5001 112TH STREET EAST FOR SALE: \$3,280,000

TACOMA, WA 98446

UNIQUE INVESTMENT OPPORTUNITY - TREATMENT CENTER ON 1.05 ACRES



SALE INFORMATION

 Building Size
 Land Size
 Year Built
 Cap Rate
 Sale Price

 11,675 SF
 1.05 Acres (45,700 SF)
 1995 / Adj. 2000
 6.5%
 \$3,280,000

Additional Notes: 3% annual increases; Lease in place through 12/18/2030; Two, 5-year options to renew







BRIANA HICKEY 253.779.2424 bhickey@neilwalter.com All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

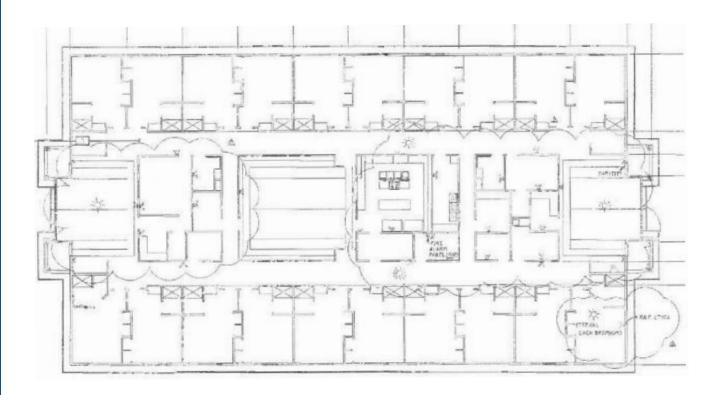
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The building consists of 20 patient rooms located around the perimeter of the building. A core community areas in the center of the building contains a large dining room / classroom, bath / shower rooms, housekeeping / laundry, staff offices and a commercial kitchen.

Prosperity Wellness Center is a State of Washington licenses facility for inpatient residential chemical dependency and mental health treatment. The facility provides a short-term home for clients requiring rehabilitation treatment which is assumed paid for by the State of Washington (DSHS) and other agencies, primarily Medicaid.



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PROFORMA											
Tenant	Lease Exp.	Bldg %	Bldg SF	Rent SF/Yr	Rent SF/Mo	Base Rent /Mo	NNN Rent /Mo	NNN SF/Yr	Base Rent/Yr	NNN Rent/Yr	Total Revenue
Prosperity Wellness	12/18/30	100%	11,675	\$19.67	\$1.64	\$19,137	\$389	\$0.40	\$229,647	\$4,670	\$234,317
Other Revenue									\$0	\$0	\$0
Totals		100%	11,675			\$19,137			\$229,647	\$4,670	\$234,317
Estimated Operating Expenses - 2024 Budget								OPE / S.F.			Total OPE
Owners Expense								\$0.20			\$2,335
Reserves for Expenses								\$0.20			\$2,335
Total Expense								\$0.40			\$4,670
Net Operating Income											\$229,647
Vacancy										5.00%	\$(11,716)
Reserves										2.00%	\$(4,686)
Net Operating Income											\$213,245