



FABRICATION SPECIALTIES BUILDING

527 & 531 S PORTLAND ST, SEATTLE, WA 98108



CONTACT INFORMATION:

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WESTLAKE
ASSOCIATES, INC.



INVESTMENT SUMMARY

OFFERING PRICE	\$935,000
CURRENT CAP RATE	6.89%
MARKET CAP RATE	8.99%
PARCEL NUMBER	732790-3160
LOT SIZE	10,000 SF
YEAR BUILT	1964
# OF BUILDINGS	2
TOTAL BUILDING NET SF	8,100 SF
BUILDING 1	4,500 SF
BUILDING 2	3,600 SF
ZONING	IG U/85
PRICE / BLDG SF	\$115.43
PRICE/LAND SF	\$93.50

PROPERTY OVERVIEW

Westlake Associates, Inc. is pleased to present the 527 & 531 South Portland Street property for sale.

The current tenant is Fabrication Specialties LTD, a specialty arts manufacturer who has occupied the property for over three decades and does not want to move from the property. The current lease expires February 29, 2021. The tenant has one (5) five-year option to extend at the then market rental rate, and the lease requires the tenant to exercise this option one year in advance of the lease term expiration date or Feb 28, 2020.

The tenant is currently paying \$5,366 per month or \$64,387 per year, representing a net return of 6.89% on an allcash purchase. By the end of the lease in 2021, with the rent increase, there will be a 7.59% net return.

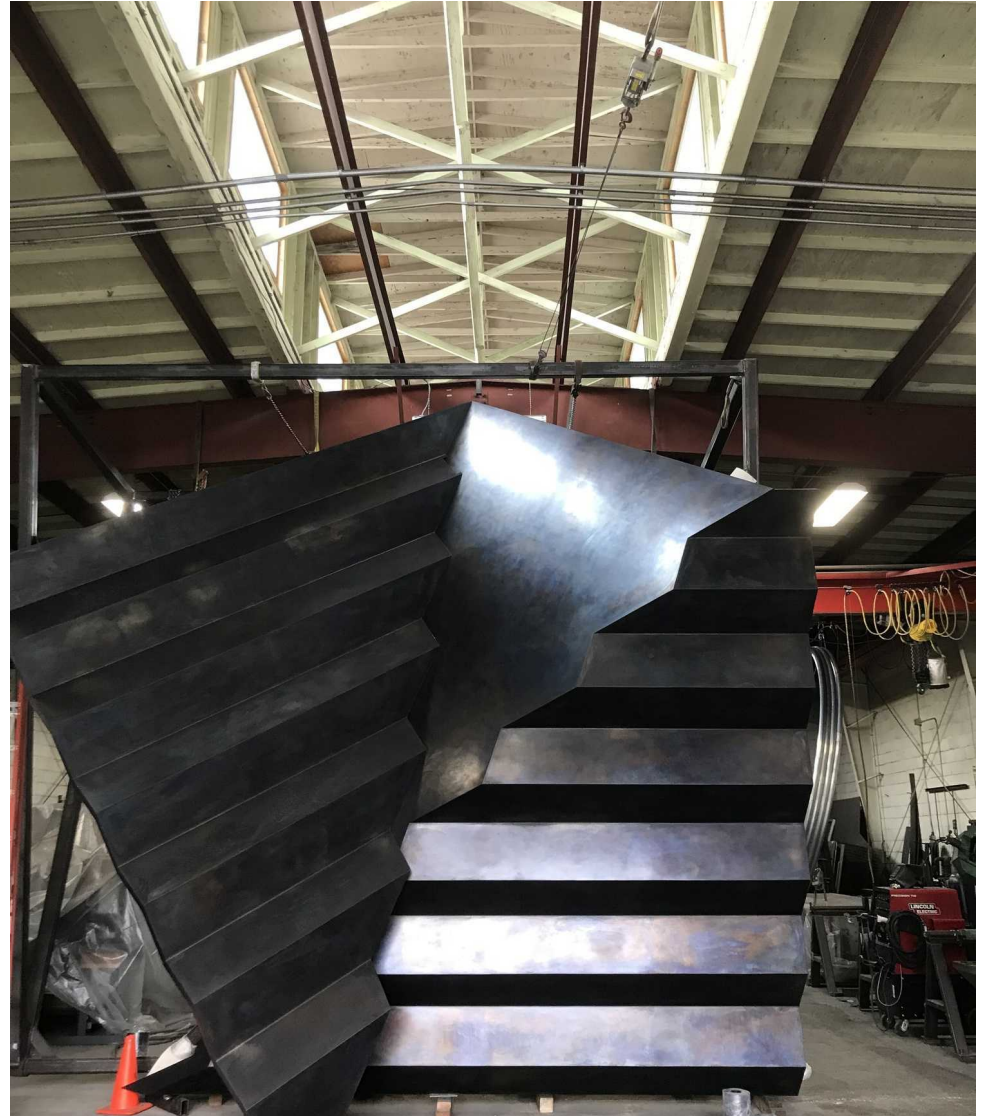
The market lease rate for this space is estimated to be \$.95 per foot per month NNN - \$7,979 per month or \$95,742 per year NNN. This potential market lease rate would increase the capitalization rate to 8.99% in March 2021.

PROPERTY HIGHLIGHTS

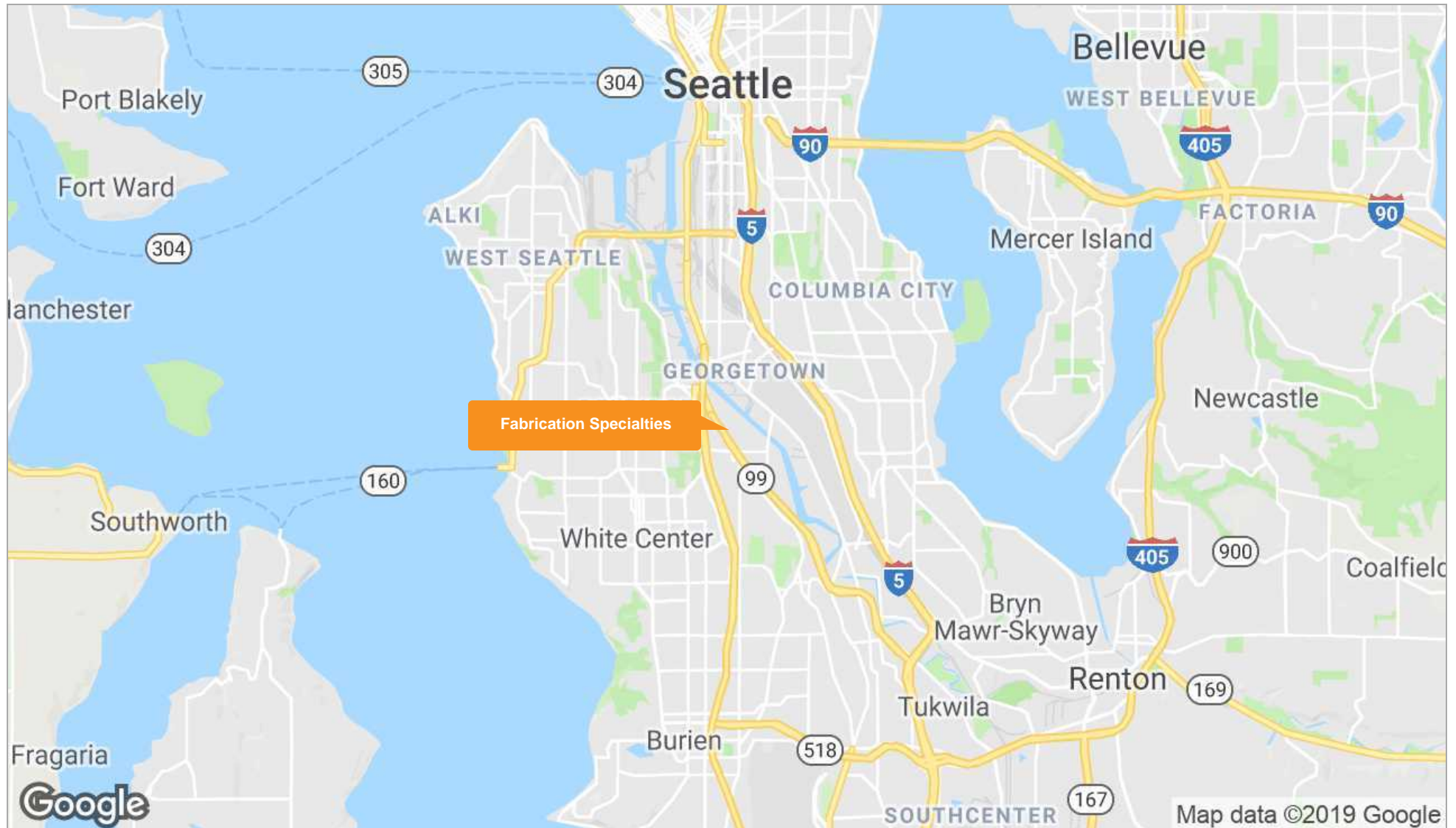
- First time offered for sale in over three decades
- Professionally Managed Property
- Roof replaced in 2008 and windows replaced in 2009
- Significantly below market rental rate, estimated to be more than 50% below market rents
- Bridge Crane One Ton
- Separate Heavy Three Phase Electrical Services

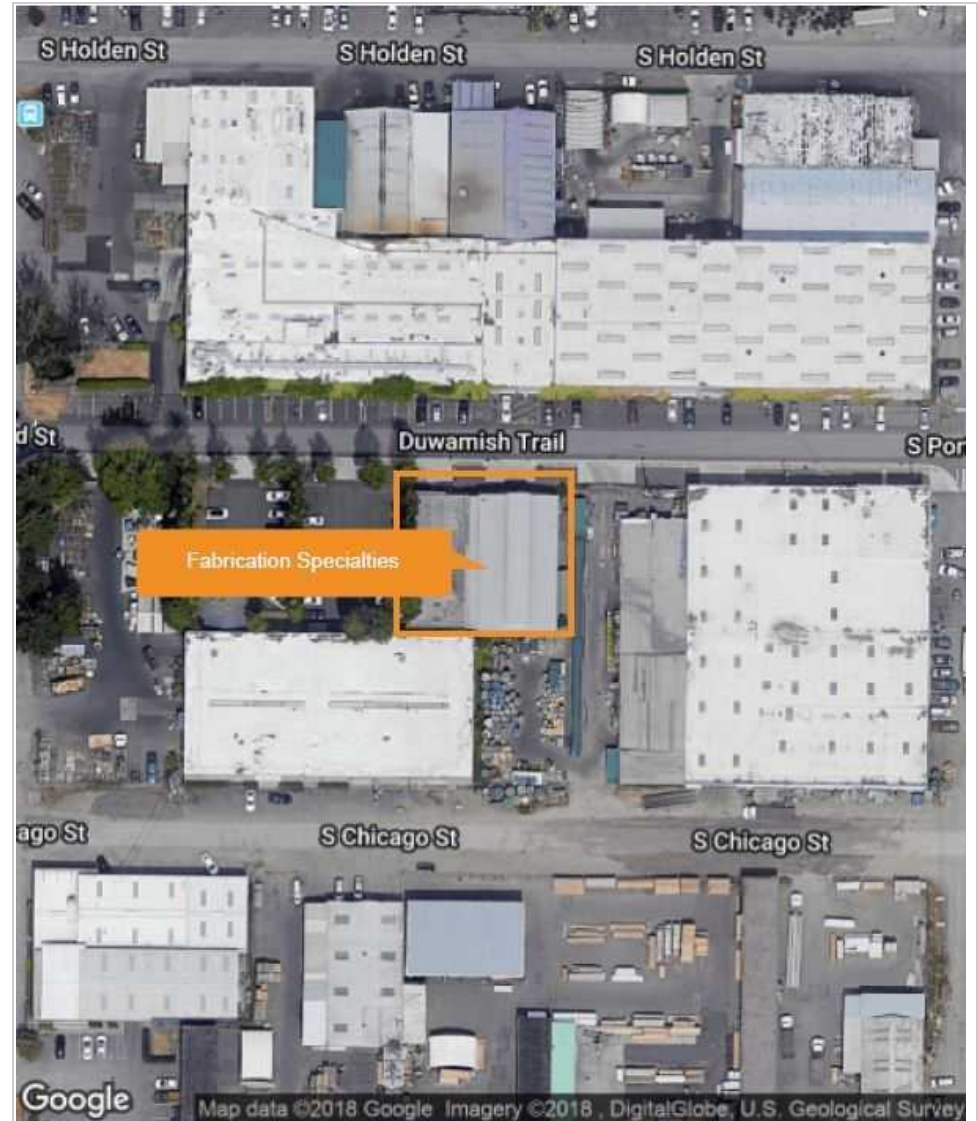
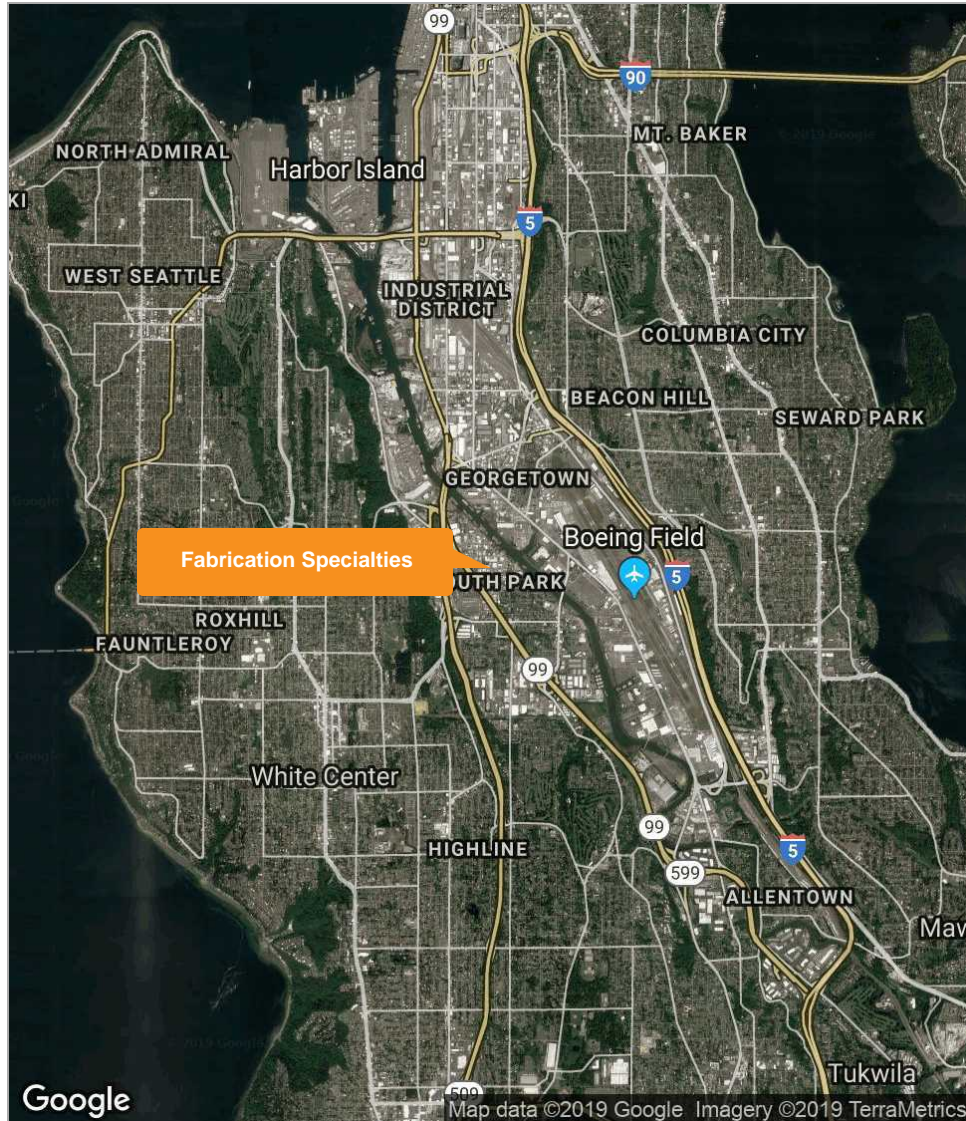
PROPERTY OVERVIEW		INCOME	CURRENT
Sale Price	\$935,000	Scheduled Rental Income 2019	\$64,387
Price per NRSF	\$115.43	+ NNN Reimbursements	11,697
Total NRSF	8,100 SF	Scheduled Gross Income	\$76,084
Building 1	4,500 SF	- Vacancy & Cr Losses	0.00% (\$0)
Building 2	3,600 SF	Gross Income	\$76,084
Price per Lot SF	\$93.50	EXPENSES	CURRENT
Lot Size	10,000 SF	+ Real Estate Taxes	\$8,157
Current CAP Rate	6.89%	+ Property Insurance	3,540
2020 CAP Rate	7.23%	Total Operating Expenses	\$11,697
2021 CAP Rate (Jan & Feb)	7.59%	NET OPERATING INCOME	\$64,387
5 Year Lease Option CAP Rate Potential****	8.99%	**** The tenant's unilateral option to renew the lease for five (5) years shall be at market rental rates and must be exercised on or before February 28th, 2020.	











MATTHEW RUGGLES LITTLE

Principal | Managing Broker

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PROFESSIONAL BACKGROUND

Matt has sold and leased over half a billion dollars in commercial real estate and has relocated over 100 companies since joining Westlake Associates in 1992. He is an associate broker and Westlake partner and specializes in Industrial and Office Sales and Leasing, Property Management, Real Estate Investment Sales, and Real Estate Loan Analysis.

Matt graduated Cum Laude with a B.A. in Business, emphasis on marketing. He earned Certified Commercial Investment Member Designation (CCIM), the highest designation obtainable in Commercial Real Estate.

He manages a portfolio of apartments, commercial and industrial buildings.

MATTHEW WEBER

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PROFESSIONAL BACKGROUND

Matthew thoroughly understands the process of maximizing value from acquisition to management and sales. "I find that more and more people are looking at real estate as part of their investment portfolio. Real estate is a good hedge against inflation, particularly in the Puget Sound area." Matt is focused on helping his clients create and preserve wealth through real estate investment.

Matt is a Northwest native and a graduate of Columbia University. He was raised in a real estate family and currently owns and manages several apartment buildings.