

5001 112TH STREET EAST

TACOMA, WA 98446



Building Size: 11,675 SF » **Land Size: 1.05 AC** » **NOI: \$226,536.84** » **Cap Rate: 7.09%** » **Sale Price: \$3,195,000**



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INVESTMENT HIGHLIGHTS

ESTABLISHED BEHAVIORAL HEALTHCARE TENANT

The Property is occupied by Prosperity Wellness Center, part of the Discovery Addiction Services family. Prosperity has served the Tacoma market since 1992 and provides substance use disorder and co-occurring disorder treatment across multiple levels of care.

PASSIVE NNN LEASE STRUCTURE

The NNN lease requires the tenant to pay applicable property-level operating expenses in accordance with the lease, supporting predictable ownership economics and reduced landlord responsibilities.

3% ANNUAL RENT ESCALATIONS

Contractual 3% annual rent increases provide built-in NOI growth throughout the lease term.

TWO 5-YEAR RENEWAL OPTIONS

The lease includes two additional five-year renewal options, providing the potential for up to 10 years of extended occupancy. The tenant has also expressed willingness to discuss an early renewal.



SPECIALIZED, NEEDS-BASED USE

The Property serves as an operating location for behavioral healthcare services, including treatment for substance use and co-occurring disorders. This specialized use may support tenant retention by creating operational value associated with an established, purpose-oriented facility.

DISCOVERY ADDICTION SERVICES AFFILIATION

Prosperity's affiliation with Discovery Addiction Services provides the tenant with the support and platform of a broader behavioral healthcare organization.

DIVERSIFIED PAYMENT SOURCES

Prosperity's residential treatment program accepts Washington Apple Health (Medicaid), private insurance and private-pay patients, providing exposure to multiple reimbursement sources.

PROPERTY OVERVIEW

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.

Property Details

Building Size	11,675 SF
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Land Size	1.05 Acres (45,700 SF)
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Year Built	1995 / Adj. 2000
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NOI	\$226,536.84
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Cap Rate	7.09%
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Sale Price	\$3,195,000
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