

## Commercial Office Condominiums for Sale

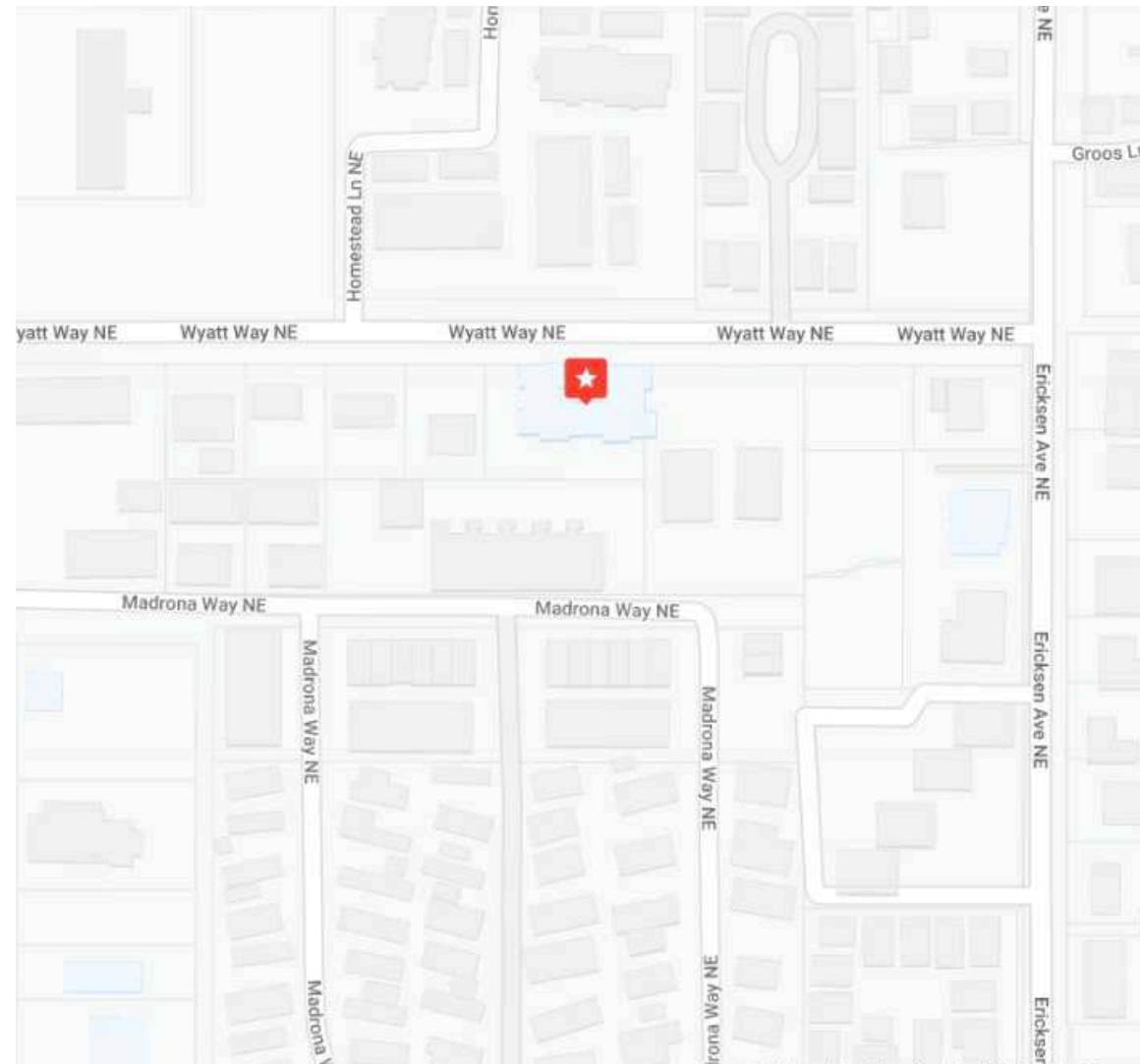


Wyatt Courtyard  
Units 100, 102, 108/110, 206

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# Listing Summary

Class A condominium office spaces in one of the best office buildings on Bainbridge on a quiet tree lined street. All units are easily accessible from the street and surround the inner courtyard. Ample parking in underground garage and surface parking lot.



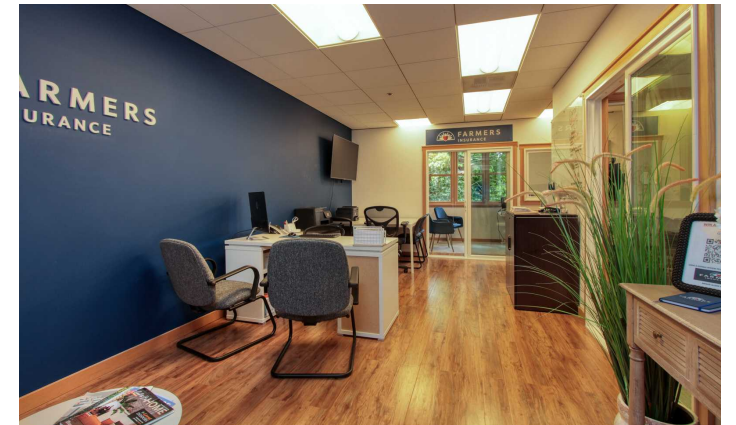
## Unit 100

- 752 Square Feet
  - Listing price per square foot: \$529.96/SF
  - Vacant
  - Cap Rate: 5.67%
  - Price: \$398,000
- [VIRTUAL TOUR](#)  
[CBA LISTING](#)



## Unit 102

- 574 Square Feet
  - Listing price per square foot: \$475.61/SF
  - Short term lease in effect
  - Cap Rate: 5.47%
  - Price: \$273,000
- [VIRTUAL TOUR](#)  
[CBA LISTING](#)



## Unit 108/110

- 2,395 Square Feet
  - Listing price per square foot: \$333.19/SF
  - Vacant
  - Cap Rate: 7.20%
  - Price: \$798,000
- [VIRTUAL TOUR](#)  
[CBA LISTING](#)



## Unit 106

- 771 Square Feet
  - Listing price per square foot: \$451.36/SF
  - Short term lease in effect
  - Cap Rate: 6.20%
  - Price: \$348,000
- [VIRTUAL TOUR](#)  
[CBA LISTING](#)



# Pro Forma

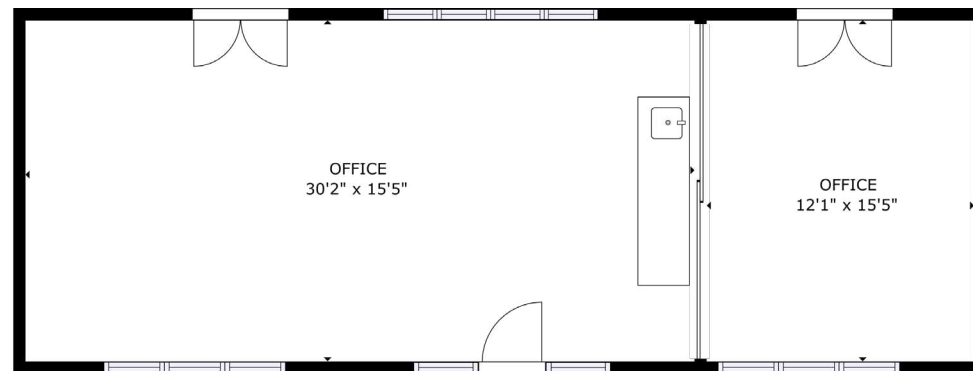
## Unit 100

### Expenses

- OA dues: \$645.35/month/unit
- Property tax: \$1,856.44/year/unit
- Electrical: Paid direct by tenant
- All other utilities: Included in OA dues
- Total expenses: \$9,600.63/year/unit

### Income

- VACANT
- Market Rate: \$30/square foot/year + NNN
- Total income: \$22,560.00
- Cap rate: 5.67%



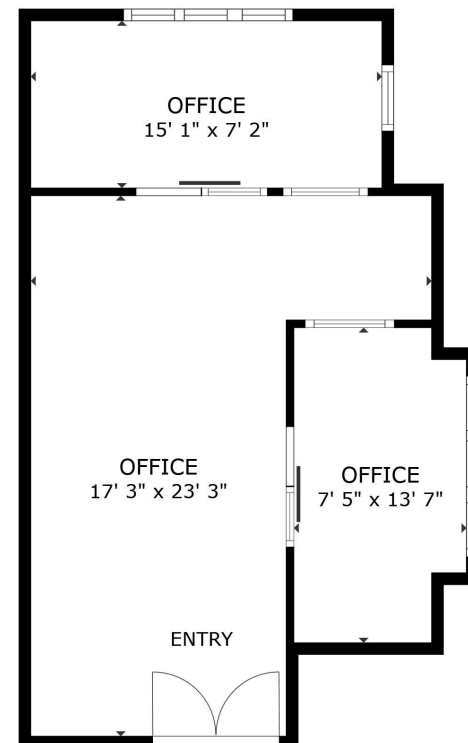
## Unit 102

### Expenses

- OA dues: \$484.44/month/unit
- Short term lease
- Property tax: \$1,416.98/year/unit
- Electrical: Paid direct by tenant
- All other utilities: Included in OA dues
- Total expenses: \$7,230.26/year/unit

### Income

- Market Rate: \$26/square foot/year + NNN
- Total income: \$14,928.00
- Cap rate: 5.47%



## Unit 108/110

### Expenses

- OA dues: \$1,798.21/month/unit
- Vacant
- Property tax: \$4,875.08/year/unit
- Electrical: Paid direct by tenant
- All other utilities: Included in OA dues
- Total expenses: \$26,453.57/year/unit

### Income

- Market Rate: \$24/square foot/year + NNN
- Total income: \$57,480.00
- Cap rate: 7.20%



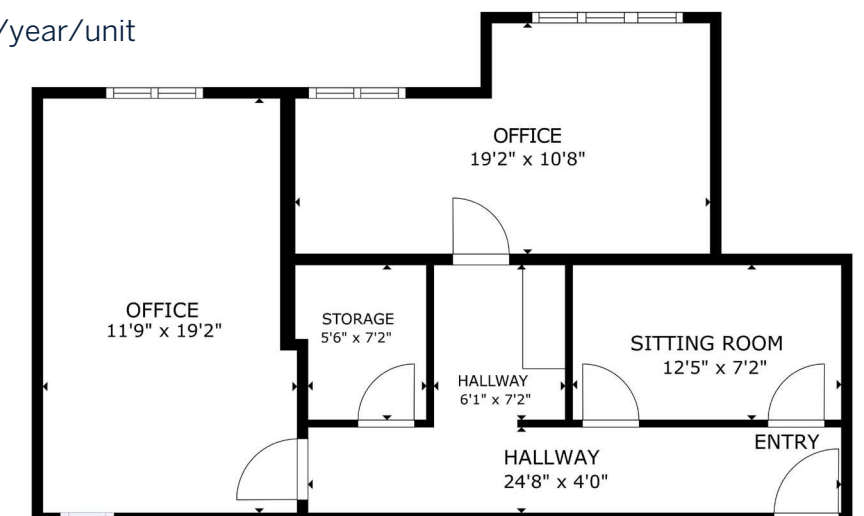
## Unit 206

### Expenses

- OA dues: \$661.66/month/unit
- Short term lease
- Property tax: \$1,890.86/year/unit
- Electrical: Paid direct by tenant
- All other utilities: Included in OA dues
- Total expenses: \$9,830.77/year/unit

### Income

- Market Rate: \$28/square foot/year + NNN
- Total income: \$21,588.00
- Cap rate: 6.20%





## Contact Information

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