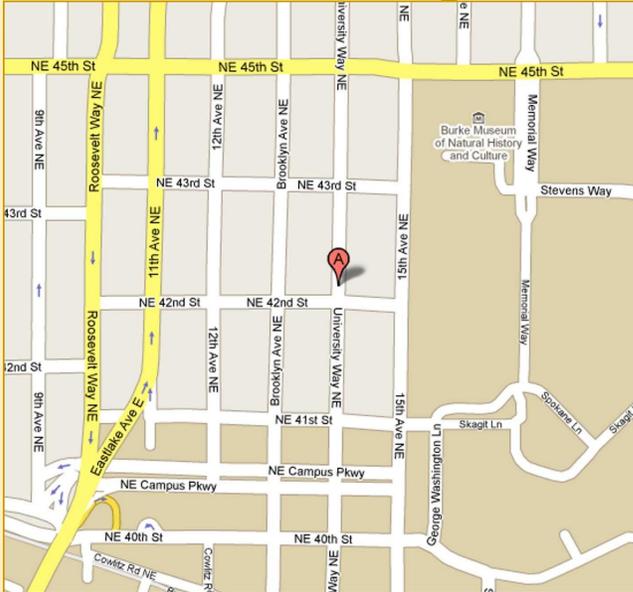


2nd Time Around

University District Retail Building

4209 University Way NE, Seattle 98105

Offered at **\$4,626,000**



Contact:

Tom Slomer

206-619-1300

tslomer@rpare.com

RPA REAL PROPERTY ASSOCIATES INC

7500 Roosevelt Wy NE
Seattle, WA 98115
Tel 206-523-0300
Fax 206-523-0315
www.rpare.com

**1 Street Level Retail
Space 3,708 SFT**

**1 Second Floor Retail
Space 1,948 SFT**

**1 Second Floor Office
Space 1587 SFT**

This is your opportunity to own legacy property on the Ave. Ideally located on University Way one block from UW. Tons of foot traffic.

Perfect for owner/user or investor. Leased street level retail space. One second floor tenant with long term lease. One Second floor office vacant space short. Zoning NC3-65. Good investment now with development possibilities for the future

Second Time Around

University District Retail Building

4209 University Way NE, Seattle 98105

Investment Information (Proforma)			
Price			\$4,626,000
NOI			\$183,453
Capitalization Rate			3.63%
Down Payment			\$2,300,000
Mortgage			\$2,300,000
Interest			5.60%
Monthly Debt Service	300mos		\$14,262
Cash-on-Cash Return			.01%

Monthly Rental Particulars (Proforma)						
Unit	Type	Terms	Expiration	Rent/Mo	Area SFT	\$/SFT-YR
4209	Retail	NNN	Jan 2029	\$12,237.75	3850	\$37.14
Suite 222	Office	Gross		\$3,200.00	1948	\$24.19
Suite 200	Office	Gross	Dec 2030	\$3,050.00	1587	\$23.06
Suite						
				\$18,487.75	7385	

Annual Expenses (2nd Floor Only)			
Property Taxes (2025)			\$8,623.00
Property Insurance			\$1,200.00
Electricity			\$3,663.00
Water/Sewer/Garbage			\$643.00
Management			\$0.00
Maintenance			\$1,384.00
			\$15,513.00

Annual Operating Account			
Gross Scheduled Rents			\$221,856
Vacancy			\$0
Tenant Reimbursements			\$0
Total Expenses			-\$15,513
NOI			\$206,343



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