

5001 112TH STREET EAST

TACOMA, WA 98446

FOR SALE: \$3,280,000

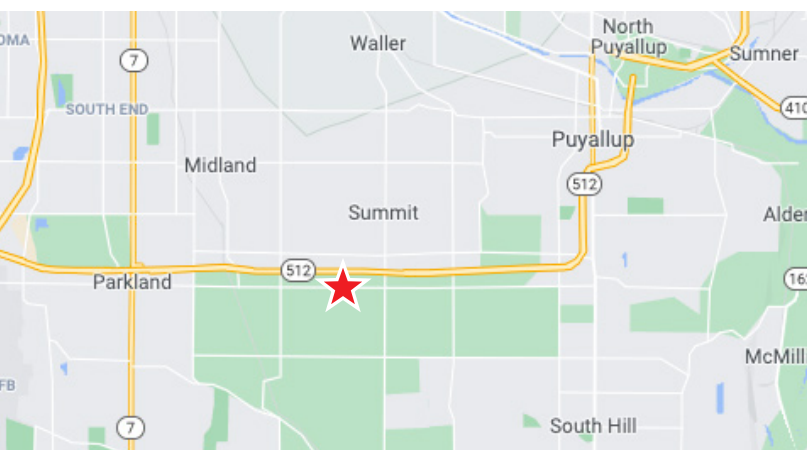
UNIQUE INVESTMENT OPPORTUNITY - TREATMENT CENTER ON 1.05 ACRES



SALE INFORMATION

Building Size	Land Size	Year Built	Cap Rate	Sale Price
11,675 SF	1.05 Acres (45,700 SF)	1995 / Adj. 2000	6.5%	\$3,280,000

Additional Notes: 3% annual increases; Lease in place through 12/18/2030; Two, 5-year options to renew



BRIANA HICKEY
253.779.2424
bhickey@neilwalter.com

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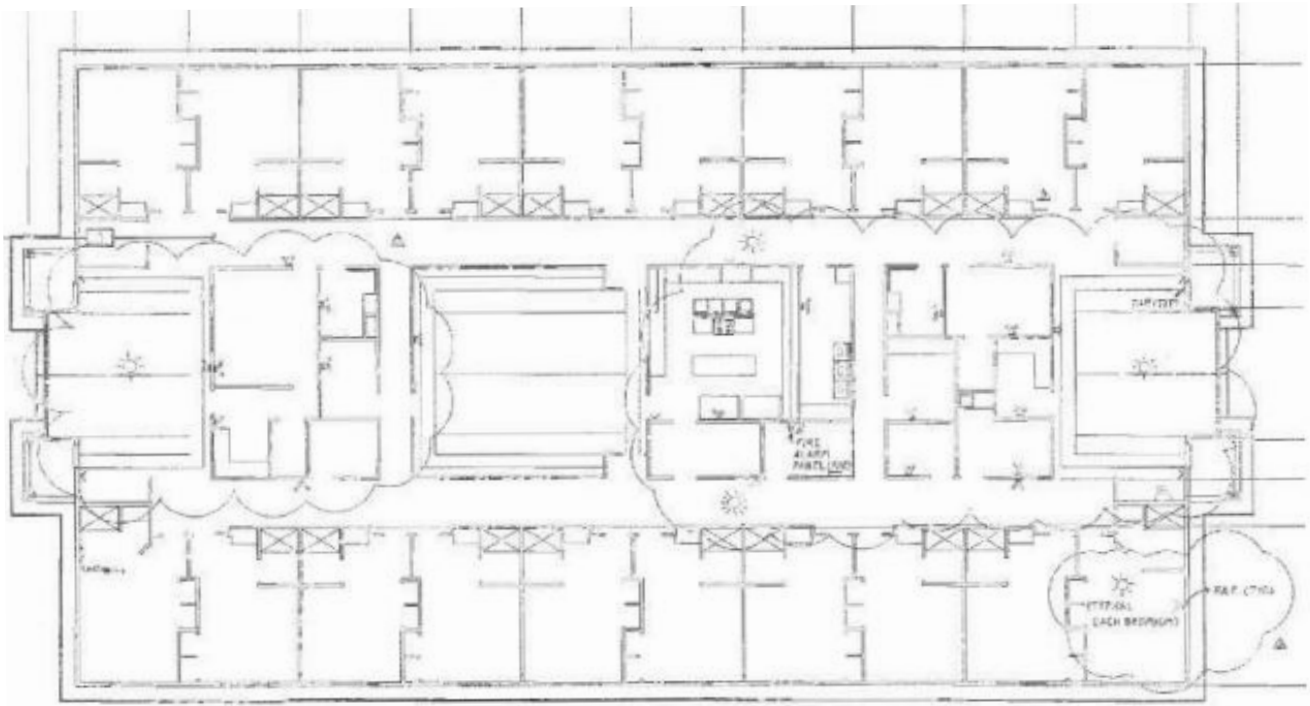
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The building consists of 20 patient rooms located around the perimeter of the building. A core community areas in the center of the building contains a large dining room / classroom, bath / shower rooms, housekeeping / laundry, staff offices and a 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.



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1940 East D St, #100
Tacoma, WA 98421
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PROFORMA

Tenant	Lease Exp.	Bldg %	Bldg SF	Rent SF/Yr	Rent SF/Mo	Base Rent /Mo	NNN Rent /Mo	NNN SF/Yr	Base Rent/Yr	NNN Rent/Yr	Total Revenue
Prosperity Wellness	12/18/30	100%	11,675	\$19.67	\$1.64	\$19,137	\$389	\$0.40	\$229,647	\$4,670	\$234,317
Other Revenue									\$0	\$0	\$0
Totals		100%	11,675			\$19,137			\$229,647	\$4,670	\$234,317

Estimated Operating Expenses - 2024 Budget	OPE / S.F.	Total OPE
Owners Expense	\$0.20	\$2,335
Reserves for Expenses	\$0.20	\$2,335
Total Expense	\$0.40	\$4,670

Net Operating Income		\$229,647
Vacancy	5.00%	\$(11,716)
Reserves	2.00%	\$(4,686)
Net Operating Income		\$213,245

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