

Marcus & Millichap

BROWN RETAIL GROUP

SEATTLE | PORTLAND | SPOKANE | BOISE



ACTUAL PROPERTY PHOTO

CLASS A OWNER/USER BEHAVIORAL HEALTH FACILITY

2150 Freeman Rd E, Fife, WA 98424

**TURNKEY BEHAVIORAL HEALTH FACILITY FEATURING 32 BEDS AND
TRANSFERABLE OPERATIONS LOCATED NEARBY MULTIPLE HOSPITALS**



THE OFFERING

2150 Freeman Rd E, Fife, WA 98424

Marcus & Millichap's Brown Retail Group has been selected to exclusively market for sale a **Class A Owner/User Behavioral Health Facility in Fife, WA (Seattle-Tacoma MSA)**. The property is priced at \$613/SF, well below the replacement cost to build a new facility of comparable size and quality. The facility was a build to suit for RI International in 2012 and has been operated as a behavioral health facility since then, providing a new owner the opportunity to commence operations at a location that has established relationships with surrounding hospitals and medical providers. RI International, the current tenant, is open to facilitating the transfer of its operations at this site to a new operator, providing a new owner the opportunity to commence its own operations at this site with very minimal downtime. The property was expanded from a 16-bed facility to a 32-bed facility through receiving a nearly \$1,000,000 BHF Grant from the state of Washington, providing a fully renovated, class A facility for an owner/user to occupy. The building features high quality masonry and a roof warranty through April 9, 2027. RI International's current lease term expires November 30, 2029, providing an owner/user cashflow from the property while they develop their business plan. RI International will consider terminating the lease early if desired by the new owner. The location is within a 15-minute drive of multiple hospitals in Tacoma, Puyallup, Federal Way, and Auburn, providing natural referral sources for the facility and the ability to serve multiple communities.

PRICE: \$8,895,000
PRICE/SF: \$613



THE PROPERTY

Price	\$8,895,000
Price/SF	\$613

PROPERTY SUMMARY

Gross Leasable Area	14,504 SF
Number of Beds	32 Beds
Year Built	2012
Lot Size (Acres)	0.84 Acres
Parking Spaces	~34 Spaces
Structure	Masonry
Zoning	Regional Commercial (RC)
Parcel Number	#0420082099
Type of Ownership	Fee Simple

LEASE SUMMARY

Tenant	Recovery Innovations, Inc.
Lease Type	Triple Net (NNN)
Lease Expiration	11/30/2029
Landlord Responsibility	Roof & Structure
Tenant Responsibility	Taxes, Insurance, Repairs & Maintenance

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
Current -11/30/2027	\$596,695	\$49,725	\$41.14
12/1/2027 - 11/30/2029	\$644,430	\$53,703	\$44.43
OPTION			
12/1/2029 - 11/30/2036	Fair Market Value		

CONVENTIONAL FINANCING

Loan to Value (LTV)	Up to 75%
Interest Rate*	6.00% - 7.25%
Amortization	25 Years

SBA FINANCING

Loan to Value (LTV)	Up to 85%
Interest Rate*	5.79% - 7.25%
Amortization	25 Years

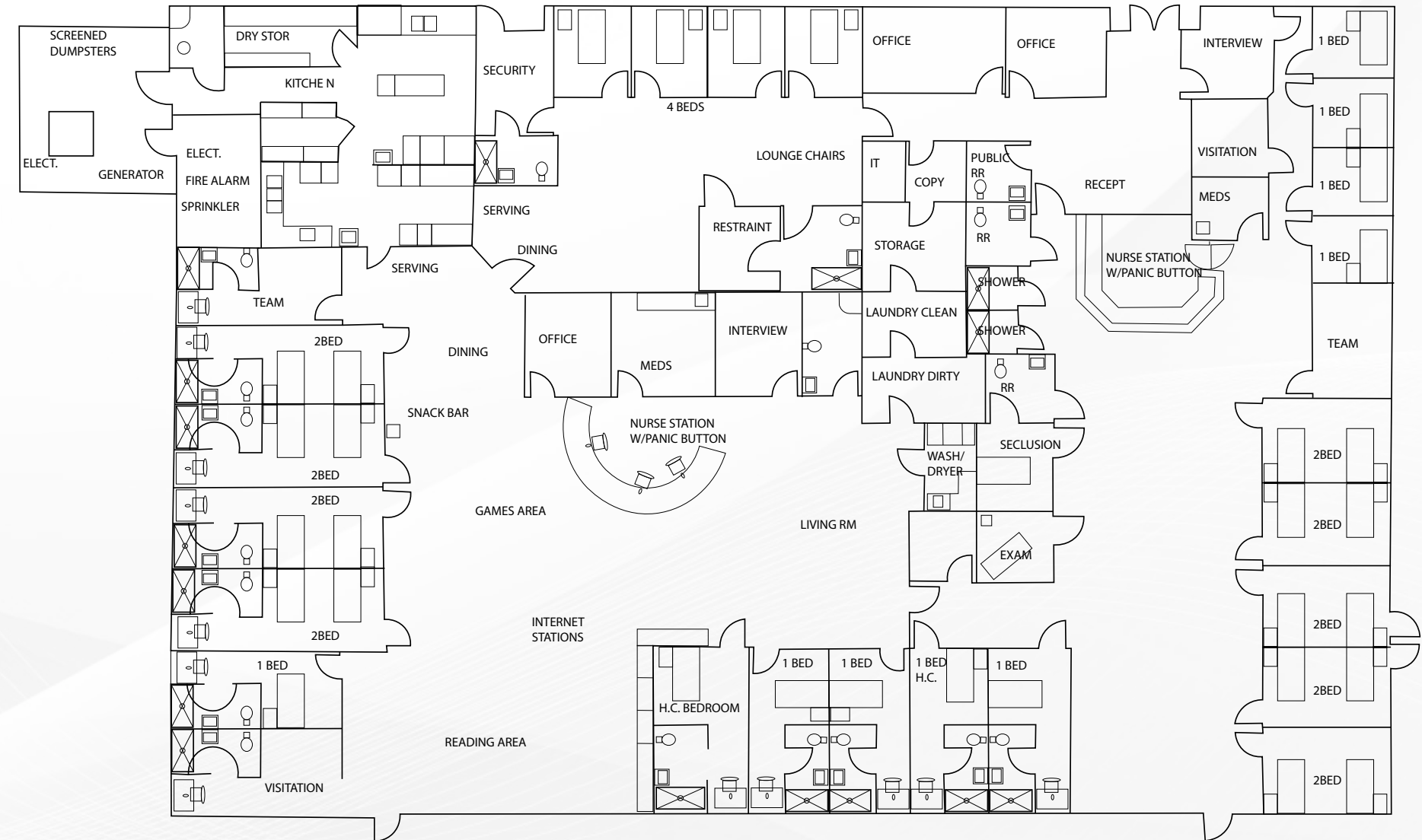
* Dependent on deposit percentage and borrower strength.

**FOR CURRENTLY AVAILABLE LOAN PROGRAMS PLEASE CONTACT:
MARCUS & MILLICHAP CAPITAL CORPORATION**

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FLOOR PLAN

RECOVERY INNOVATIONS
2150 FREEMAN ROAD EAST
FIFE, WASHINGTON 98424
FLOOR PLAN



THE HIGHLIGHTS

ESTABLISHED BEHAVIORAL HEALTH LOCATION

The Property has been operated as a behavioral health facility since 2012, providing services to multiple surrounding communities, allowing for a different behavioral health services operator to commence operations quickly through already established relationships with surrounding hospitals and medical providers.

AVAILABLE OPERATIONS

The Property is currently leased to Recovery Innovations Inc. (RI International), which is open to facilitating the transfer of its operations at this site to a new operator. This provides an Owner/User the opportunity to commence its own operations at this site with very minimal downtime.

\$1,000,000 EXPANSION THROUGH BHF GRANT

RI International received approximately \$1,000,000 through a BHF Grant from the state of Washington which was invested into the Property to expand its capacity from 16 to 32 beds, providing an already built-out, class A facility for an Owner/User to immediately occupy



ACTUAL PROPERTY PHOTO

HIGH-QUALITY 2012 CONSTRUCTION W/ ROOF WARRANTY

The Property was a build-to-suit for Recovery Innovations in 2012 and features high-quality masonry finishes in both the exterior and interior of the building. In addition, the property features a 15-year roof warranty from its initial construction that runs through April 9, 2027.

IN PLACE CASHFLOW

RI International's current lease term expires November 30, 2029, providing an Owner/User with up to 5+ years of cashflow from the property while they develop their business plan. Additionally, RI International will consider terminating the lease earlier, if desired by the new owner.

LOCATED NEARBY MULTIPLE HOSPITALS

The Property is located within a 15-minute drive of multiple hospitals in Tacoma, Puyallup, Federal Way, and Auburn, providing natural referral sources for the facility and the ability to serve multiple communities.

LOCATION OVERVIEW

FIFE, WASHINGTON

Fife is a city in Pierce County and a part of the Seattle-Tacoma MSA often associated with Puyallup. Fife is sandwiched between Seattle and Olympia, the Cascade Mountains border to the east, Mount Rainier is to the southeast and the Puget Sound is to the west. Outlying cities recorded some of the largest population increases over the past decade as people moved toward lower land and housing costs. Recently, significant apartment construction has boosted population growth in the city core.

Nearby mountains and bodies of water create ample opportunities for recreational activities. The region is home to the world-famous Pike Place Market, Puget Sound, Mount Rainier, the Seattle Center, the Space Needle and the Washington state's largest fair. Among institutions of higher learning are the University of Washington, community colleges and the Art Institute of Seattle.

ECONOMY

- Economic diversity is achieved through a highly skilled and educated workforce, advanced transportation and distribution infrastructure, and access to national and global markets.
- The region is a leader in the aerospace, e-commerce, cloud storage, and computer software industries with employers that include Microsoft, Boeing and Amazon. These companies provide numerous high-quality jobs.
- Job growth will outpace U.S. gains through 2025 as employment expands 0.7% annually, compared with 0.3% for the nation

FIFE, WA

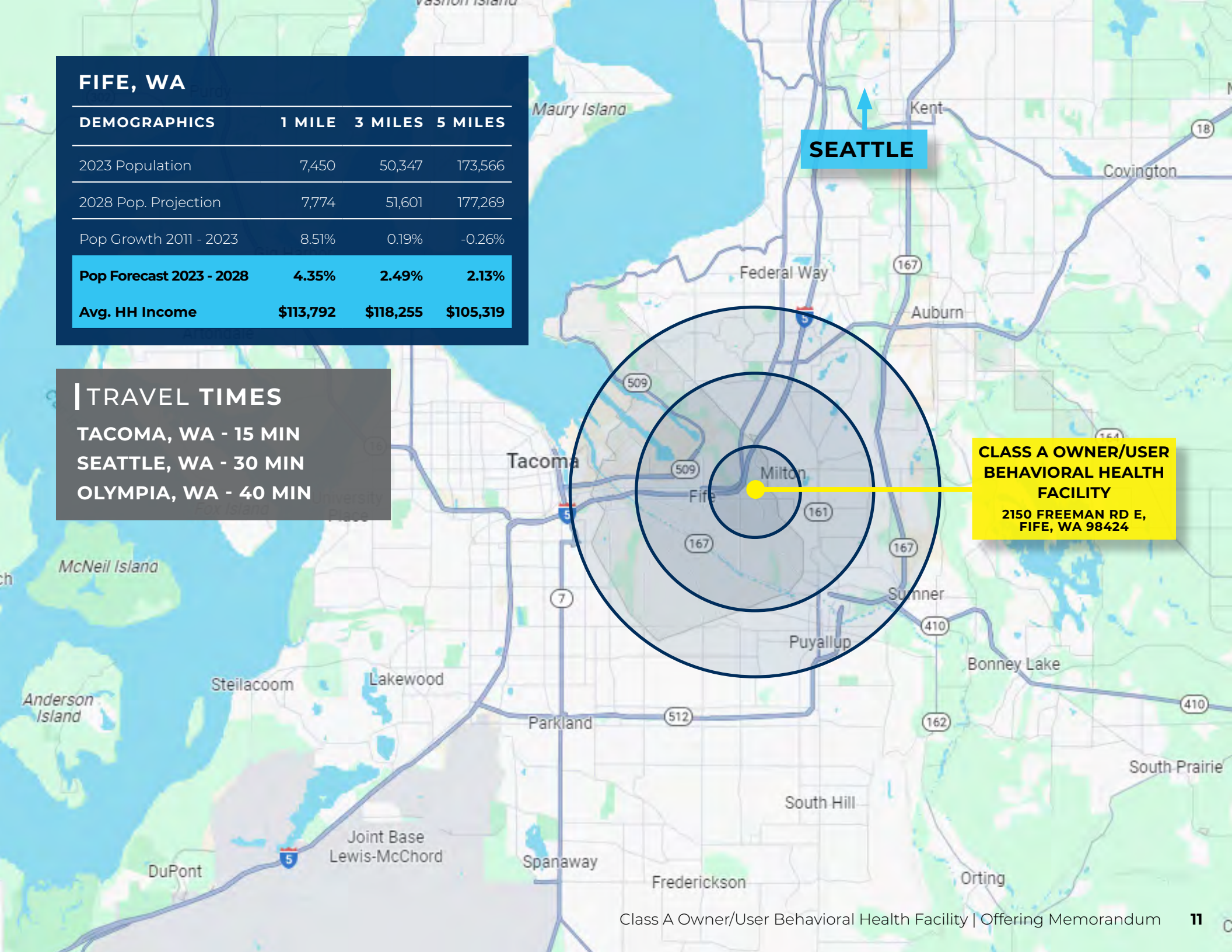
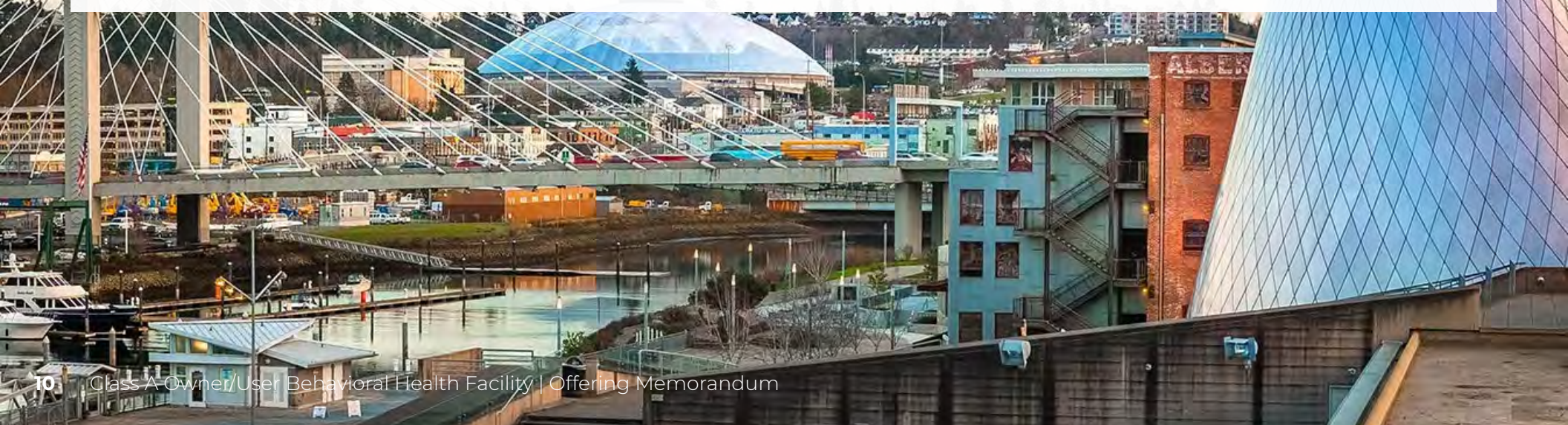
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Population	7,450	50,347	173,566
2028 Pop. Projection	7,774	51,601	177,269
Pop Growth 2011 - 2023	8.51%	0.19%	-0.26%
Pop Forecast 2023 - 2028	4.35%	2.49%	2.13%
Avg. HH Income	\$113,792	\$118,255	\$105,319

TRAVEL TIMES

TACOMA, WA - 15 MIN
 SEATTLE, WA - 30 MIN
 OLYMPIA, WA - 40 MIN

SEATTLE

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 BEHAVIORAL HEALTH
 FACILITY**
 2150 FREEMAN RD E,
 FIFE, WA 98424



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COOPERATIVE BROKERAGE COMMISSION

Marcus & Millichap is offering a cooperative brokerage commission by Seller to brokers who represent purchasers that were not directly contacted via phone or e-mail by the listing brokers and who successfully close on the property at terms acceptable to Seller.

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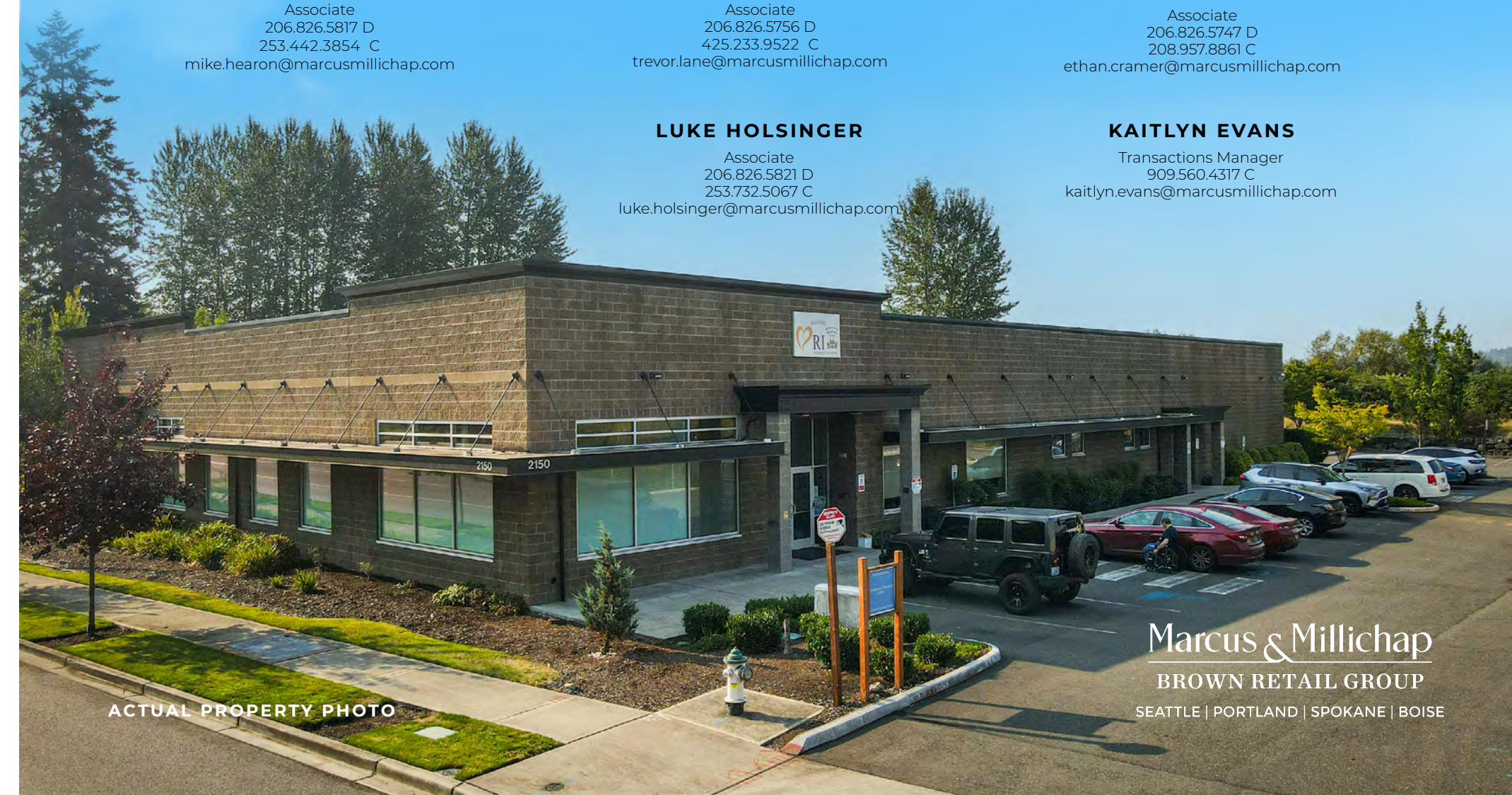
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