

Almon Commercial Real Estate
Bill Almon, CCIM Bill Almon, Jr., CCIM
2008 Production Examples

DATE	SELLER/BUYER	DESCRIPTION	REPRESENTED	AMOUNT	REFERENCE	
1/08	Crystal Four, LLC/Gustafson	2.01 acres of SCC Zoned land at 39th St./Terrace Hts Drive	Buyer	\$450,000	upon request	upon request
1/08	Midland Loan Services/Wilsey	Former 20-unit apartment complex at 414/416 S. 2nd Street	Seller	\$125,000	upon request	upon request
2/08	AmericanWest Bank/Valley Alcohol Council	9,954SF former bank building, sold for \$54.25/SF	Seller	\$540,000	upon request	upon request
3/08	River Bluff Enterprises/State of WA, DSHS	10-yr. Lease of 15,732 SF of professional office/medical bldg in Ellensburg	Landlord	\$3,461,040	upon request	upon request
3/08	Brown/Smith	2-yr lease of 335SF retail space at 18 N. 2nd Street	Landlord	\$11,025.00	upon request	upon request
3/08	First State Investors/Wenatchee BOA, LLC	Sale of SF bldg in Wenatchee, WA	Buyer	\$480,000	upon request	upon request
3/08	Lady Liberty, LLC/Cashmere Valley Bank	Lease of 1,515SF space in the Liberty Building	Tenant	\$24,318	upon request	upon request
3/08	Meadowland Investments/ESD, 105	Lease of 4,025SF space at 501 W. Lincoln Avenue	Both	\$28,898.98	upon request	upon request
4/08	Hodge/Reeder	Sale of 2,169SF leased medical building at 1114 W. Spruce	Seller	\$210,000	upon request	upon request
4/08	LOAP, LLC/Suarez-Farias	Sale of 2,760 SF office building at 1409 Fruitvale	Seller	\$185,000	upon request	upon request
4/08	Lady Liberty, LLC/Team Child	Lease of 1,343 SF space in the Liberty Building	Seller	\$32,880.84	upon request	upon request
4/08	River Bluff Enterprises/YVMH Association	5 yr. lease w/2 5-yr options of 2,500 SF of professional office/medical bldg in Ellensburg	Seller	\$243,105	upon request	upon request
4/08	DEP/Dr. Reep, DDS	Sale of .64 acre lot off of 40th & Castlevale	Seller	\$271,909	upon request	upon request
5/08	Otis Vineyards, LLC/Matson Fruit	Sale of 14.37 acres of B-2 land on N. Park Dr. in Selah	Seller	\$2,259,088.65	upon request	upon request
6/08	Quesinberry/Tyrrell	Sale of Mini-Storage facility in Sunnyside, WA	Seller	\$595,000	upon request	upon request
6/08	Lady Liberty, LLC/YVRL	Lease of 3,300SF space in the Liberty Building	Seller	\$30,360.00	upon request	upon request
6/08	Butler Medical Building, LLC/Binham Tran	Sale of 1.8 acre lot in Zillah, WA	Buyer	\$295,000	upon request	upon request

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6/08	HBD, LLC/Myers Orchard Properties, LLC	Sale of 19,000SF retail pad in the Orchard's Shopping Center (72nd/Tieton Dr.)	Buyer	\$400,000	upon request	upon request
6/08	THD/ATV, LLC	5-yr lease renewal in Iron Horse Lodge	Buyer	\$245,643	upon request	upon request
7/08	McGuire Estate/Taylor	Sale of 27,878SF lot located at 82 W. Nob Hill	Seller	\$201,000	upon request	upon request
8/08	SR Associates/Schneider	Sale of 12,600SF office building located at 120 N. Naches Avenue	Seller	\$910,000	upon request	upon request
9/08	THD/HAPO	Sale of 1.14 acre lot on Terrace Heights Drive	Buyer	\$364,124	upon request	upon request
10/08	Lady Liberty, LLC/Yakima County Community Services	Lease of 2,735SF space in the Liberty Bldg.	Seller	\$183,670.20	upon request	upon request
11/08	Lady Liberty, LLC/Steve Altmayer	Lease of 460SF space in the Liberty Bldg.	Seller	\$5,064.00	upon request	upon request
12/08	Heimerman/Yakima Nation	Lease of 1,600SF office space at 220 W. 1st Ave, Toppenish WA	Seller	\$6,743.37	upon request	upon request
12/08	McAllister Field, LLC/A-1 Tri City Taxi	Sale of 9,600SF industrial bldg on 1.61 acre lot	Seller	\$912,848.00	upon request	upon request
12/08	Brown/Smith	Lease of 590SF retail space at 16 N. 2nd St.	Seller	\$15,600.00	upon request	upon request
12/08	Uba Tuba, LLC/Critical Path, Inc.	Lease of 1,093SF of office space at 101 N. 2nd Street	Seller	\$30,480.12	upon request	upon request
12/08	The Grand Hotel, LLC/Badillo	Sale of 3,300SF freestanding retail bldg.	Seller	\$250,000	upon request	upon request
12/08	DEP/HAPO Community Credit Union	Sale of 52,495SF vacant lot	Seller	\$484,950	upon request	upon request
12/08	Carnevali/Sonic Burger	Build-to-suit on one acre for Sonic Drive-Thru	Seller	\$1,795,386.58	upon request	upon request

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2006 PRODUCTION EXAMPLES**

DATE	SELLER/BUYER	DESCRIPTION	REPRESENTED	AMOUNT	REFERENCE
01/06	Chesterly Building/State Farm	5-yr lease of 2,513 SF office space at 3611 River Road	Landlord	\$171,181.83	Lloyd Butler upon request
01/06	McDonalds/Schultz	Sale of 0.71 acres of Commercial land at 2326 S. First Street - Union Gap	Owner	\$118,852.00	upon request upon request
02/06	Carson/Babu	Sale of 38,375SF of Commercial land at 1519 E. Nob Hill Blvd	Buyer	\$145,000.00	upon request upon request
02/06	DEP Properties/Triple J. Northwest	Sale of 29,185SF of Commercial land at 40th/Castlevalle lot 4	Seller	\$262,000.00	upon request upon request
02/06	Community 1st/Systems West	Sale of 1,666SF office/1,512SF modular office on 1.5 acres of land at 1800 Presson Pl.	Seller	\$349,500.00	upon request upon request
03/06	Damon & Assoc./Stonehenge West	3-yr lease of 11,000SF industrial property at 1908 Lilac Lane-Union Gap, Wa	Buyer	\$126,468.00	Bob Nesland upon request
03/06	Tekel/Besel	Sale of 953SF professional condo at 1021 S. 40th Ave.	Seller	\$90,000.00	Robert & Molly Tekel upon request
03/06	Barnecut/Stewart	Sale of 14,000SF of Commercial land at 6 E. Chestnut	Seller	\$45,000.00	Betty Barnecut upon request
04/06	Time Oil/Leadon	Sale of 2,800SF of heated warehouse at 1113 N. 6th Ave	Seller	\$99,000.00	upon request upon request
04/06	Jarms/Sevigny	Sale of 30,928SF of R3-Multifamily land @ 41st St./Nola Loop	Seller	\$129,500.00	Dick Jarms upon request
04/06	Needham/Ackerman	Sale of 8,584SF of retail building @ 2802 W. Nob Hill Blvd.	Buyer	\$645,000.00	David Ackerman upon request
05/06	McAllister Field/Moore	3-yr lease of 5,300SF industrial warehouse @ 2201 Ahtanum Rd	Landlord	\$78,040.20	upon request upon request
05/06	DBH/MBM	Sale of 68,130SF of Commercial land @ 61st/Summitview Ave.	Buyer	\$545,040.00	upon request upon request
05/06	THD/YVCU	Sale of 43,977SF of Commercial land on s. 33rd Street-Terrace Heights	Seller	\$329,827.50	upon request upon request
06/06	Westfarm/Schultz	Sale of 41,818SF of Commercial land on N. 5th Ave/A St	Seller	\$210,000.00	upon request upon request

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06/06	THD/Pacific Northwest University	Sale of 32.21 acres of Commercial land on S. 33rd Street/Terrace Heights Dr.	Seller	\$5,650,801.46	upon request upon request
06/06	Yakima Properties I/First American Title	5-yr lease of 18,500SF office building at 212 N. Naches Ave.	Both Sides	\$737,053.00	upon request upon request
06/06	McAllister Field/A1 Tri-City Taxi	6 1/2 Mo. lease of 9,600SF industrial warehouse on 2101 Oake Ave.	Landlord	\$22,464.00	upon request upon request
06/06	Lopez, Rigoberto/Page, Paul	Sale of 2.75 acres of CBDS land at 1402 E Beech St	Both Sides	\$325,000.00	upon request upon request
07/06	Jundt-Eglin/Yakima Machine Tool & Supply	3-yr lease of 2,696SF of industrial space at 225 S. 2nd Ave.	Landlord	\$64,800.00	Charlie Eglin upon request
07/06	McGuire/Temple Bldg Assoc.	Sale of 87,065SF of R1 land at 24th/Mead	Seller	\$152,363.75	Mel McGuire upon request
07/06	McGuire/Jehovah Witness	Sale of 65,340SF of R1 land at 24th Ave/Mead	Seller	\$83,375.00	Mel McGuire upon request
07/06	Gammie/Ginocchio	Sale of 10,780SF net leased office building at 2803 River Road	Seller	\$896,000.00	upon request upon request
08/06	Brink/A Child's Place	5-yr lease of 5,190SF of office space at 402 N. 2nd Street	Landlord	\$203,569.68	Jim Brink upon request
08/06	Shrader/JJJA LLC	2-yr lease of 1,860SF of retail space at 1105 S. 24th Ave	Landlord	\$38,784.00	Kim Shrader upon request
08/06	DBH Associates/Summitview MOB, LLC	Sale of 64,570SF of commercial land at 61st & Summitview	Purchaser	\$548,845.00	upon request upon request
08/06	Recreational Holdings/Benaroya	Sale of 27.3 acres w/251,094SF of buildings (6 bldgs) at 3401 W. Washington Ave	Both Sides	\$6,700,000.00	upon request upon request
09/06	RQT, LLC/Boise Packaging	3-yr lease of 10,360SF warehouse at 2013 Ahtanum	Landlord	\$108,000.00	Rolfe Turnure upon request
09/06	LCS Investments/Bimbo Bakeries	5-yr lease of 8,000SF warehouse at 1910 McNair	Landlord	\$203,870.82	Colleen Schultz upon request
10/06	Zillah Oakes/Tran-Nguyen	Sale of 1.8 acres on Vintage Valley Road in Zillah, WA	Seller	\$160,000.00	Chuck Bohlke upon request
10/06	McGuire/Kim	Sale of 1.27 acres @ 2421 W. Mead	Both Sides	\$94,000.00	Robert McGuire upon request

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10/06	Hyatt/YWCA	Sale of 30,000SF former nursing home	Both Sides	\$1,000,000.00	upon request	upon request
12/06	AmericanWest/Hapo	Sale of 5,103SF bank facility in Sunnyside, WA	Both Sides	\$550,000.00	upon request	upon request
12/06	First State Investors/Uba Tuba, LLC	Sale of 27,240SF building in downtown Yakima	Both Sides	\$1,400,000.00	upon request	upon request
12/06	Sunnyside Farm Fair/Thompson	Sale of 2.24 acres of vacant land in Sunnyside	Purchaser	\$410,000.00	upon request	upon request
12/06	Barker, Cook & Lewis/Crystal Four Limited, LLC	Sale of 8.52 acres in Terrace Heights	Both Sides	\$1,058,000.00	upon request	upon request

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DATE	SELLER/BUYER	DESCRIPTION	REPRESENTATIVE	AMOUNT	REFERENCE
01/05	Genesis Development / Tiburon	5-yr lease of 4,000 SF office space at 1240 Ahtanum Ridge Dr.	Landlord	\$249,793.92	Tom O'Brien upon request
02/05	917 Triple Crown Way/ American Home Mortgage	5-yr lease of 2,297 SF office space at 917 Triple Crown Way Suite 100	Landlord	\$160,740.00	Dick Johnson upon request
02/05	Dunn, Eglin & Jundt/Yak ACQ-Consulting & Pharmaceutical Services	3-yr lease of 1,800 SF office space at 1221 S. 40th Ave.	Landlord	\$74,737.74	Charlie Eglin upon request
02/05	Sunnyside Farm Venture/MedTech Sunnyside	Sale of 42,170 SF office land on Allen Rd - Sunnyside	Buyer	\$210,850.00	Tom Erlandson upon request
03/05	Temple, Birk & Murphy/Womach	1406 W 5th St.-Grandview	Seller	\$290,000.00	Marie Temple upon request
03/05	Banner Bank/Mclaughlin	3605 W Nob Hill Blvd	Seller	\$300,000.00	Elaine Wilcox upon request
04/05	Ahtanum Ridge Business Park./Butler Medical Building	Sale of 56,036 SF office land on Ahtanum Rd	Buyer	\$266,170.00	Lloyd Butler upon request
04/05	Butler Medical Building/Physician Management Corp	10-yr lease of 10,560SF building at Ahtanum Ridge Business Park	Landlord	\$2,170,946.51	Lloyd Butler upon request
04/05	Whitetail Capital/Fitness Centers Inc.	5-yr lease of 1,780SF of retail space at Chalet Mall on 56thAve/Summitview.	Tenant	\$81,000.00	Kristi Cannon upon request
06/05	TJW/Deerfalls	Sale of 54 unit condo project at 2500 Racquet Lane	Seller	\$450,000.00	John Hausmann upon request
06/05	Properties West/Yakima Transmission	3-yr lease of 5,100SF of warehouse space at 2001 Ahtanum Road	Landlord	\$74,315.00	Rod Schultz upon request
07/05	Trans America Glass/Reinhart Enterprises	Sale of 2,400SF building investment property on 1107 W Yakima Ave	Buyer	\$213,000.00	Ed Reinhart upon request
07/05	Gammie Trust/Code Correct	3-yr lease of 10,750SF office building on 2803 River Road	Landlord	\$252,000.00	Bill Gammie upon request
07/05	Planned Parenthood/Cozzocrea	Sale of 4,516SF medical office building on 208 N. 3rd Ave	Seller	\$340,000.00	Gwen Chaplin upon request
08/05	McAllister Field Industrial Park/FMC Technologies	2-yr lease of 5,200SF warehouse space on 2007 Ahtanum Rd	Seller	\$51,000.00	Rod Schultz upon request
08/05	Pence/McDonalds	Sale of 51,463SF retail land at 2326 S 1st St	Buyer	\$260,000.00	McDonalds upon request

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08/05	Schultz/Wine Country Mortgage	5-yr lease of 1,684SF retail space on 501 W Lincoln Ave-Suite C	Seller	\$99,356.00	Craig Schultz upon request
08/05	Summitview #4100 Trust/Saltymore	Sale of 5,691SF retail/office bldg at 4100 Summitview	Buyer	\$490,000.00	Upon Request upon request
09/05	THD/Sage Fruit	10-yr lease of 5,091SF office bldg at S. 33rd Street behind IHL	Landlord	\$668,940.36	Brig Temple upon request
09/05	THD/Pacific NW University	5-yr lease of 2,159SF office space at S. 33rd Street	Seller	\$172,706.50	Brig Temple upon request
09/05	Min-Tie Marina/Eiler	Sale of 1.99 acres of Commercial/M1 land on Longfiber Rd - Union Gap	Both	\$112,690.00	Rick Johnson upon request
09/05	Genesis Development / Altmaier	Sale of 8,287SF net leased medical building at 1221 N. 16th Ave.	Seller	\$2,050,000.00	Tom O'Brien upon request
09/05	Heiser/Biehl	3-yr lease of 1,740SF of office space at 305 S. 11th Ave. Ste 3	Landlord	\$54,000.00	R.A. Heiser upon request
10/05	Hammond-Fiore/Walker Bay Boats	Sale of 60,000SF warehouse at 717 Butterfield Rd	Seller	1,100,000.00	Chriss Hammond upon request
11/05	McAllister Field Industrial Park/Butler	Sale of 10,600SF net leased industrial warehouse at 2201 Ahtanum Rd	Both	\$574,400.00	Rod Schultz upon request
11/05	THD/Hahn Business Forms, Inc.	5-yr lease of 1,524SF office space at S. 33rd Street	Seller	\$135,999.00	Brig Temple upon request
11/05	Vander Pol/Four Truckers	3-yr lease of 2,559SF of Office/Warehouse space at 1889 N 1st Street	Seller	\$92,727.00	Daryl Vander Pol upon request
11/05	YVMH/Kamath	Sale of 944SF medical condo at 307 S. 12th Ave. #19	Seller	\$40,000.00	John Vornbrock upon request
11/05	Johnson Mechanical/Tim Nelson	Sale of 1.20 acres of Commercial land at 910/918 N. 16th Ave.	Seller	\$225,000.00	Sharon Johnson upon request
12/05	THD/Dex Media	7-yr lease of 4,354SF office space at S. 33rd Street	Seller	\$441,937.48	Brig Temple upon request
12/05	Properties West/Giro Pack	5-yr lease of 5,100SF of industrial space at 2001 Ahtanum Rd	Seller	\$123,000.00	Rod Schultz upon request

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12/05	Bowen/Licht	5-yr lease of 3,337SF of medical office space 315 Holton	Landlord	\$217,612.20	Available upon request upon request
12/05	Temple, Birk & Murphy/Nolan	40.8 acres of agricultural land with small vineyard on McCreddie Road-Prosser	Seller	120,000.00	Marie Temple upon request
12/05	Ausere-Orgill/Evergreen Properties	Sale of 24-unit apartments at 210 Bolin Drive-Toppenish	Seller	500,000.00	Upon Request upon request
12/05	Switzer/Nelson	Sale of .20 acre of Commercial Land at 916 N. 16th Ave.	Seller	107,000.00	Tim Nelson upon request
12/05	Keiser/Lindberg	Sale of 2,520 Commercial Building on 1.67 acre at 2310 Terrace Hts Dr.	Buyer	375,000.00	Scott Keiser upon request
12/05	Owens/Page	Sale of 4.62 acre(s) Vacant R2 Land at 1100 E. Viola	Buyer	350,000.00	Paul Page upon request

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01/04	McAllister Field/FEI	3-yr lease of 5,300 SF warehouse space at 2201 Ahtanum Road	Landlord	\$76,500.00	Craig Schultz upon request
01/04	SPS/Elite Corp.	Sale of 20,684 SF retail land on 16th/Lincoln	Both Sides	\$156,500.00	Don Beaty upon request
02/04	Smith/Lee	Sale of 1,532 SF building of retail investment property at 613 N. 1st Street	Seller	\$357,000.00	Gary & Sharon Smith upon request
03/04	Connell/Woodward	3-yr lease of 3,120 SF warehouse & 2,000 SF office space at 10 N. 6th Ave.	Both Sides	\$43,200.00	Dave Connell upon request
03/04	Worden/Page	Sale of 43,533 SF of multi-family land on N. 9th/D St.	Buyer	\$120,000.00	Paul Page upon request
03/04	Staples(Staubach)/Dollar Tree	10-yr 9 Mo. lease of 23,971 SF retail space at 2660 Yakima Valley High-Sunnyside	Landlord	\$1,374,858.00	upon request upon request
03/04	Alegria/Regence Blue Shield	5-yr lease of 1,950 SF of Class A Office 601 N. 39th Ave.	Both Sides	\$121,875.00	Steve Alegria upon request
04/04	SEBCO/Horizon	2-yr lease of 5,190 SF office building at 402 N. 2nd St	Both Sides	\$76,800.00	Jay Blasingame upon request
04/04	Evergreen/McCaslin-Waymire	Sale of 2,617 SF retail building at 505 S. 1st Ave.-Zillah	Both Sides	\$80,000.00	upon request upon request
05/04	Shields/Bergeron	Sale of 2,244 SF retail building at 3418 Summitview Ave.	Buyer	\$194,900.00	Pam Bergeron upon request
05/04	Layman/Imrie	Sale of 1,270 Acres of Timber land, South of Bickleton	Seller	\$336,000.00	upon request upon request
05/04	Schultz (West Properties)/HCI Steel Building	1-yr lease of 900 SF office building at 8 S. E 1st Ave	Both Sides	\$7,800.00	Rod Schultz upon request
06/04	Connell/Yakima School District	lease of 7,695 SF office/warehouse space at 10 N. 6th Ave	Both Sides	upon request	Dave Connell upon request
07/04	Bank of America/Golden Moon	Sale of 5,872 SF retail building at 1406 N. 1st St	Seller	\$225,000.00	upon request upon request
08/04	DEP/Baker Boyer Trust	Sale of 30,607 SF office land on 40th/Castlevalle	Both Sides	\$275,463.00	Delmar Pearson upon request

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08/04	Schultz/Wells Fargo	Buyout of lease on 127 W. Yakima Ave	Both Sides	\$2,287,386.00	upon request	upon request
08/04	SEBCO/Brink	Sale of 5,068 SF building investment property on 402 N. 2nd Street	Both Sides	\$305,000.00	upon request	upon request
08/04	Alegria/Benefit Port Northwest	5-yr lease of 1,910 SF of Class A Office 601 N. 39th Ave.	Both Sides	\$119,374.80	upon request	upon request
10/04	Butler/Morales	5-yr lease of 2,735 SF of Class A Office Space 1200 Chesterley Dr. Ste 180	Both Sides	\$144,000.00	upon request	upon request
10/04	Wells Fargo/Hapo	4-yr lease of 2,600 SF retail building 5802 Summitview Ave	Both Sides	\$209,046.96	upon request	upon request
11/04	Schultz/Lincare	3-yr lease of 4,000 SF with warehouse/office space 1928 Rudkin Road	Seller	\$60,012.00	Craig Schultz	upon request
11/04	Basin Inv./Triplett Ent.	Sale of 27,443 SF office land on 39th Ave/Kern Rd	Both Sides	\$159,500.00	Jerry Miller	upon request
11/04	YARC/Schneider	Sale of 5,686 SF restaurant building investment property on 19 E Yakima Ave.	Both Sides	\$620,000.00	Jim Gaddis	upon request
12/04	Richliddy/Royal Greenland	6 mo. lease of 274 SF office space on 107 W. Naches Ave.-Selah	Both Sides	\$2,760.00	Richard Vadnais	upon request
12/04	Carlton Ventures/Advance America	5-yr lease of 1,600 SF of retail space at 2401 W Nob Hill Blvd	Landlord	\$116,591.32	Carl Bryant	upon request
12/04	Summitview Tenancy-in-Common/Mickel Enterprises	5-yr lease of 1,222 SF of retail space at 1519 Summitview Ave	Tenant	\$67,210.20	upon request	upon request
12/04	THD-Iron Horse Lodge/Community Foundation	5-yr lease of 1,053 SF of office space at 111 S. 33rd Street	Both Sides	\$77,526.84	upon request	upon request
12/04	Doyle/OSU's	Sale of 6,000 SF warehouse & 1,200SF office space on 506 W Valley Mall Blvd	Seller	\$275,000.00	Scott Doyle	upon request
	Additional past transactions available upon request					