

**TWO STANDALONE
WAREHOUSE/OFFICE
BUILDINGS
FOR SALE**



5720 112TH STREET E, PUYALLUP, WA 98373

Caleb Farnworth, CCIM

425.289.2235

calebf@rosenharbottle.com

Stossi Tsantilas

425.279.7943

stossit@rosenharbottle.com

425.454.3030
rosenharbottle.com

PO Box 5003
Bellevue, WA 98009 - 5003

 **ROSEN HARBOTTLE**
COMMERCIAL REAL ESTATE



STANDALONE WAREHOUSE BUILDINGS WITH RETAIL EXPOSURE & FENCED YARD AREA

SALE PRICE: \$1,900,000

Price/SF: \$180/SF

Total Building: 10,586 SF

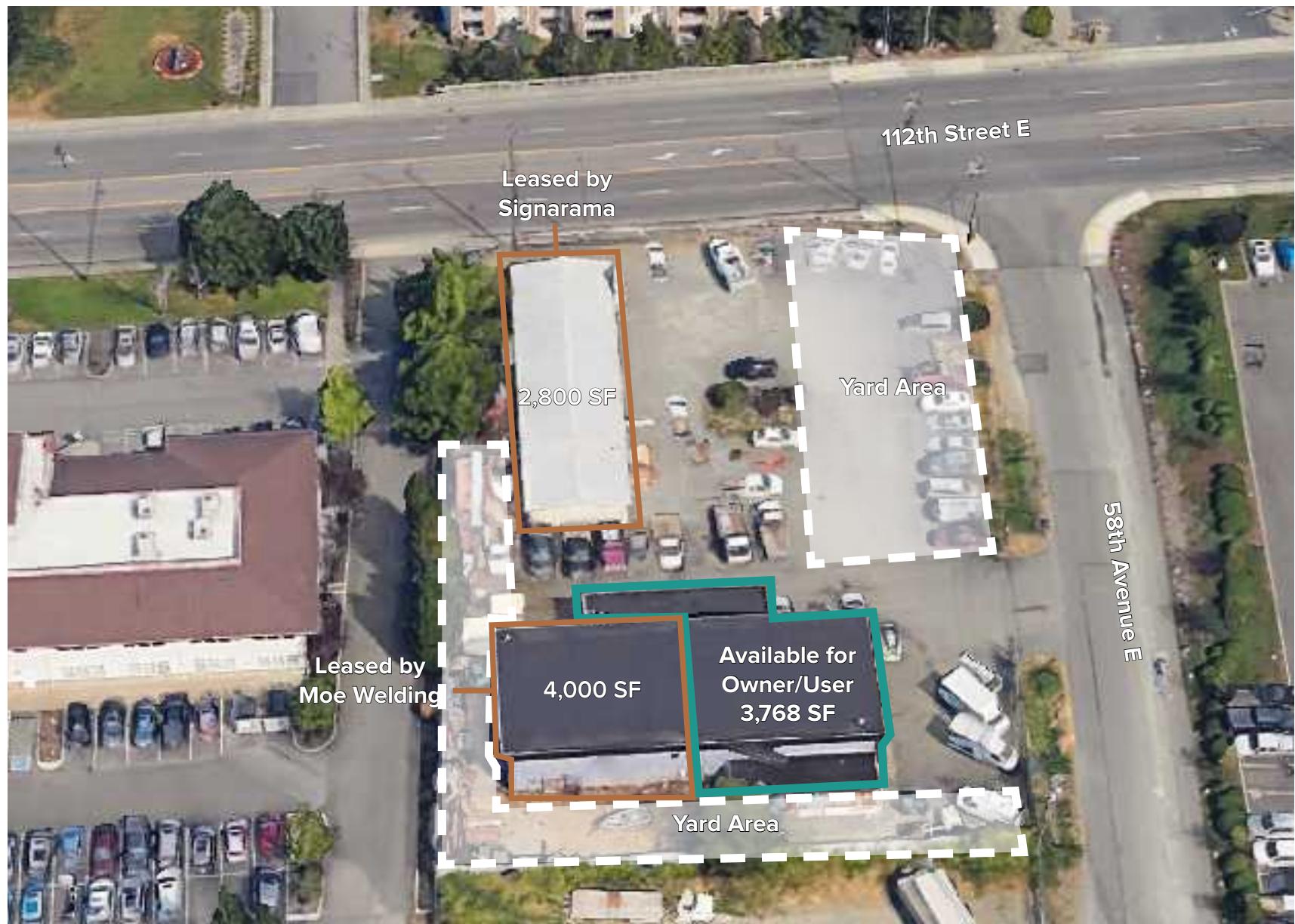
PROPERTY FEATURES:

- Built in 1982. Renovated in 1992.
- 40,735 SF (0.935 Acres) Land
- Abundant Parking Within Fenced Lot Plus Countless Street Parking Available
- 10,000+ SF Fenced Yard Area
- 17,900+ Vehicles per day on 112th Street E
- Signage available facing busy 112th Street E

- Includes 400 SF Secured Shed
- Recent Capital Improvements:
 - New Asphalt Parking Lot
 - Connected Property to City Sewer
- Clear Span Warehouse
- Zoning: The Employment Corridor (ECOR) zone is a light to moderate industrial zone that supports economic development and supplements the Frederickson Manufacturing Industrial Center.

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

SITE MAP

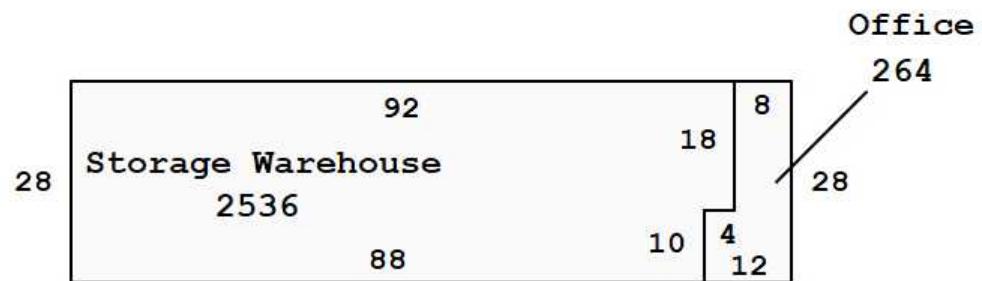
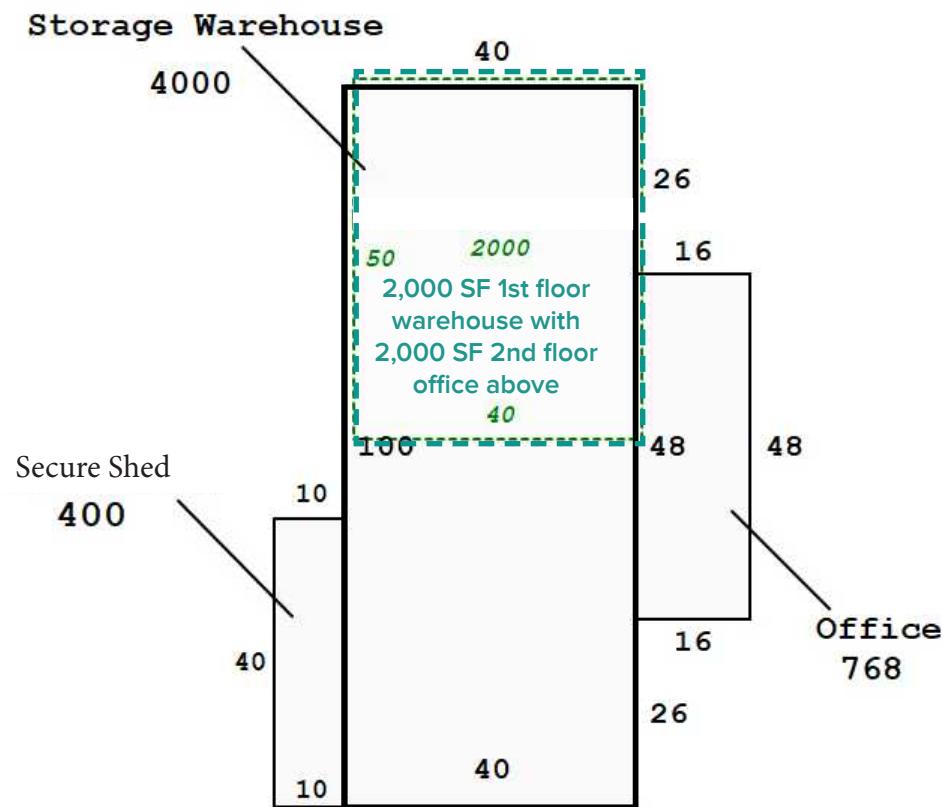


PROPERTY PHOTOS



FLOOR PLAN

4075210070



OWNER USER VS RENT COMPARISON

- Purchase instead of rent and reduce monthly payments by \$4,000
- Renters suffer annual rent increases while buyers lock in their loan payment for five years
- Ownership tax savings and principal paydown result in approximately \$80,000 annual savings compared to renting

Purchase Scenario

Purchase Price & Initial Costs		
Building Size	10,568	
Purchase Price	\$179.79	\$1,900,000
Loan Fees and Costs		\$30,000
Total Project Costs		\$1,930,000
Total Initial Costs (15% Down Payment)		\$289,500
Loan Assumptions		
5 year fixed rate	25 year amortization	
33% tax bracket		5.09% interest rate
Monthly Ownership Cash Outflow		
Blended Interest Rate (Estimate)	5.09%	
Mortgage Payment (P&I)		\$9,676
Rental Income	Assuming Buyer Occupies Entire Property	
NNN Expenses (\$2.67/SF)		\$2,351
Monthly Cash Outflow		\$12,027
Monthly Ownership Benefits (Estimates)		
Appreciation at 2%		(\$3,167)
Equity Build-Up		(\$2,782)
Depreciation Write-Off (70% Imp. Value)		(\$938)
Interest Write-Off		(\$2,277)
NNN Expense Deduction		(\$776)
Total Ownership Benefits		(\$9,939)
Total Effective Monthly Cost		\$2,088

Rental Scenario

Lease Rate & Initial Costs		
Premises Size	10,568	
Prepaid Monthly Rent (\$16/SF)		\$14,091
Prepaid NNN Expenses (\$2.67/SF)		\$2,351
Security Deposit		\$20,000
Total Initial Costs		\$36,442
Lease Assumptions		
33% tax bracket		
Monthly Lease Cash Outflow		
Starting Rent Payment		\$14,091
NNN Expenses		\$2,351
Monthly Cash Outflow		\$16,442
Monthly Lease Benefits		
Appreciation at 2%		\$0
Equity Build-Up		\$0
Depreciation Write-Off (70% Imp. Value)		\$0
Interest Write-Off		\$0
Rent & NNN Expense Deduction		(\$5,426)
Total Lease Benefits		(\$5,426)
Total Effective Monthly Cost		\$11,016

INVESTMENT

Pro Forma

SUITE	TENANT	SQUARE FEET	RENT /SF	MONTHLY RENT	12 MONTHS at Current Rent
5722	Tenant 1	2,800	\$16.00	\$3,733	\$44,800
Unit B	Tenant 2	4,000	\$13.50	\$4,500	\$54,000
5720	Tenant 3	3,768	\$16.00	\$5,024	\$60,288
Shed	Tenant 3	400	\$12.00	\$400	\$4,800
Surplus Land	Tenant 1, 2, or 3	10,000	\$3.00	\$2,500	\$30,000
TOTALS		10,568	\$18.35	\$16,157	\$193,888

Rent Revenue		\$193,888
Reimbursed Expenses	\$2.67	\$28,258
TOTAL REVENUE		\$222,146
Operating Expenses	(\$2.67)	(\$28,258)
TOTAL EXPENSES		(\$28,258)
Vacancy	5.00%	(\$11,107)
Structural Reserve	(\$0.10)	(\$1,057)
NET OPERATING INCOME		\$181,724

Sales Price:	\$1,900,000	\$180
	\$96,944	6 months vacancy cost
	\$48,472	3 months free rent
	\$58,166	leasing commissions
	\$30,000	tenant improvements

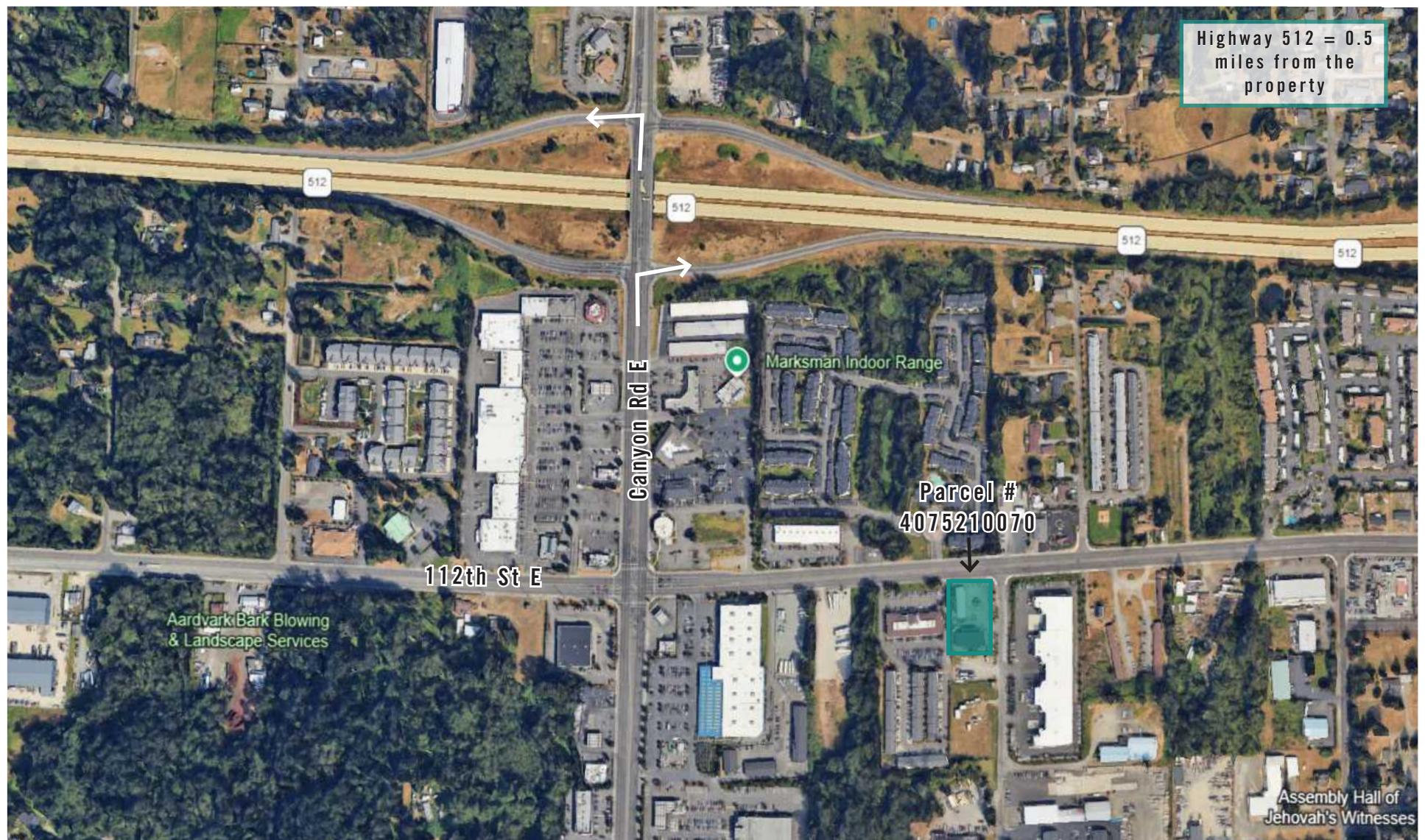
NET PRICE After Releasing Costs	\$2,133,582
PRICE PER SF	\$202

CAP RATE	8.5%
-----------------	-------------

- Seller Financing Available:
 - Terms Negotiable
- Investor: 8.5 Pro Forma Cap Rate
 - Pro Forma Assumptions:
 - 16.00/SF, NNN for 1st Floor Warehouse & Office
 - \$12.00/SF, NNN for 2nd Floor Office
 - \$0.25/SF for 10,000 SF Fenced Yard Area
- Owner User:
 - 3,768 SF Warehouse/Office plus 400 SF Secured Shed Available Now
 - Entire 10,568 SF can be made available by 9/1/26

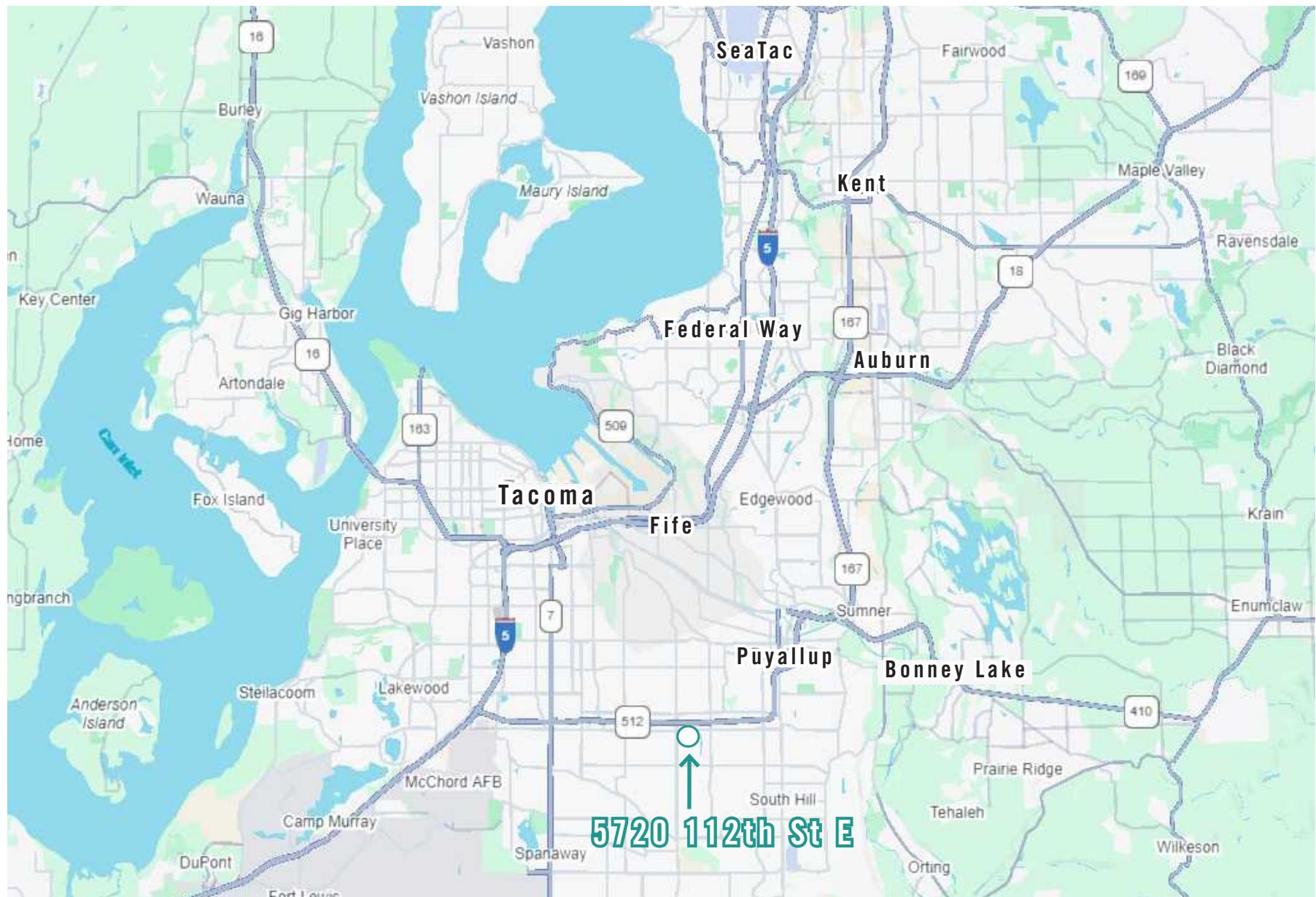
The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

PARCEL MAP



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

LOCATION MAP



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.