

FOR SALE

7517 N 10TH ST

TACOMA, WA

*Luxury Event Venue with
Real Property in Tacoma, WA*

KIDDER.COM

km Kidder
Mathews

VENUE & CATERING AVAILABLE IN TACOMA, WA

ADDRESS	7517 M 10th St, Tacoma, WA 98406
INDOOR CAPACITY	±200
TOTAL CAPACITY	±400
CURRENT VENUE INCOME	\$217,000
CURRENT CATERING INCOME	\$64,000
TOTAL	\$281,000
PRO FORMA	\$432,000
DEBT SERVICE TYPE	SBA Loan, LTV 85% of Pro Forma
TAX PARCEL	0221343072
PRICING	Undisclosed

*For more
information,
please contact
Bruce Barker*

CALL
BROKERS TO OFFER

3,857
BUILDING SF

13,615
LOT SF

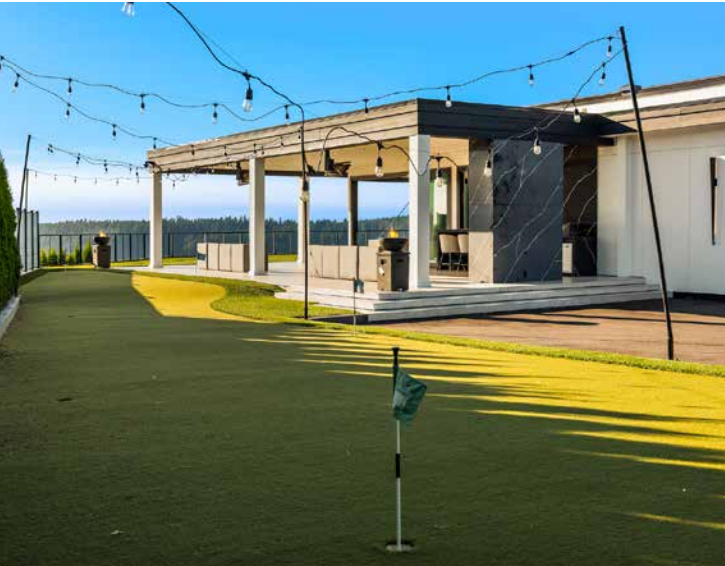
0.313
TOTAL AC



EXTERIOR PHOTOS



FEATURES



INTERIOR PHOTOS



DEBT SERVICE QUOTE



LOAN QUOTE

ACQUISITION LOAN

OPTION 1 - SBA

LOAN TERM

25 YEARS

GUARANTY TYPE

FULL RECOURSE

AMORTIZATION

25 YEARS

LOAN TO VALUE

MAX 85% LTV

PREPAYMENT PENALTY

STEP DOWN

INTEREST RATE

WSJ PRIME + 1.75%

FINANCIALS

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Venue & Catering	Venue Only	
REVENUE															
Sales Revenue	30,000	30,000	30,000	40,000	45,000	50,000	55,000	55,000	50,000	40,000	35,000	45,000	505,000	505,000	
Other Revenue	6,000	6,000	6,000	8,000	9,000	10,000	11,000	11,000	10,000	8,000	7,000	9,000	101,000		
Sales Discounts												(1,195)			
Sales Returns, Allowances & Others															
Total Revenue	36,000	36,000	36,000	48,000	54,000	60,000	66,000	66,000	60,000	48,000	42,000	52,805	606,000	505,000	
EXPENSES															
Staffing	1,800	1,800	1,800	2,400	2,700	3,000	3,300	3,300	3,000	2,400	2,100	2,700	30,300	30,300	6.00%
Supplies	900	900	900	1,200	1,350	1,500	1,650	1,650	1,500	1,200	1,050	1,494	15,294	15,294	3.03%
Cleaning	900	900	900	1,200	1,350	1,500	1,650	1,650	1,500	1,200	1,050	1,350	15,150	15,150	3.00%
Utilities	900	900	900	1,200	1,350	1,500	1,650	1,650	1,500	1,200	1,050	1,350	15,150	15,150	3.00%
Tips														-	0.00%
Maintenance & Repair	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	21,000	21,000	
Square Fees	600	600	600	800	900	1,000	1,100	1,100	1,000	800	700	900	10,100	10,100	2.00%
Cable	387	387	387	387	387	387	387	387	387	387	387	387	4,646	4,646	0.92%
ADT	474	474	474	474	474	474	474	474	474	474	474	474	5,690	5,690	1.13%
Website	100	100	100	100	100	100	100	100	100	100	100	100	1,200	1,200	0.24%
Total Expenses	7,061	7,061	7,061	8,761	9,611	10,461	11,311	11,311	10,461	8,761	7,911	9,756	118,532	118,532	23.47%
Net Operating Profit (Loss)	28,938	28,938	28,938	39,238	44,388	49,538	54,688	54,688	49,538	39,238	34,088	43,048	487,467	386,467	76.53%
OTHER EXPENSES															
Yearly Property Taxes	1,423	1,423	1,423	1,423	1,423	1,423	1,423	1,423	1,423	1,423	1,423	1,423	29,898	29,898	
Insurance	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	25,000	25,000	
Total Other Expenses	1,423	1,423	1,423	1,423	1,423	1,423	1,423	1,423	1,423	1,423	1,423	1,423	54,898	54,898	
NET Profit (Loss)	27,514	27,514	27,514	37,814	42,964	48,114	53,264	53,264	48,114	37,814	32,664	41,624	432,568	331,568	65.66%

Exclusively listed by

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