



Olympic Place 1

1040 Northeast Hostmark Street
Poulsbo, WA 98370

FOR SALE
\$3,100,000

GARY ANDERSON
360.731.3739 | garee1776@aol.com

KELLY MULDROW
Managing Broker
206.949.3420 | kelly@muldrow.net



Table of Contents

Confidentiality & Disclaimer

All materials and information received or derived from G Anderson Group LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither G Anderson Group LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. G Anderson Group LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. G Anderson Group LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. G Anderson Group LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by G Anderson Group LLC in compliance with all applicable fair housing and equal opportunity laws.

Table Of Contents

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
ADDITIONAL PHOTOS	5
LOCATION INFORMATION	6
LOCATION MAP	7
AERIAL MAP	8
FINANCIAL ANALYSIS	9
FINANCIAL SUMMARY	10
RENT ROLL	11
DEMOGRAPHICS	12
DEMOGRAPHICS MAP & REPORT	13



SECTION 1

Property Information

Property Summary



Property Description

Two-story office building in the heart of Poulsbo with a diverse and stable tenant mix. Remaining vacancies are well suited for a wide range of office users. Current tenants include property management, dental services, massage therapy, and Fire/EMS training. A new owner will benefit from passive income supported by a durable rent roll, along with the flexibility of a desirable net lease asset. While the property performs well as-is, modest improvements could further enhance leasing interest and long-term value. This is a compelling value-add opportunity in a growing Kitsap County community.

Property Highlights

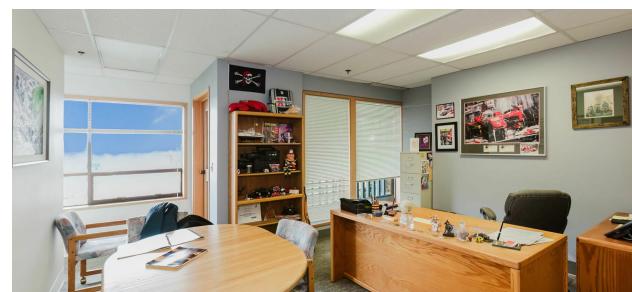
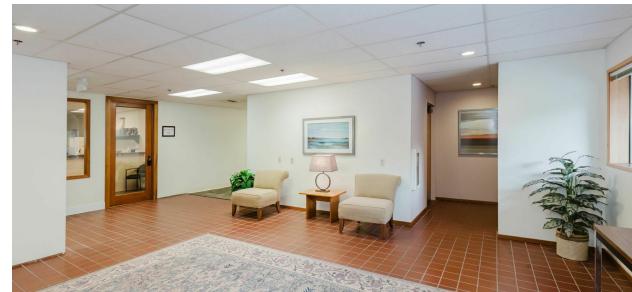
- Two Floor Office Property
- Flexible Zoning
- Value Add Asset
- Stable Income

Offering Summary

Sale Price:	\$3,100,000
Number of Units:	9
Lot Size:	1.16 Acres
Building Size:	16,802 SF
NOI:	\$190,623.00
Cap Rate:	6.15%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	150	864	3,146
Total Population	360	2,030	7,544
Average HH Income	\$141,100	\$133,603	\$132,371

Additional Photos

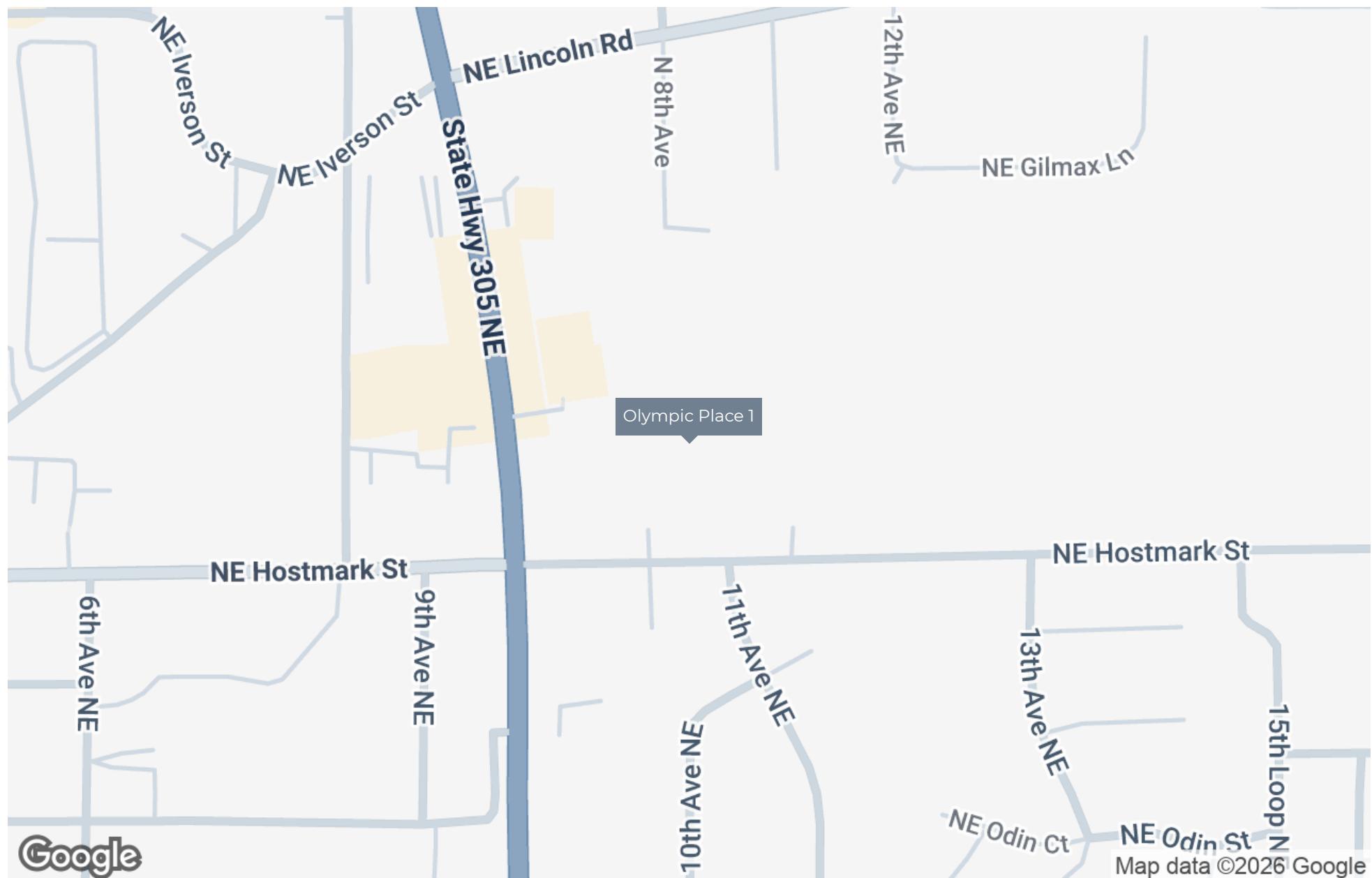




SECTION 2

Location Information

Location Map



Aerial Map





SECTION 3

Financial Analysis

Financial Summary

Investment Overview

	Olympic Place	Pro Forma Income
Price	\$3,100,000	\$3,100,000
Price per SF	\$185	\$185
Price per Unit	\$344,444	\$344,444
GRM	12.58	7.86
CAP Rate	6.15%	8.69%
Cash-on-Cash Return (yr 1)	6.15%	8.69%
Total Return (yr 1)	\$190,623	\$269,441

Operating Data

	Olympic Place	Pro Forma Income
Gross Scheduled Income	\$246,353	\$394,640
Other Income	\$18,931	\$18,931
Total Scheduled Income	\$265,284	\$413,571
Vacancy Cost	-	\$19,732
Gross Income	\$265,284	\$393,839
Operating Expenses	\$74,661	\$124,398
Net Operating Income	\$190,623	\$269,441
Pre-Tax Cash Flow	\$190,623	\$269,441

Rent Roll



Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Annual Rent	Lease End
-	DDS	2,682 SF	15.96%	\$23.67	\$63,489	04/30/2027
-	Knot to be Undone	299 SF	1.78%	\$17.80	\$5,322	MTM
-	ARXSIS	982 SF	5.84%	\$11.38	\$11,175	08/31/2028
-	The Property Group	2,771 SF	16.49%	\$18.08	\$50,100	08/31/2030
-	Action Training	4,422 SF	26.32%	\$9.41	\$41,606	09/30/2026



SECTION 4

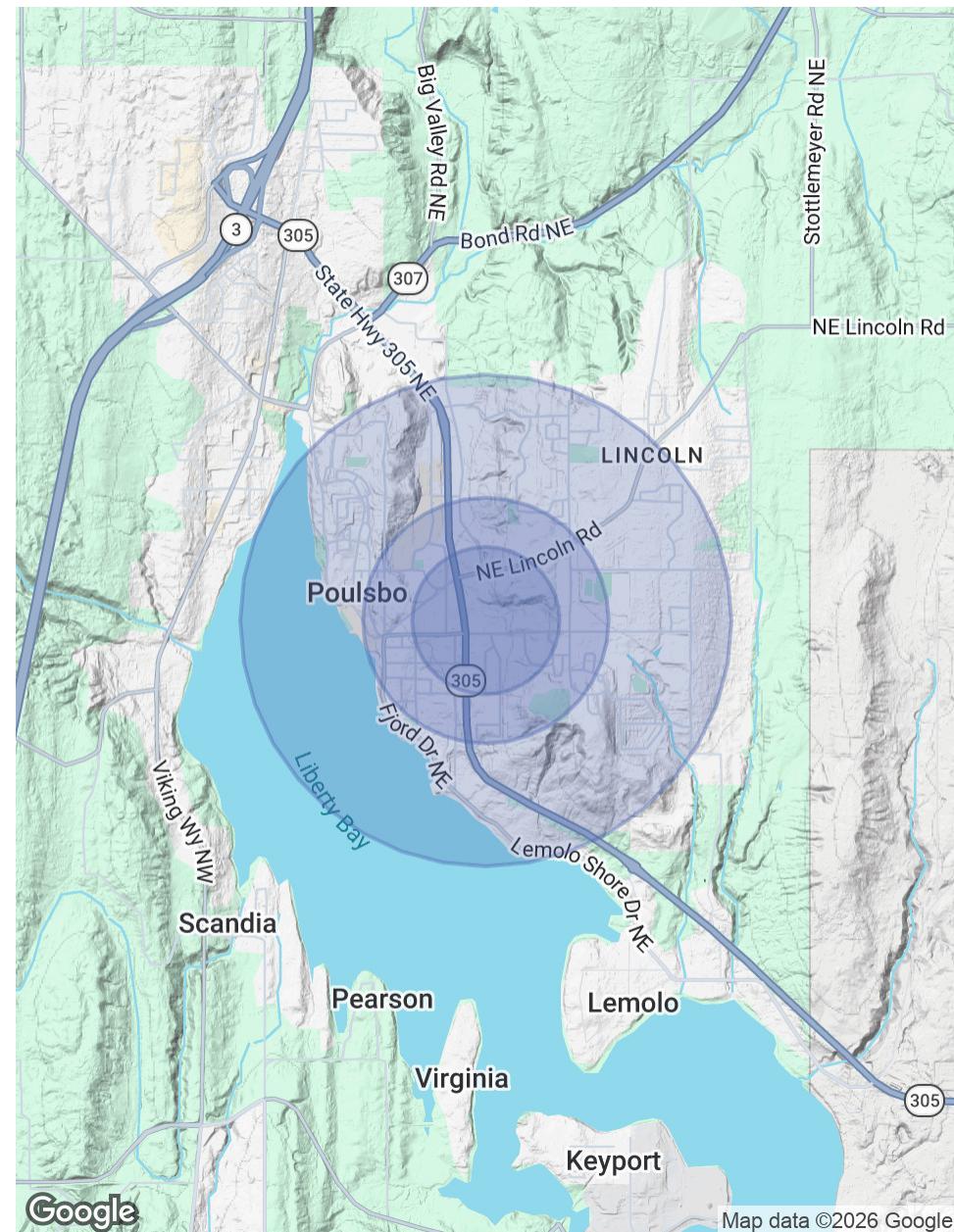
Demographics

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	360	2,030	7,544
Average Age	46	48	47
Average Age (Male)	45	46	44
Average Age (Female)	47	50	49

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	150	864	3,146
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$141,100	\$133,603	\$132,371
Average House Value	\$687,357	\$695,177	\$655,395

Demographics data derived from AlphaMap



Map data ©2026 Google