

# 5001 112TH STREET EAST

FOR SALE: \$3,502,500

TACOMA, WA 98446

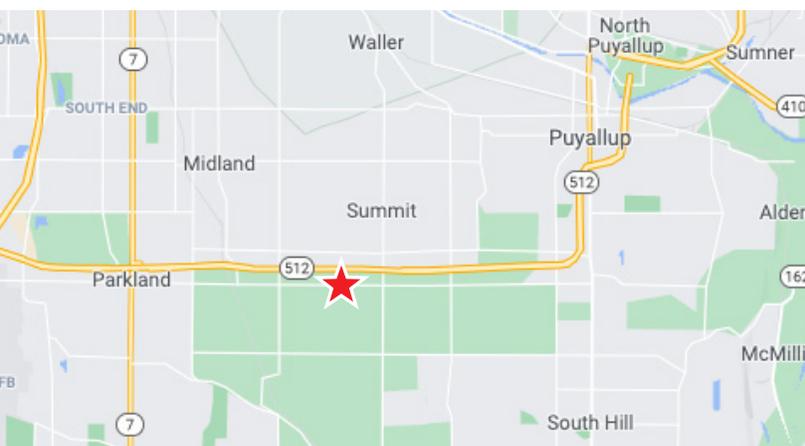
UNIQUE INVESTMENT OPPORTUNITY - OCCUPIED CREDIT WORTHY TREATMENT CENTER ON 1.05 ACRES



## SALE INFORMATION

Building Size	Land Size	Year Built	Cap Rate	Sale Price
11,675 SF	1.05 Acres (45,700 SF)	1995 / Adj. 2000	6.75%	\$3,502,500

Additional Notes: 3% annual increases; Lease in place through 12/18/2030; Two, 5-year options to renew; Tenant willing to discuss longer term early renewal



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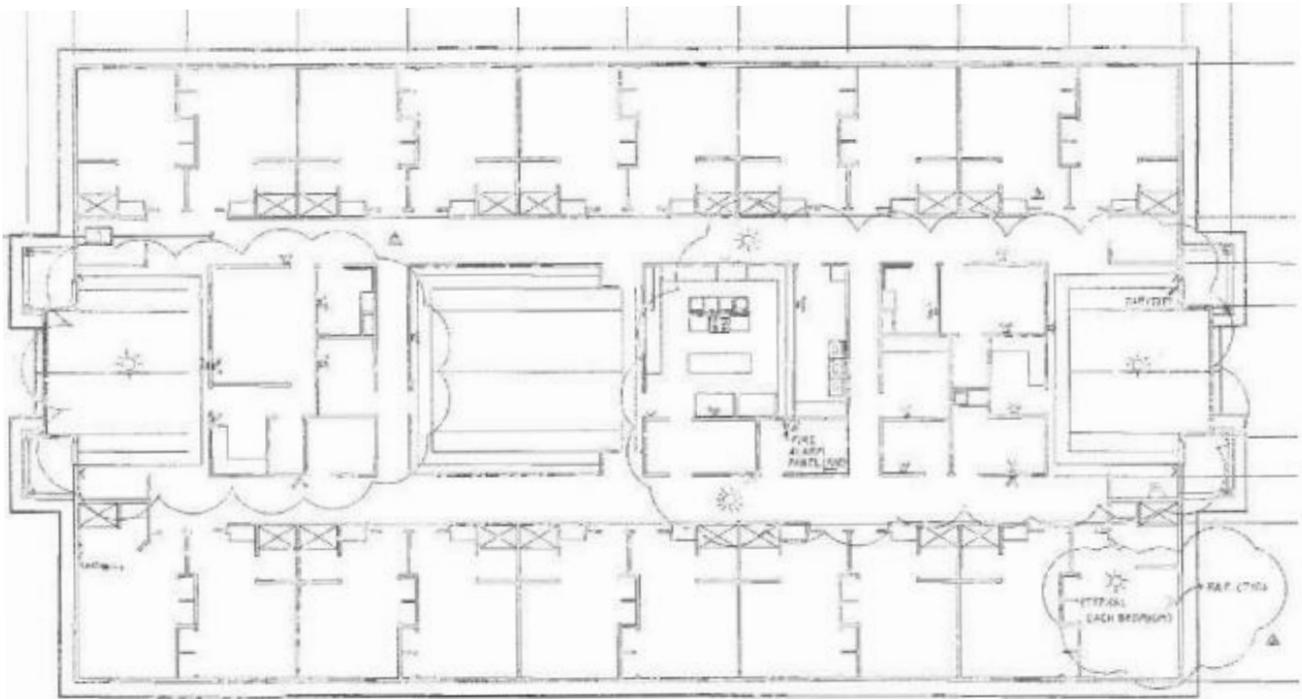
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The building consists of 20 patient rooms located around the perimeter of the building. A core community areas in the center of the building contains a large dining room / classroom, bath / shower rooms, housekeeping / laundry, staff offices and a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