

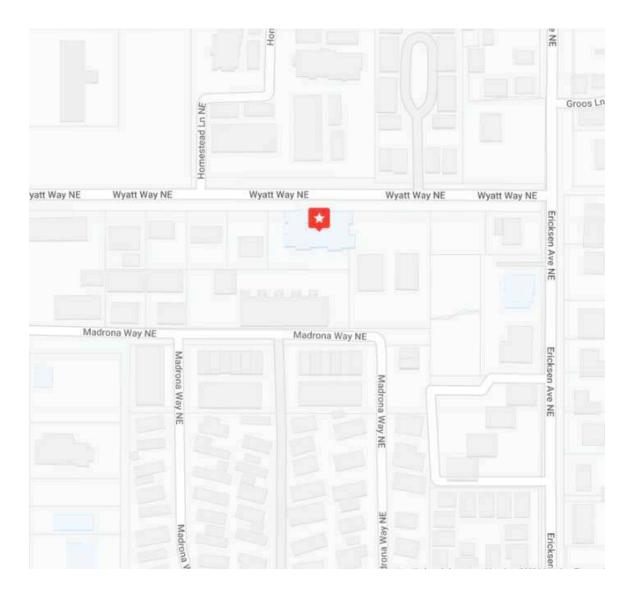
# **Commercial Office Condominiums for Sale**



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

# **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



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# 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

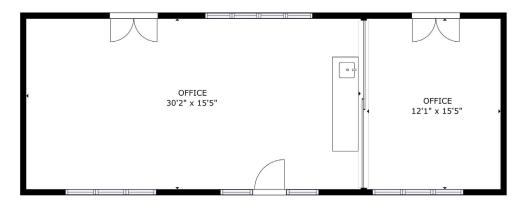
### Income

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

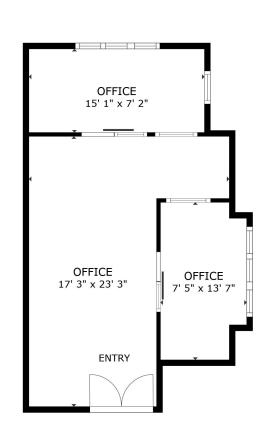
• Total expenses: \$7,230.26/year/unit

### 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

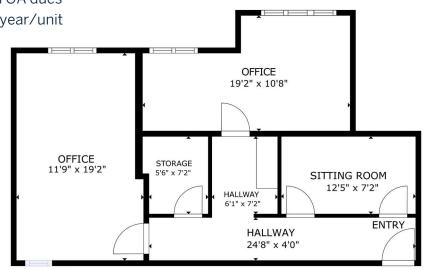
• Total expenses: \$9,830.77/year/unit

### Income

Market Rate: \$28/square foot/year + NNN

• Total income: \$21,588.00

• Cap rate: 6.20%



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# Contact Information



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