its newer construction, superior functionality, and location.

Subject Land Ratio	\$ (0.28)
Subject Property Adjustment (25%)	\$ (0.21)
TOTAL ADJUSTMENT	\$ (0.49)



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

4. 4502 N Stearman Ave, Pasco, WA

Lease Commencement Date: 12/1/2026

Tenant: Transfire

Zoning: Light Industrial

Year Built: 1986

Lease Premises: 14,460 SF

Lease Type: Gross

Additional Rent: N/A

Annual Escalations: 3.0 %

Contract Lease Rate: \$0.83/SF/MO

Adjusted Rent: \$0.57/SF/MO

Comments: According to the current building owner, this building was originally constructed for potato storage. The building is concrete construction with a flat roof. The current building owner occupies approximately 65% of the building for his irrigation supply business. This lease comparable is for the remaining portion of the building. The lease premises includes a dock well with two load levelers and a grade-level door. The space has approximately 18 feet of clear height. The premises also includes a fire suppression system.

The building owner leases the underlying land from the Port of Pasco. The property is located within the TCAIP.

The lease agreement for this comparable was executed on October 8, 2026 and commences as noted above.

The landlord paid for the utilities as part of the lease terms. Broker adjusted the rent to account for utilities, the proportionate share of the cost of the land lease, including leasehold tax, typical expenses associated with a modified triple-net lease, an adjustment for the land-to-building ratio, and a 25% reduction for this building's newer construction and functionality.



Utilities	\$ (0.07)
Real Estate Taxes	\$ (0.04)
Maintenance	\$ (0.03)
Insurance	\$ (0.03)
Subject Land Ratio	\$ 0.10
Subject Property Adjustment (25%)	\$ (0.19)
TOTAL ADJUSTMENT	\$ (0.26)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

5. 620 N Venture Rd, Pasco, WA

Lease Commencement Date: 6/12/2025

Tenant: Undisclosed

Zoning: Agricultural

Year Built: 1981

Lease Premises: 13,800 SF

Lease Type: Gross

Additional Rent: Utilities

Annual Escalations: N/A

Current Lease Rate: \$0.67/SF/MO

Adjusted Rent: \$0.43/SF/MO

Comments: This is a pre-engineered metal building constructed for potato storage. The building has a concrete floor with approximately 18-foot clear height. The lease premises include two acres of land.

Broker adjusted the rent to account for typical expenses associated with a modified triple-net lease, the land-to-building ratio, and a 20% reduction for this building's newer construction and functionality.

Real Estate Taxes	\$ (0.02)
Maintenance	\$ (0.03)
Insurance	\$ (0.03)
Subject Land Ratio	\$ (0.05)
Subject Property Adjustment (20%)	\$ (0.11)
TOTAL ADJUSTMENT	\$ (0.24)



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.

COMPARABLE LEASES MAP



Legend

Comp 1	514 E 1st Avenue
Comp 2	516 E 1st Avenue
Comp 3	9312 W 10th Avenue
Comp 4	4502 N Stearman Avenue
Comp 5	620 N Venture Road

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, including but not limited to dimensions and/or square footage of buildings or the condition of any of the aforementioned. The same is subject to errors and omissions and is the opinion of the Broker based on the Broker's best efforts to analyze current market data.