



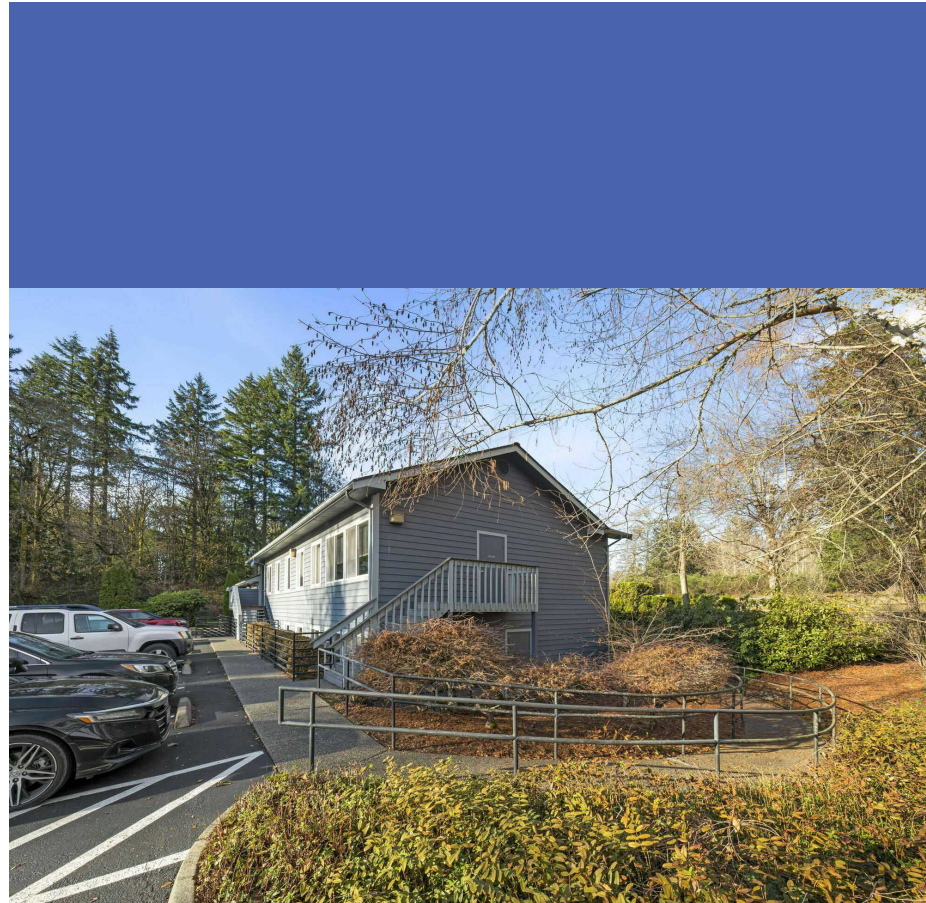
Tremont Professional Building

104 Tremont Street
Port Orchard, WA 98366

FOR SALE

\$1,049,000

GARY ANDERSON
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Property Summary



Property Description

Over 5,000sf, 2-story Office Building located just blocks from Highway 16, close to Port Orchard medical center and off the busy Tremont Street, which is the main thoroughfare into the heart of Port Orchard. This building is surrounded by beautifully landscaped grounds and is considered to be in good condition throughout. You can access the building from both Upper and Lower floors. There is a total of 4 suites. Great tenants. Signage included.

Property Highlights:

- 2 Story Office Building**
- Great Location Off The Main Arterial Street Into Port Orchard**
- Lots Of Available Parking On-Site Parking**
- Beautifully Landscaped Grounds**
- 4 Tenants**

Offering Summary

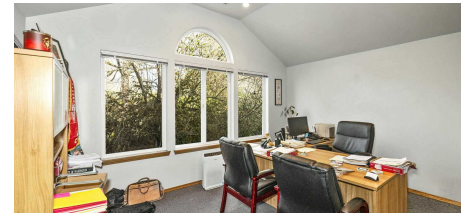
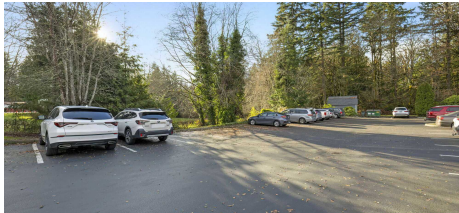
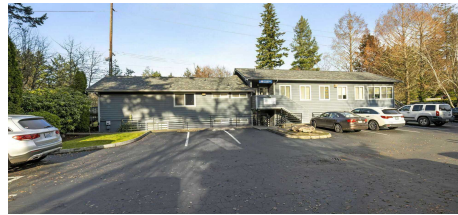
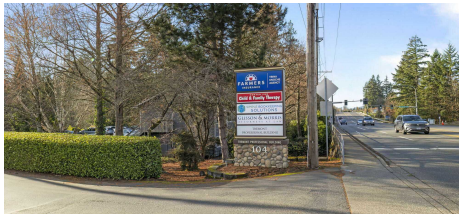
Sale Price:	\$1,049,000
Number of Units:	4
Lot Size:	0.72 Acres
Building Size:	5,592 SF
NOI:	\$69,391.00
Cap Rate:	7%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	333	1,006	2,603
Total Population	930	2,757	7,020
Average HH Income	\$83,607	\$85,769	\$82,428

Aerial Map

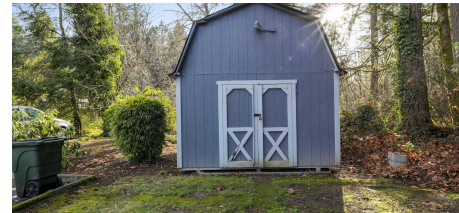
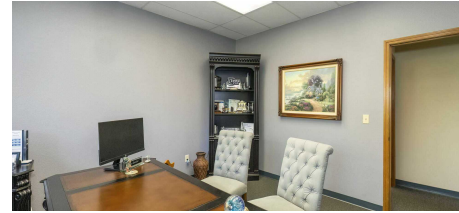
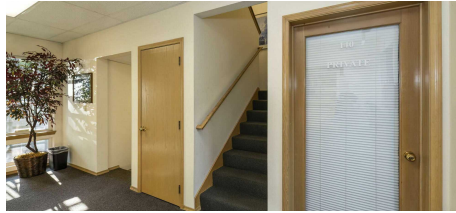
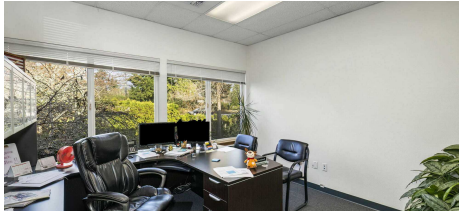
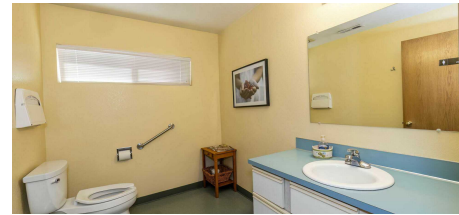
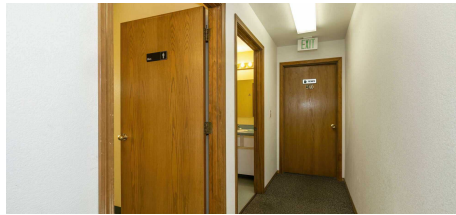
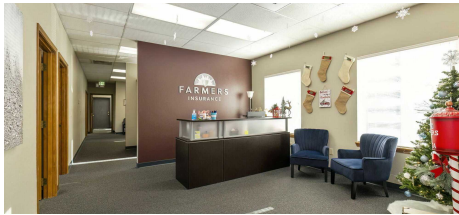


Additional Photos

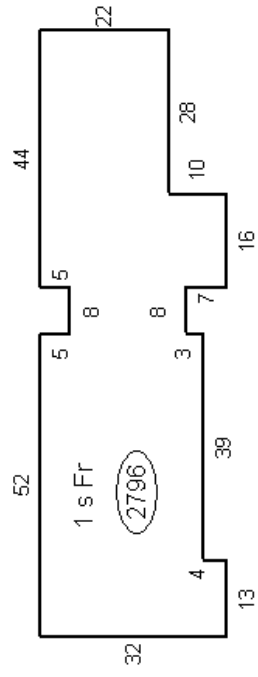
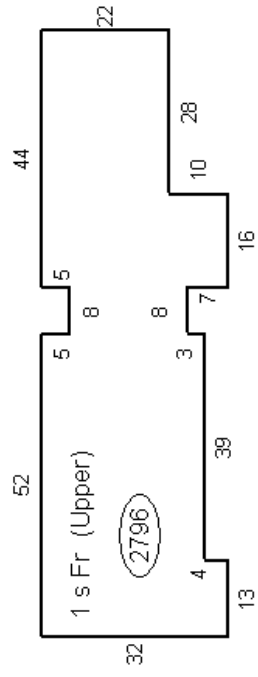


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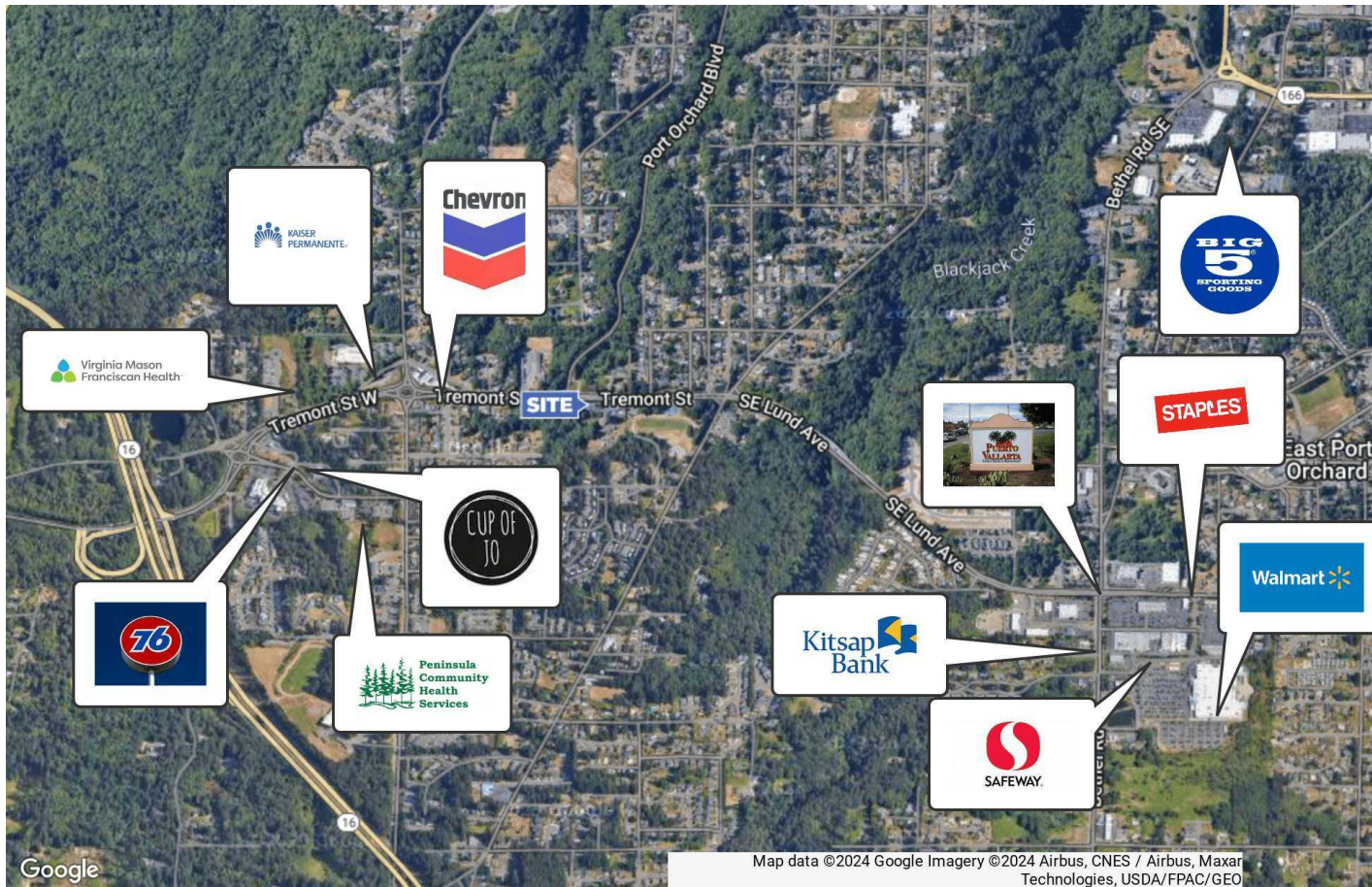
CHILD & FAMILY THERAPY
SIMPLE BOOKKEEPING SOLUTIONS
GLISSON & MORRIS
ATTORNEYS AT LAW



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Retailer Map

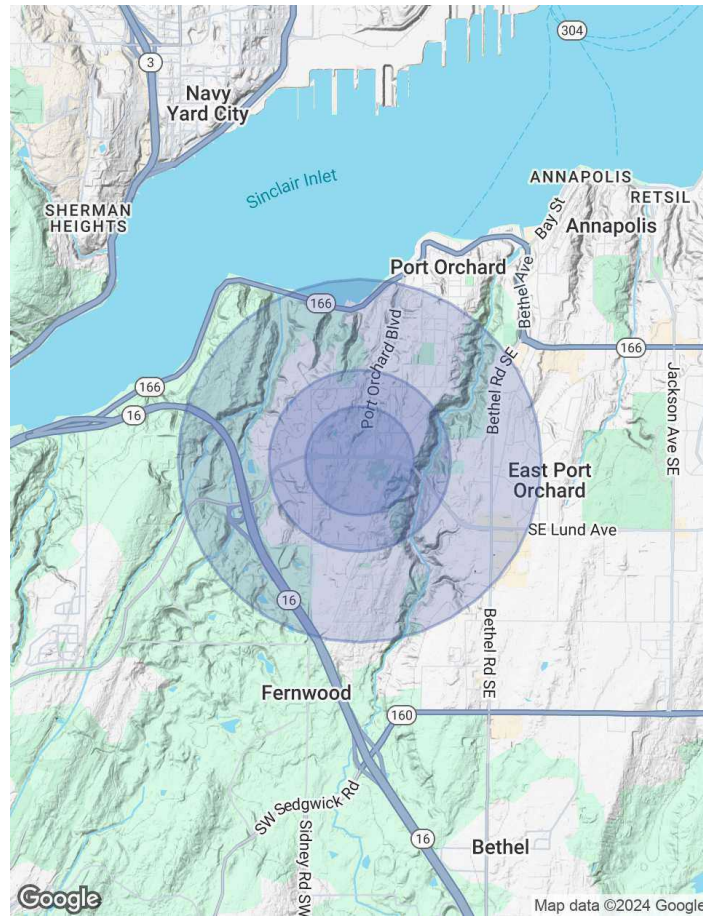


Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	930	2,757	7,020
Average Age	36	37	38
Average Age (Male)	34	35	36
Average Age (Female)	38	38	40
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	333	1,006	2,603
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$83,607	\$85,769	\$82,428
Average House Value	\$399,660	\$408,226	\$422,150

Demographics data derived from AlphaMap



Rent Roll



Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Market Rent	Market Rent / SF	Annual Rent
100, 110, 120	Cntr for Child Therapy	1,605 SF	28.70%	\$13.37	\$13	\$0.01	\$21,459
200	Trina Knoche Insurance	2,059 SF	36.82%	\$11.00	\$13	\$0.01	\$22,649
240	Glisson & Morris	1,022 SF	18.28%	\$10.00	\$14	\$0.01	\$10,220
130	Amber Collier	906 SF	16.20%	\$10.46	\$15	\$0.02	\$9,477
-	-	-	-	-	-	-	-
Totals		5,592 SF	100%	\$44.83	\$55	\$0.05	\$63,805
Averages		1,398 SF	25%	\$11.21	\$14	\$0.01	\$15,951

Financial Summary



Investment Overview

Price	\$1,049,000
Price per SF	\$188
Price per Unit	\$262,250
GRM	16.44
CAP Rate	6.61%
Cash-on-Cash Return (yr 1)	6.61%
Total Return (yr 1)	\$69,391

Operating Data

Gross Scheduled Income	\$63,805
Total Scheduled Income	\$63,805
Vacancy Cost	\$3,190
Gross Income	\$60,614
Operating Expenses	\$3,050
Net Operating Income	\$69,391
Pre-Tax Cash Flow	\$69,391

Financing Data

Down Payment	\$1,049,000
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Income & Expenses



Income Summary

Gross Income	\$63,805
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Expenses Summary

Operating Expenses	\$3,050
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Net Operating Income	\$69,391
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