



OFFERING MEMORANDUM



ABSOLUTE NET US BANK BUILDING

2031 MAIN STREET, FERNDALE, WA



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OFFERING MEMORANDUM
ABSOLUTE NET US BANK BUILDING

04

INVESTMENT
OVERVIEW

05

WHATCOM COUNTY
INFORMATION

06

ABSOLUTE NET
US BANK BUILDING

07

FINANCIAL
SUMMARY



INVESTMENT OVERVIEW

For sale is an Absolute Net Retail property located in Ferndale, WA, currently occupied by a US Bank branch. This prime location is one of only four branches in Whatcom County, attracting approximately 4,800 monthly visits. With a stable and established tenant, this property offers a secure investment opportunity in a high-traffic area. The property is well-maintained and benefits from its prominent visibility and convenient access, making it an attractive asset for investors seeking a reliable income stream.

- 100% occupancy
- Blocks away from numerous retail amenities
- Excellent street visibility
- Close to public transportation





WHATCOM COUNTY INFORMATION

Median Household Income
\$82,000

Median Age
36.4

Person Per Household
2.88

Ferndale Population
15,048

Bellingham Population
97,270



**ABSOLUTE NET
US BANK BUILDING**

Price – \$2,590,000

Address	2031 Main St
City, State, Zip	Ferndale, WA 98248
County	Whatcom
Lot size	24,829
Zoning	CTC
Year Built	1960



FINANCIAL SUMMARY

Original Lease commenced	July 1985
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Current Net Operating Income	\$145,119
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August 2025-2030 Annual Income

All Expenses & Building Repairs	Paid By Tenant
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Net Operating Income	\$155,277.36
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CAP Rate	6.00%
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Two additional 5 year Lease extensions

August 2030-2035: Net Operating Income	\$170,805.10 6.59% CAP
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August 2035-2040: Net Operating Income	\$187,885.61 7.25% CAP
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