

# CLASS A BAINBRIDGE ISLAND OFFICE

\$ 2,400,000

840 Madison Ave NE, Bainbridge Island, WA 98110



## Madison Ave Office Building For Sale

First Time to Market. The 818 Madison Building represents the best in Bainbridge Island design and function and is a proven performer. The building is 100% occupied and consists of seven, stable tenants in spaces ranging from 314 to 1,981 square feet. Designed by Wenzlau Architects and recently extensively remodeled and updated, The 818 Building offers a fresh opportunity to invest in a Class A office building with durable rents.

Office: 206.842-5626 | 249 Winslow Way E, #249 | Bainbridge Island, WA 98110

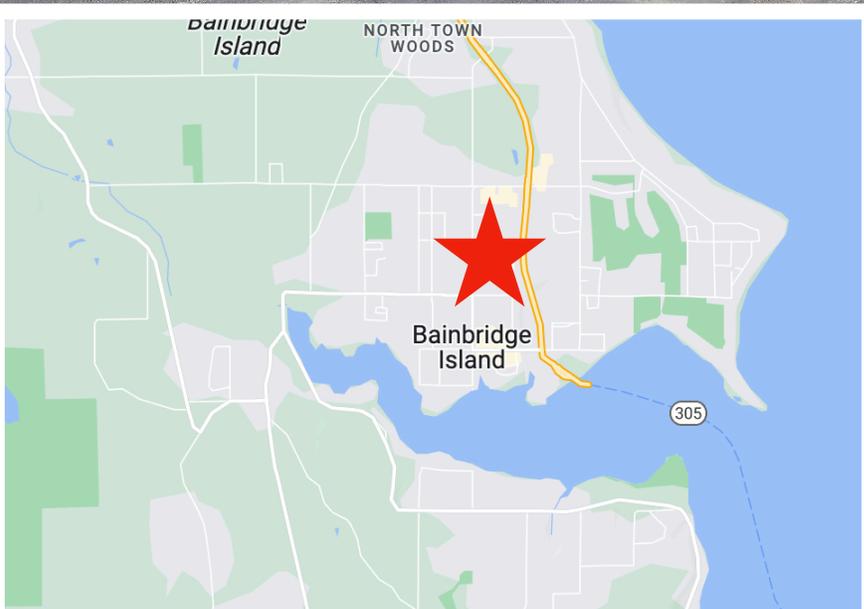
**Kelly Muldrow, CCIM**  
kelly@muldrow.net

**206-949-3420**

# CLASS A BAINBRIDGE ISLAND OFFICE

\$ 2,400,000

840 Madison Ave NE, Bainbridge Island, WA 98110



**Property Address:** 840 Madison Ave NE,  
Bainbridge Island, WA 98110

**Parcel Number:** 8517-000-001-0008

**Property Type:** Multi-Tenant Office

**Lot Size:** 40,075 sf / 0.92 acres

**Rentable Space:** 18,300 (+) mezz sf +/-

**Number of Tenants:** 7 (seven)

**Year Built:** 2004

**Zoning:** City of Bainbridge, CORE



**Kelly Muldrow, CCIM**  
kelly@muldrow.net

**206-949-3420**

Office: 206.842-5626 | Bainbridge Island, WA 98110

# CLASS A BAINBRIDGE ISLAND OFFICE

# \$ 2,400,000

840 Madison Ave NE, Bainbridge Island, WA 98110

818 Madison Building

\$ 2,400,000

	Gross Rent Rate	Square Feet	Total Annual Rents	Total Monthly Rents	Monthly NNN	Monthly Base Rents	Annual Base Rents	Annual Escalations	Weighted Average Lease Term
Gross Scheduled Income	\$ 34.20 /sf	5,710	\$195,270	\$16,273	\$4,714	\$11,558	\$138,702	3.71%	24 months
Existing Vacancies, For Lease	\$ 34.00 /sf	314	\$10,676	\$890	\$75	\$890	\$10,676		
Potential Rental Income	\$ 34.19 /sf	6,024	\$205,946	\$17,162	\$4,789	\$12,448	\$149,378		
				\$ 9.54 /sf		\$ 24.80 /sf			

### SWAGS

Vacancy Rate:	3.00%
Annual Increase to Rents, Weighted	3.71%
Annual Increase to OpEx	3.00%
Operating Expenses/Direct Expenses	\$ 10.95 \$ 65,950
Investor's Marginal Tax Rate:	36%
CAP Rate Used at Disposition:	5.58%
Capital Gains Tax at Disposition:	15.00%
Cost of Sale at Disposition:	9.00%

### Financing at 0%

Min. DSCR/Max LTV:	1.10	0.00%
Loan Amount:		\$0
Interest rate		5.000%
Amortization period (years)		25
Loan term (years)		10
Loan Costs		1.00%

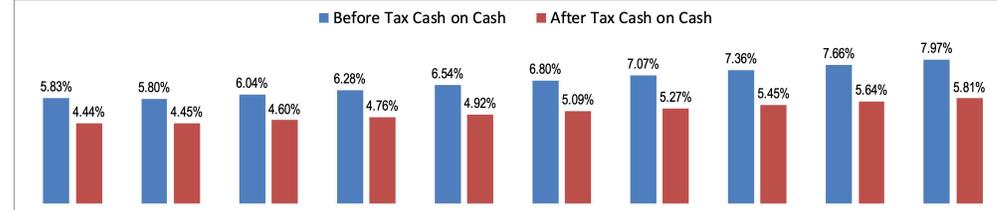
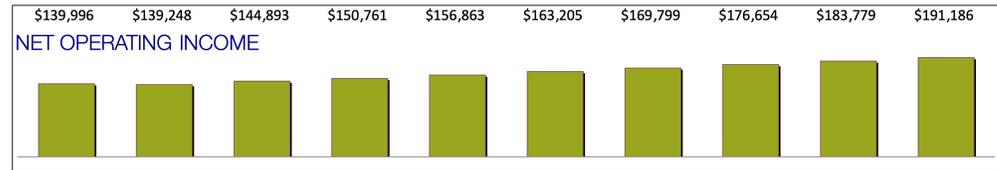


Acquisition Price	\$2,400,000
Plus Loan Costs	0
Minus Mortgages	0
<b>Initial Investment</b>	<b>\$2,400,000</b>

Income	\$205,946
Vacancies	(\$6,178)
Operating Income	\$199,768
Operating Expenses	(\$65,950)
Net Operating Income	\$133,818

Monthly Principal & Interest	\$0
Actual DSCR	N/A
Actual LTV	N/A

Sales Price	\$ 2,400,000
CAP Rate	5.58%



### INVESTMENT CASH FLOW SUMMARY:

#### Before Tax Cash Flows:

Equity Required:	\$ 2,400,000	Cash on Cash
Year 1	\$139,996	5.83%
Year 2	\$139,248	5.80%
Year 3	\$144,893	6.04%
Year 4	\$150,761	6.28%
Year 5	\$156,863	6.54%
Year 6	\$163,205	6.80%
Year 7	\$169,799	7.07%
Year 8	\$176,654	7.36%
Year 9	\$183,779	7.66%
Year 10	\$191,186	7.97%
Net Proceeds, Sale in Y 10:	\$3,245,970	
Profit:	\$2,462,355	

#### Before Tax:

ROI (IRR):	8.9%
Multiple:	2.03 x
1st Year CAP Rate:	5.83%
Effective Tax Rate:	36.00%

#### After Tax Cash Flows:

Equity Required:	\$ 2,400,000	Cash on Cash
Year 1	\$106,580	5.83%
Year 2	\$106,841	5.80%
Year 3	\$110,454	6.04%
Year 4	\$114,210	6.28%
Year 5	\$118,115	6.54%
Year 6	\$122,174	6.80%
Year 7	\$126,394	7.07%
Year 8	\$130,781	7.36%
Year 9	\$135,341	7.66%
Year 10	\$139,342	7.97%
Net Proceeds, Sale in Y 10:	\$2,997,030	
Profit:	\$1,807,261	

#### After Tax:

ROI (IRR):	6.8%
Multiple:	1.75 x
Effective Tax Rate:	23.81%

All information provided to Broker by reliable sources. Buyer to verify.

Windermere  
COMMERCIAL

