Washington State Department of
Enterprise Services

STATE OF WASHINGTON SURPLUS PROPERTY BULLETIN

Project #: 12-05-012
State of Washington, Military Department
Pullman, Washington

October 22, 2012

Notice is hereby given that the above mentioned state government property has been determined to be surplus to the needs of the State and is available for acquisition:

The property consists of: Whitman County Assessor's Tax Parcel #1-1065-00-16-02-0000

A map is attached showing the location of the property.

Pursuant to RCW 43.82.010(1) The Department of Enterprise Services (DES), acting on behalf of the State, may transfer, exchange, sell, lease, the property in full or part consideration for land or improvements, or for construction of improvements at equivalent to fair market value or for mutual and offsetting benefits to any of the following governmental entities with priority given in the order listed:

a. Any other State Agency, Board or Commission

b. The County in which the real property is situated

c. The City in which the real property is situated

d. Any other municipal corporation or special purpose district in which the real property is situated

e. Any federal agency operating within the State

f. A federally recognized Indian Tribe within whose reservation boundary the property is located or abuts; and

g. The general public.

The State of Washington, on behalf of the State of Washington, Military Department (MIL), has declared its interest in the property described below as surplus to its needs and is soliciting for the sale of the property. DES has the responsibility to dispose of this property for a minimum of fair market value, which has been established as follows:

Address	Fair Market Value
540 E. Main Street, Pullman, WA	$230,000.00

Property Description:

A two story masonry building including a basement totaling 17,336 square feet located on one lot which totals 12,000 square feet or .28 acres.

The property is zoned C2, a high density commercial district within the City of Pullman.

Prospective buyers shall acknowledge and will be expected to honor the terms and conditions of any existing lease, which shall be assigned to the buyer at closing.

If an entity desires to acquire the property, DES must receive a written proposal or email **by November 12, 2012** referencing "Pullman Armory", which will be immediately accepted and evaluated, addressed to:

Stefanie Fuller, Acquisition and Disposal Manager
Department of Enterprise Services
Real Estate Services
PO Box 41015
Olympia, WA 98504-1015
Email: Stefanie.Fuller@des.wa.gov

DES will determine which, if any, proposal provides the best value for the State. DES shall then negotiate the terms and conditions. DES, acting on behalf of the State, reserves the right, at any time, and in its sole judgment, to reject any or all proposals resulting from this notification.

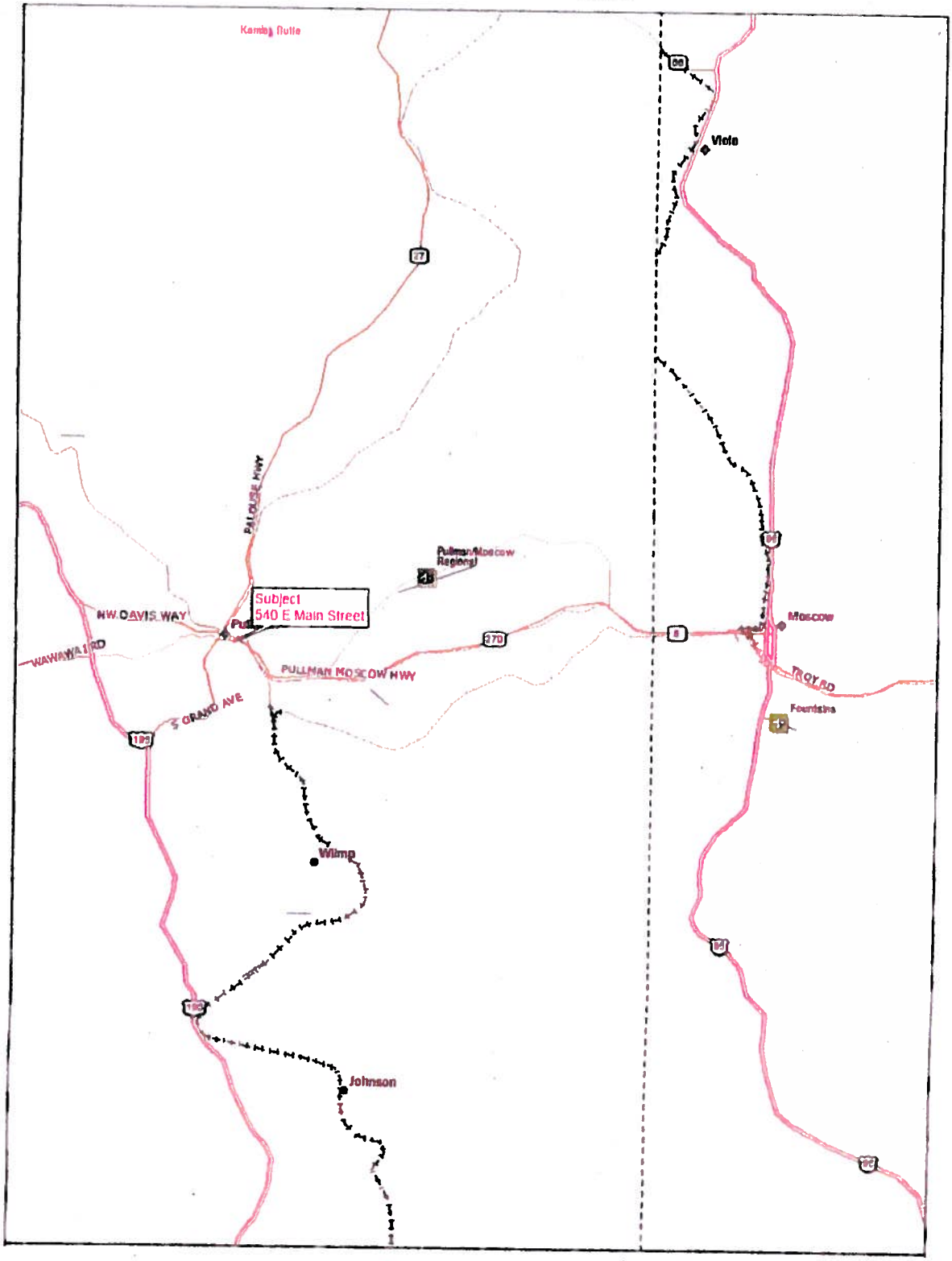
The State will only consider proposals from entities willing to use the Purchase and Sale Agreement approved by the Office of the Attorney General.

Please feel free to distribute this bulletin to any other party that meets the criteria as specified above.

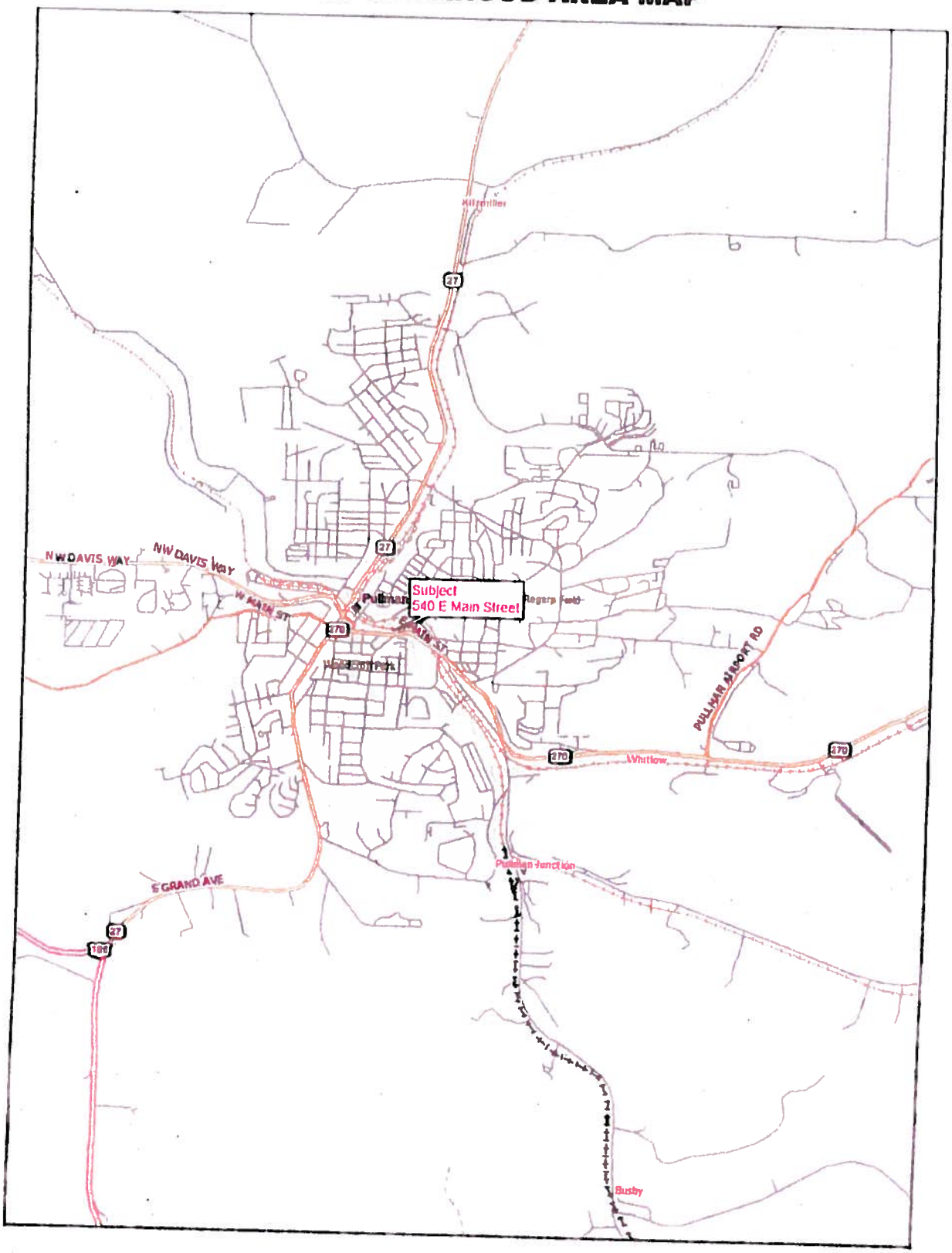
EXECUTIVE SUMMARY

Name:	**National Guard Armory** 540 E Main Street Pullman, WA 99163
Property:	A two story armory with a basement and large garage. The building is in average condition and shows little sign of deferred maintenance.
Map No.:	N/A
Census Tract:	4.00
Neighborhood Character:	The subject is located near the Pullman CBD and has a Central Business District zoning. The neighborhood is primarily commercial with some outlying residential uses. The subject has an interior site location along East Main Street, which is an east west arterial but not heavily traveled. The neighborhood was built in the early to mid part of the 20th century and there are similarly aged buildings compared to the subject. The area is clean and well kept, and there is a mix of office, and retail uses throughout the neighborhood.
Building Size:	Appraiser measurements indicate an overall gross building size of 17,336 SF with two stories and a basement. Part of the basement contains a large garage.
Site Size:	The subject is located on a single tax parcel containing a total of 0.28 acres.
Zoning:	The subject zoning is C2 – a commercial zoning within the City of Pullman emphasizing downtown city core uses.
Highest & Best Use:	As Improved: Renovation to mixed use. As Vacant: Hold for Future Development.

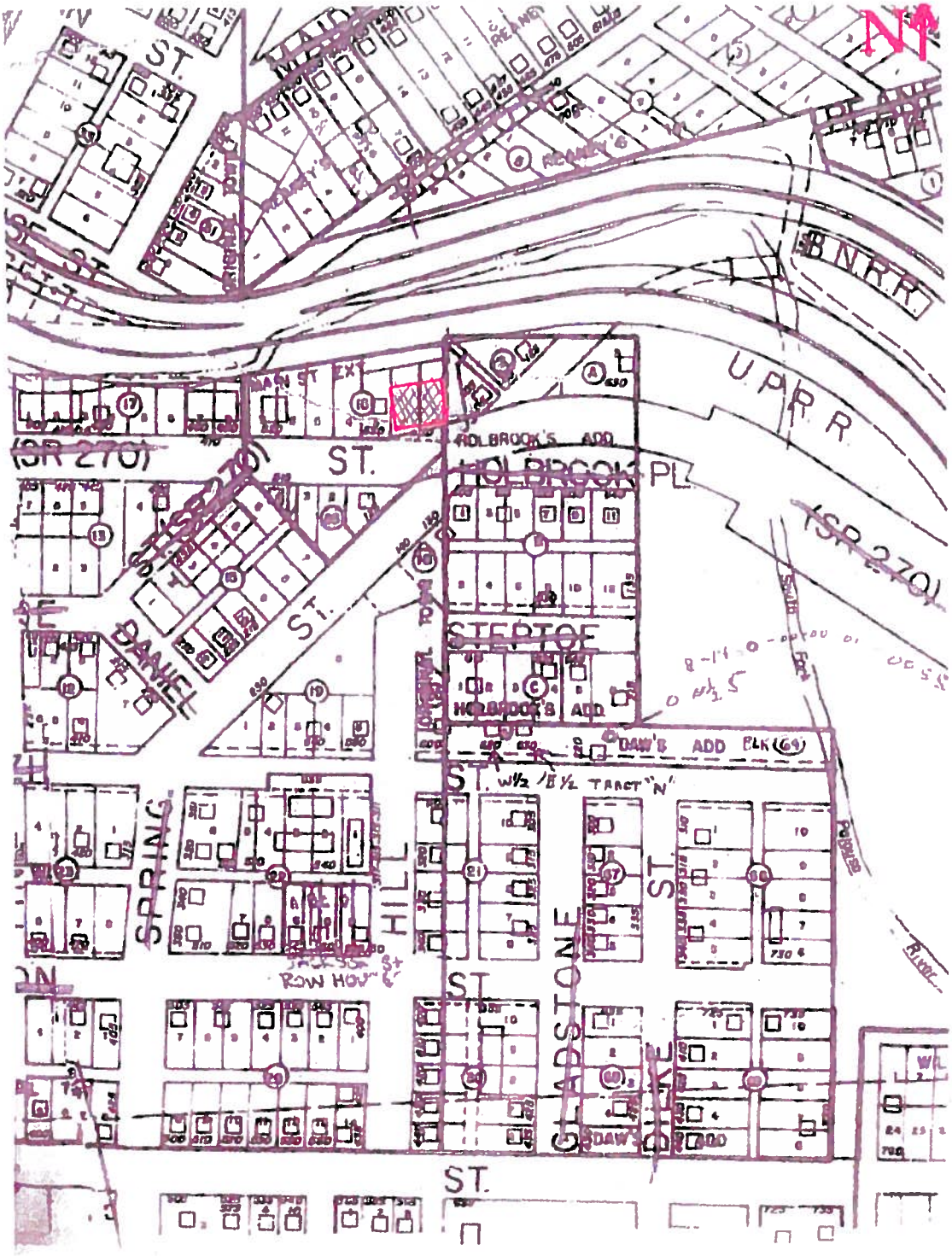
REGIONAL AREA MAP



NEIGHBORHOOD AREA MAP



Assessors Parcel Map and Arial Overlay



SITE DESCRIPTION

General Description:

The site has a gentle slope down to the north away from the roadway. The northerly parts of the site are relatively level. The site contains one tax parcel and is somewhat large in size for the area. It is an interior location near a signalized intersection. It has average exposure from E. Main Street. The building takes up most of the site and is a good use of the available land. The northerly 1/3 of the site is gravel coated and enclosed with chain link fencing. .

Size:

Parcel 11065-0016-02-0000— 12,000 sq. ft. (0.28 acres)

The site sizes are taken from the Whitman County Assessor's records.

Shape:

Mostly Rectangular.

Map No.

None

Census Tract:

4.00

Topography:

The site is at grade to the street and slopes gently down to the north. The building covers much of the site near the street. The building is highlighted in yellow, the gravel coated area in grey and the access to the rear of the site in red.

Current Use of Site:

The building is a vacant national guard armory.

Abutting Properties:

North: Open space and a walking trail
South: Office and Retail
East: Office
West: Retail

Utilities:

All available to the site.

SITE DESCRIPTION (continued)

Street Improvements:

	East Main Street
Type:	Arterial
Surface:	Asphalt
Width:	60 to 70 feet
Lanes	4 striped
Center Left Turn Lane:	No
Street Lights:	Yes
Left Hand Turn Lanes:	No
Curbs:	Yes
Sidewalks:	Yes

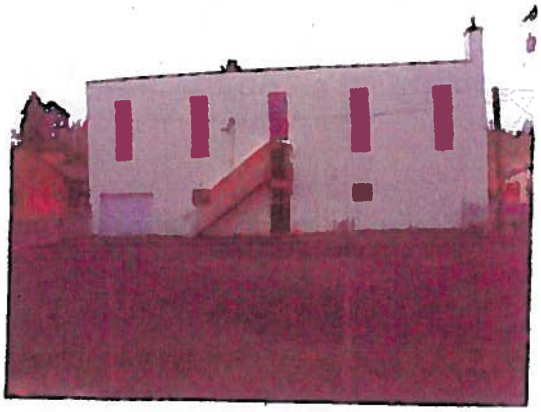
View looking east

Accessibility: Average. The site has a convenient interior location along a main arterial.

Exposure: Average

Easements and Encumbrances: The appraiser did not receive a title report. Upon my physical inspection of the site, no unusual easements, encroachments or potentially value impacting restrictions were noted. I was not provided with a title report and assume there are no value impacting easements or encumbrances.

Parking: The site has adequate parking on the gravel coated area to the rear of the site.



View of the rear of the building

Zoning and Comprehensive Plan: The subject zoning is C2, a high density commercial district within the City of Pullman. This district is intended to:

a. accommodate those retail stores, offices, services and amusement businesses to the entire market area in the city's downtown commercial core.

b. ensure compact, convenient development patterns by allowing those uses that are chiefly pedestrian oriented and

SITE DESCRIPTION (continued)

operated within buildings, and that do not require large facilities for on-site off-street parking.

The zone is a general commercial zone and allows for a wide variety of commercial uses. Some of these are a bakery, printing operations, Apartments, but not on the main floor, building materials, farm equipment and many retail uses.

The subject as a vacant mixed use building is considered to be a legal use of the site.

Flood Plain:

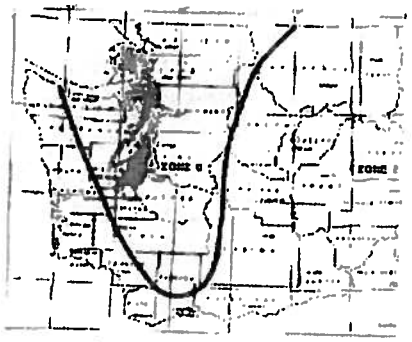
According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM) the Community-Panel No. is: 5302120001C, and has an effective date of May 19, 1981, the subject site is located in Zone B, an area between the 100 year and the 500 year flood zone..

Soils:

A soils report was not provided. Surrounding areas have been improved with both multi-family residential buildings and commercial buildings. It is assumed the subject site soils are suitable for the construction of conventional footings.

Seismic Zone:

The subject property is located in Seismic Zone 2, according to the Seismic Zone Map of the United States. Zone 2 is an area that is not prone to spontaneous liquefaction under seismic loadings. All of the comparable sales also are in a seismic zone 2 and share similar risks.

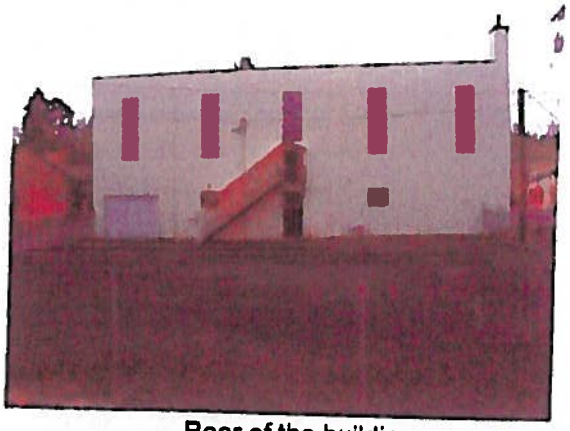


Hazardous Waste/Materials:

We have conducted no independent investigation regarding this issue. However, during the inspection of the subject property, no apparent or obvious signs of hazardous waste or toxic materials ware noted. This appraisal assumes that the site is free of all hazardous waste and toxic materials, including asbestos. Please refer to the Assumptions and Limiting Conditions section regarding this issue.

DESCRIPTION OF IMPROVEMENTS

Front of the building



Rear of the building

Project Description:

The project is composed of a single building on a single tax parcel. The building is of masonry construction and has 2-stories with a basement. According to the county Assessor, Jim Hawkes (509 397-5261) the improvements were constructed sometime in the 1930's. The building appears to be in generally average condition. At the time of inspection the building was vacant, not heated and only partiy lighted.

Name:

National Guard Armory

Location:

540 East Main Street
Pullman, Washington 99163

I note that there are multiple mailing addresses indicated for this property. The owner indicates 840 Main St, the assessor indicates 540 E. Main and an advertising brochure from the owners website has the address as 533 E Main St. The assessors address will be used in this report.

Property Type:

Mixed use building

Year Built:

Mr. Jim Hawkes, a county assessor, indicates that there are no records of the actual building date and he believes it was built sometime in the 1930's. The appraiser agrees with Mr. Hawkes.

DESCRIPTION OF IMPROVEMENTS (continued)

Project Condition:

The building is a mixed use facility with offices and a gym on main floor. Both the basement and 2nd floor also contain offi The offices are in average condition. There is a full basen with a large garage.

The appraiser noticed chipping of the entry steps. No other significant deferred maintenance items were noted.

Size:

According to the appraiser's measurements the building layo as follows:

Building footprint:	78' deep x 98.5 wide	= 7,683
First Floor:		
Gym	58' deep x 98.5 wide	= 5,713
Gross Office Area	20' deep x 98.5 wide	= 1,970
Net Office Area	1,970' – 480'	= 1,490
Common Area	221 + 259	= 480
Second Floor:		
Gross Office Area		= 1,970
Net Office Area	1,970' -85 -276 -150	= 1,559
Common Area	1,970 – 1,453	= 411
Basement:		
Gross Office Area		= 1,970
Net Office Area	1,970 – 756	= 1,214
Common Area	1,970 - 1,214	= 756
Garage	20 x 60	= 1,200
Warehouse	7,683 – 1,970 – 1,200	= 4,513

Overall Building Uses:

Net Above Grade Office Area	3,049
Common Area	891
Gym	5,713
Net Basement Office	1,214
Common Area	756
Basement Warehouse	4,513
Garage	1,200
Total	17,336 SF

DESCRIPTION OF IMPROVEMENTS (continued)

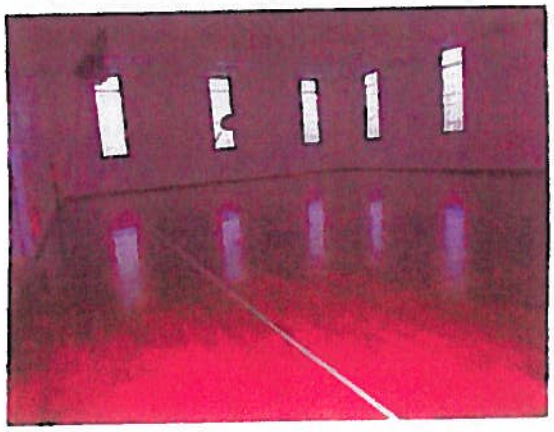
Plumbing:

The building has rest rooms on the main floor and basement. There are no facilities on the 2nd floor.

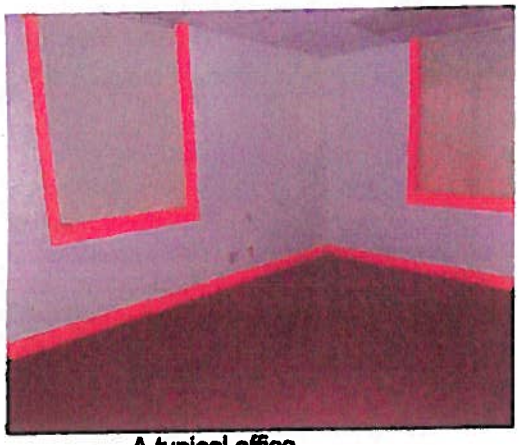
The photo shows the main floor ½ bath.

This is one of the basement bathrooms. It contains 2 sinks 2 toilets and a shower. The sec bathroom contains 2 toilets, two urinals, two sinks and three shower stalls. The water was shut but the fixtures appear to be functional and in average condition.

There is a ½ bath on the main floor and 1 ¾ baths in the basement for a total of 2 ½ bathrooms



The gym



A typical office

DESCRIPTION OF IMPROVEMENTS (continued)

Note: County records indicate a gross building size of 19,600 SF which is somewhat higher than the appraiser's physical measurements including the basement. For the purposes of valuation the appraiser's physical measurements will be used.

Foundation: Poured concrete.

Exterior Walls: Masonry

Exterior Doors: Metal in metal frames.

Insulation: Specific information as to ratings was not provided. It is assumed the improvements were insulated to code at the time of construction.

Roof Cover: The roof is of a flat built-up nature, The appraiser did not inspect the roof and assumes it is in similar condition as compared the the remaining structure.

Heating:

The building has a large forced air gas furnace in the basement and it appears to be in average condition.

Fire Protection None noted.

Lighting: A combination of fluorescent and incandescent lighting. The building has average quality lighting.

Electrical Service:

The building has a large power panel and supplies either 220 or 440 volt service. The panel is of modern construction and contains circuit breakers.

DESCRIPTION OF IMPROVEMENTS (continued)

A main floor office/classroom

The basement garage.

Flooring: The basement has a concrete floor with vinyl in some rooms. The gym has a polished wood floor and the office areas are either carpeted or of vinyl. All of the flooring appeared in average to good condition.

Appeal: The property appears of average quality in a commercial environment. The building is of masonry construction and the roof is assumed to be in average condition. Overall, the property has typical appeal compared to the local marketplace due to its average condition.

Potential Uses: The building has offices on all three floors with a large gym on the main floor. The basement is divided into a number of rooms and there is a large garage in the basement.

The appraiser believes that the offices on the main and second floor could be updated and leased. Updating costs would be extensive. Some initial updating needs to be done just to make the spaces marketable, with the final tenant improvements to be negotiated with an actual lessee.

Alternatively, the second floor could be converted into apartments. The zoning allows for residential uses over or under the main floor. Conversion costs would be significant since most of the interior would have to be reworked.

The gym area could be used as a community hall or partly built out into offices. Across the street from the subject is the Bell Tower event center. It is an old Baptist church that has been converted to a number of community halls. They are rented for specific events. The owner Mike (509 334-3182) indicated that they host a lot of wedding receptions since the structure still appears to be a church. He also indicated that the building has a 95% vacancy rate. He believes that this would be the only practical use for the subject's gym. He did not express a rental rate amount since many things go into the calculation, i.e.

DESCRIPTION OF IMPROVEMENTS (continued)

catering, setup, flowers and other special Items. The apprai believes that the gym area has limited uses and limited value.

The basement has very little retail or office demand. The acc is not convenient and the lack of windows is anot disadvantage. Discussions with Mr. Pete Dickenson, the Cit Pullman planning director, indicate that light industrial uses very limited with apparel assembly, a bakery or a printer wc be allowed. Warehousing is not permitted. The garage a could not be used to store items such as cars. Mr. Dicken: indicated that a rezone to a more general commercial use is likely since the property does not abut a different commer zone. The basement area has little practical use and appraiser believes that any income generated from this sp. would be a bonus to a buyer. The space has no market value

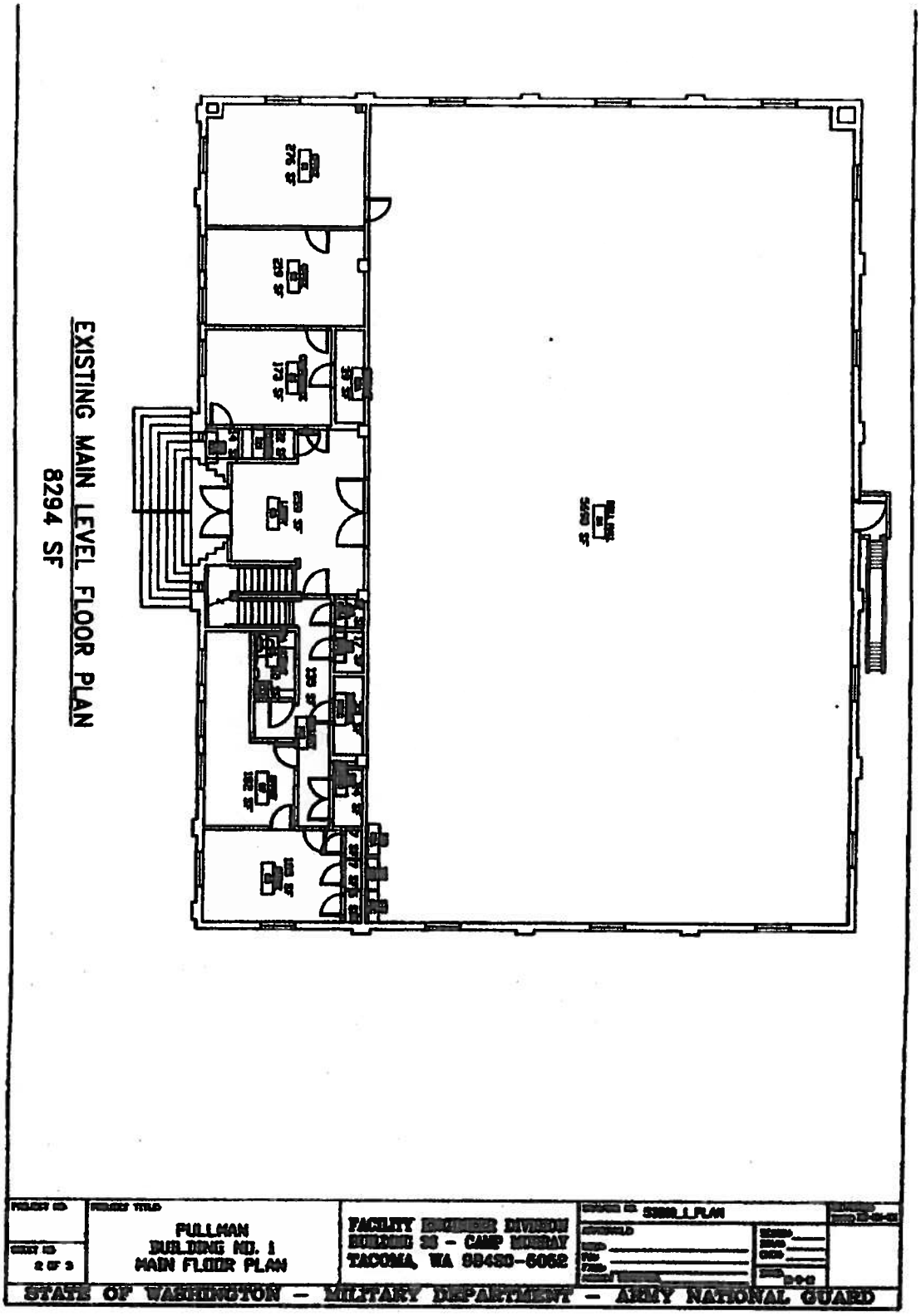
Summary

The subject building is of average quality and in average condition as compared to ol competitive properties in the area. There was only 1 noticeable deferred maintenance i noted.

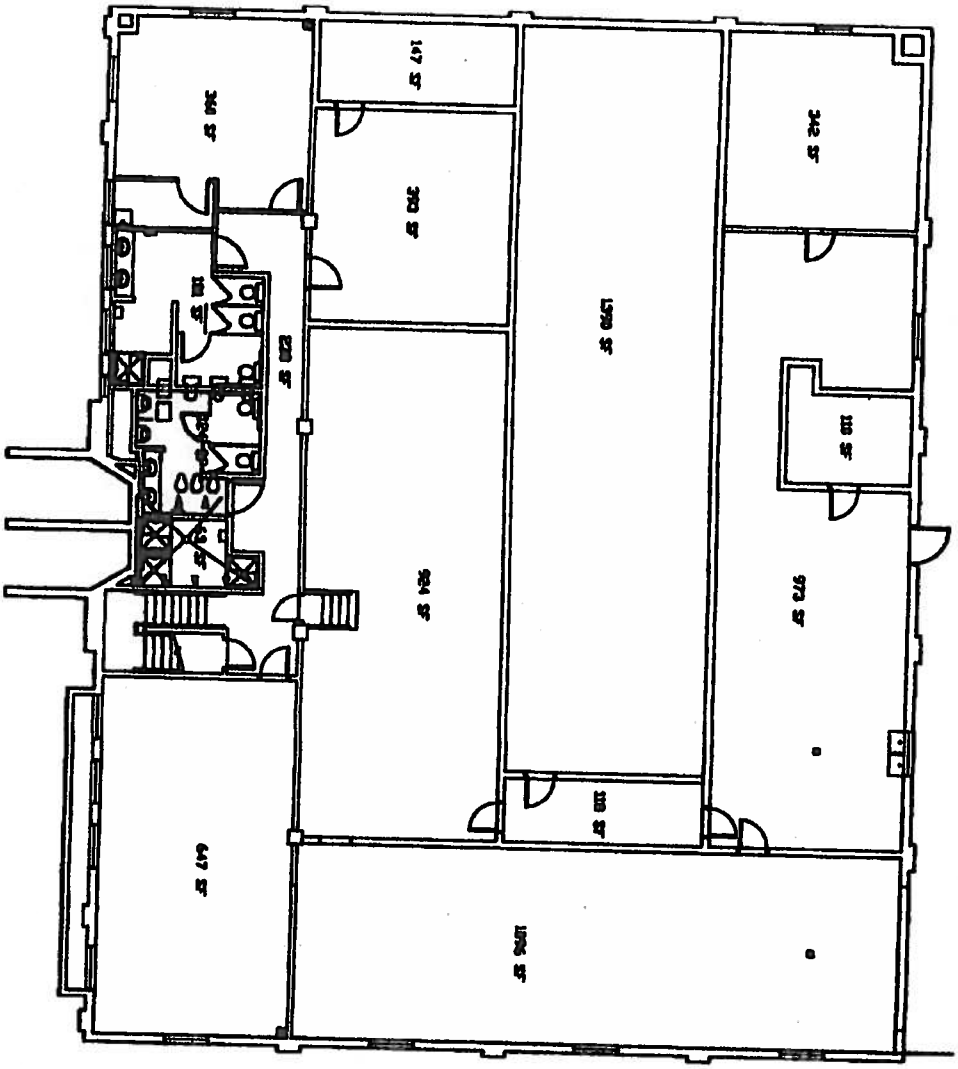
The information presented above is a basic summary description of the subject prop improvements. This information is utilized in the valuation of the subject property. Reliance been placed upon the information provided by the owner and other professionals. It is assur that there are no hidden defects and that all structural components will be functional operational, unless otherwise noted. If questions arise regarding the integrity of the structur its operational components, it may be necessary to consult additional professional resources

On the following pages are floor plans of the building as provided by the owner

DESCRIPTION OF IMPROVEMENTS (continued)



DESCRIPTION OF IMPROVEMENTS (continued)

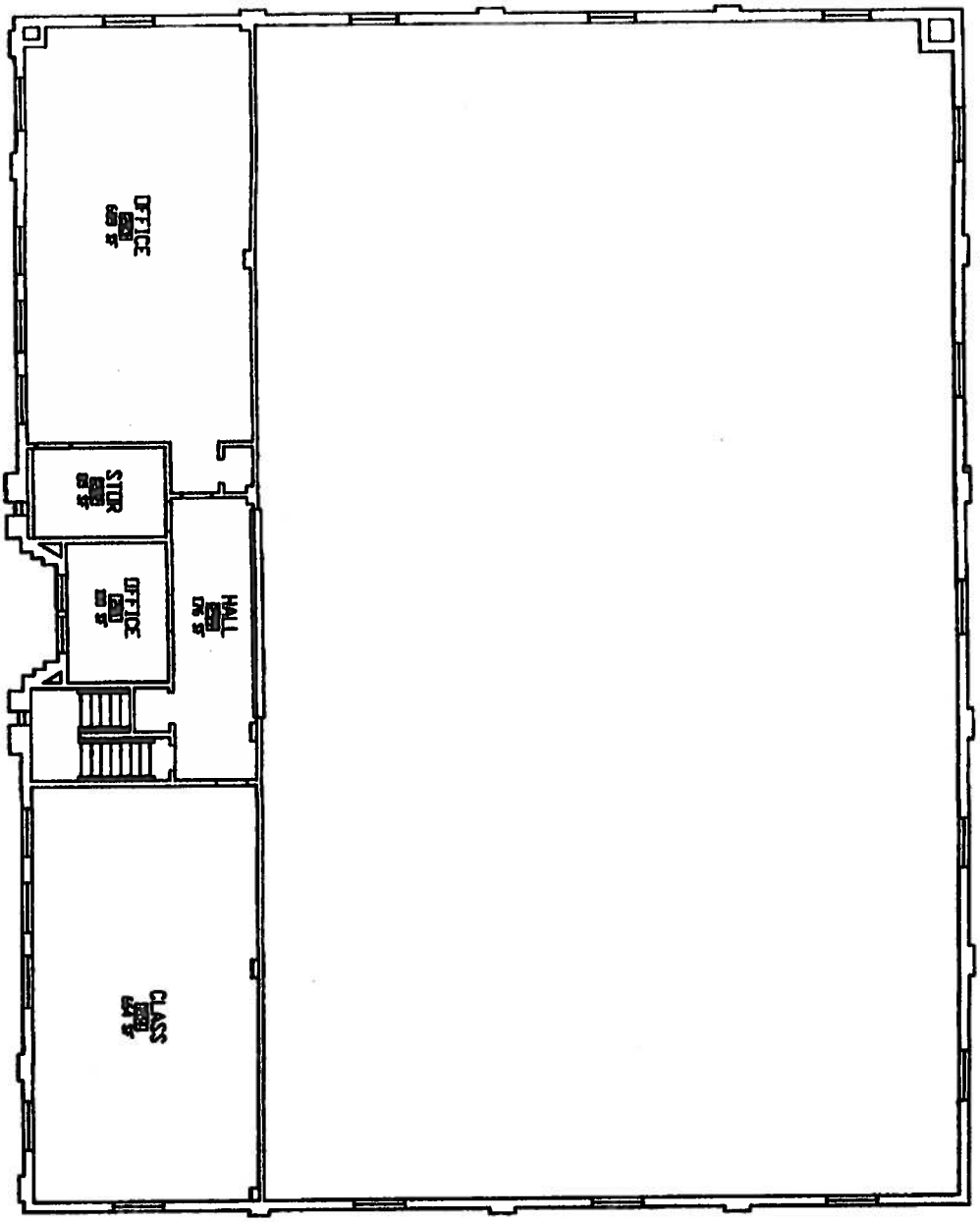


EXISTING LOWER LEVEL FLOOR PLAN
8256 SF

PROJECT NO	PROJECT TITLE		
SHEET NO 1 OF 3	PULLMAN BUILDING NO. 1 LOWER FLOOR PLAN	FACILITY ENGINEER DIVISION BUILDING 35 - CAMP MURRAY TACOMA, WA 98430-5062	DRAWING NO. 35810_1_PLAN

STATE OF WASHINGTON — MILITARY DEPARTMENT — ARMY NATIONAL GUARD

DESCRIPTION OF IMPROVEMENTS (continued)



PROJECT NO	PROJECT TITLE PULLMAN BUILDING NO. 1 2ND FLOOR PLAN	FACILITY ENGINEER DIVISION BUILDING 36 - CAMP MURRAY TACOMA, WA 98430-5062	DRAWING NO. 53000_1_ENGPLAN
SHEET NO 1 OF 1			APPROVED

STATE OF WASHINGTON – MILITARY DEPARTMENT – ARMY NATIONAL GUARD

FINANCIAL INFORMAION

Income Data

RENTAL/LEASE FUNDS

Income

REVENUE 09 - 11 BIENNIUM

	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	TOTAL
Everett	$ -	$ -	$ 1,755.00	$ 205.00	$ 215.00	$ 265.00	$ 105.00	$ 2,507.00	$ -	$ 145.00	$ -	$ -	$ 5,197.00
Pullman	$ -	$ -	$ -	$ 195.25	$ -	$ -	$ -	$ 669.00	$ -	$ -	$ -	$ 56.00	$ 920.25
Total Revenue	$ -	$ -	$ 1,755.00	$ 400.25	$ 215.00	$ 265.00	$ 105.00	$ 3,176.00	$ -	$ 145.00	$ -	$ 56.00	$ 6,117.33

RENTAL/LEASE FUNDS

REVENUE 11 - 13 BIENNIUM

	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Total
Everett	$ -	$ 363.00	$ 400.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 763.00
Pullman	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenue	$ -	$ 363.00	$ 400.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 763.00

Expense Data

Pullman Readiness Center

	Water	Sewer	Electricity	Natural Gas	Garbage	TOTAL
Jul-09	$ 47.09	$ 37.73	$ 207.62	$ 155.29	$ 60.38	$ 508.11
Aug-09	$ 47.09	$ 40.17	$ 498.48	$ 156.10	$ 61.48	$ 803.32
Sep-09	$ 47.09	$ 38.30	$ 298.38	$ 156.50	$ 56.71	$ 596.98
Oct-09	$ 47.09	$ 38.30	$ 277.44	$ 485.73	$ 106.28	$ 954.84
Nov-09	$ 49.05	$ 41.20	$ 270.45	$ 1,156.69	$ 106.54	$ 1,623.93
Dec-09	$ 49.05	$ 41.20	$ 319.34	$ 1,285.71	$ 106.54	$ 1,801.84
Jan-10	$ 49.05	$ 39.10	$ 323.28	$ 1,063.95	$ 106.54	$ 1,581.92
Feb-10	$ 49.05	$ 43.30	$ 248.85	$ 881.10	$ 106.54	$ 1,328.84
Mar-10	$ 49.05	$ 51.20	$ 216.75	$ 896.37	$ 106.54	$ 1,319.91
Apr-10	$ 49.05	$ 51.20	$ 203.57	$ 720.76	$ 106.54	$ 1,131.12
May-10	$ 49.05	$ 51.40	$ 249.70	$ 426.73	$ 107.72	$ 884.60
Jun-10	$ 49.05	$ 53.30	$ 190.39	$ 216.04	$ 106.54	$ 615.32
Jul-10	$ 49.05	$ 49.10	$ 262.87	$ 156.84	$ 107.70	$ 625.56
Aug-10	$ 49.05	$ 53.10	$ 152.60	$ 322.18	$ 106.54	$ 683.47
Sep-10	$ 49.05	$ 49.10	$ 235.13	$ 167.21	$ 106.54	$ 607.03
Oct-10	$ 49.05	$ 51.20	$ 190.39	$ 426.74	$ 106.54	$ 823.92
Nov-10	$ 52.58	$ 54.79	$ 178.60	$ 904.88	$ 106.65	$ 1,297.50
Dec-10	$ 52.25	$ 54.46	$ 243.45	$ 1,454.25	$ 106.54	$ 1,910.95
Jan-11	$ 52.25	$ 52.10	$ 263.63	$ 1,705.96	$ 106.54	$ 2,180.48
Feb-11	$ 52.25	$ 54.46	$ 259.06	$ 1,287.62	$ 106.65	$ 1,760.04
Mar-11	$ 52.25	$ 64.46	$ 233.94	$ 1,067.63	$ 106.54	$ 1,524.82
Apr-11	$ 52.25	$ 62.10	$ 265.91	$ 585.10	$ 107.19	$ 1,072.55
May-11	$ 52.25	$ 62.10	$ 224.80	$ 203.36	$ 108.21	$ 650.72
Jun-11	$ 52.25	$ 62.10	$ 298.88	$ 175.20	$ -	$ 588.43
Jul-11	$ 52.25	$ 62.10	$ 3.30	$ 166.48	$ -	$ 284.13
Aug-11	$ 52.25	$ 62.10	$ 350.65	$ 159.76	$ 999.50	$ 1,624.26
Sep-11	$ 52.25	$ 64.46	$ 284.18	$ 158.71	$ 428.12	$ 987.72
Oct-11			$ 78.63	$ 158.71		$ 237.34
	$ 1,352.04	$ 1,384.13	$ 6,830.27	$ 16,701.60	$ 3,741.61	$ 30,009.65