VENTURE

Real Estate Group

Historic Horsfall Tacoma Building

"In the heart of Tacoma's revitalized Lincoln District"

809 S 38th St. Tacoma, WA 98418

PRICE: \$1,550,000

TAMMIE FREEMAN

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vreg

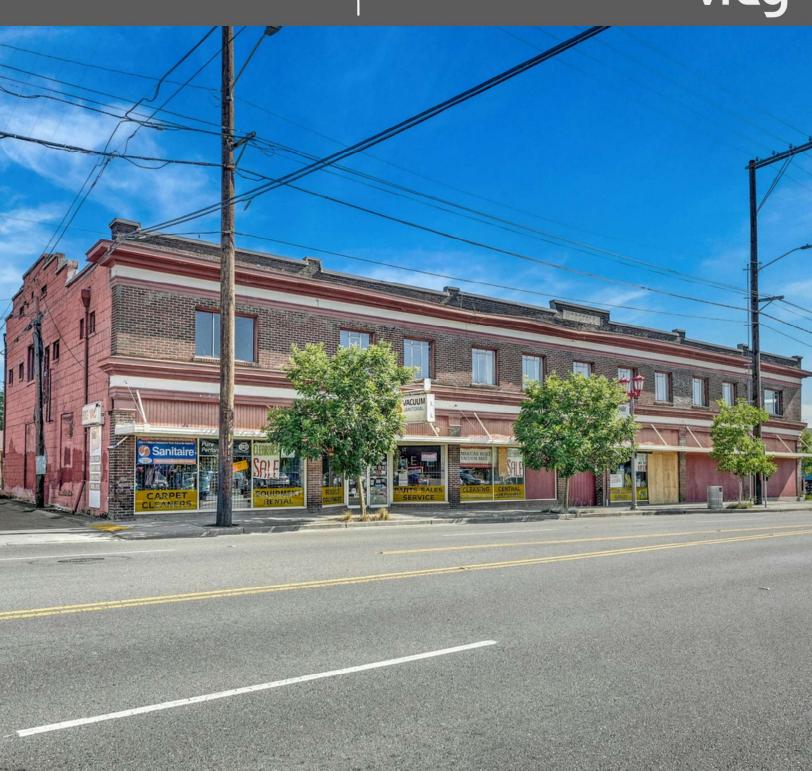




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Historic Horsfall Building

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Historic Horsfall Building

Historic Horsfall Building

Excellent and rare investment or owner user opportunity located in the heart of Tacoma's revitalized Lincoln District. Proforma CAP 7.45%. Potential redevelopment opportunity with multi-use zoning and multiple new development sites nearby within revitalized Lincoln District. The Horsfall mixed-use commercial building is comprised of potentially of 16 total units. Three retail spaces on main level with large warehouse space and upper level potential buildout of ten 1-bedroom and three studio apartments. Upper level is full buildout renovation from previous fire over 30 years ago. Great investment opportunity for this large 17K sf building, corner lot and abundance of street visibility and traffic. Designated parking behind the building. Conveniently located minutes to Tacoma Mall, T-Mobile, 24 Hour Fitness, Safeway, Target & more. Perfect investor project in a growing and developing market in Tacoma. Contact LA with questions or to schedule a tour.

Property Details

Building SQ FT: 17,320

Lot SQ FT: 13,000

Proforma Market CAP: 7.45%

Mixed-use - 16 Units (potential)

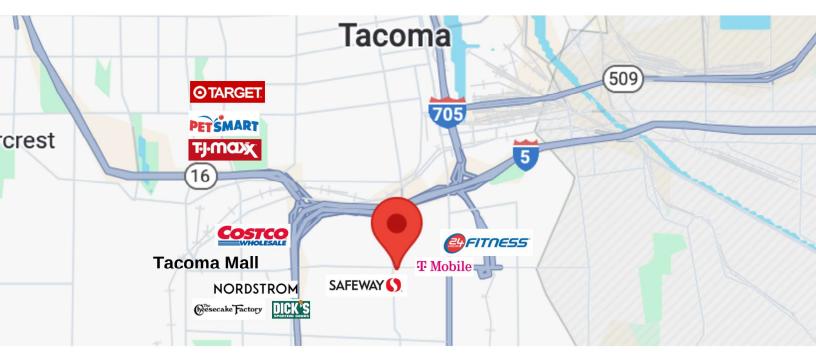
Proforma Market NOI: \$230,098

• \$/SF: \$89.00

Year Built: 1916

Ample Parking on Site

Tacoma Lincoln District





PROPERTY PHOTOS

Historic Horsfall Building









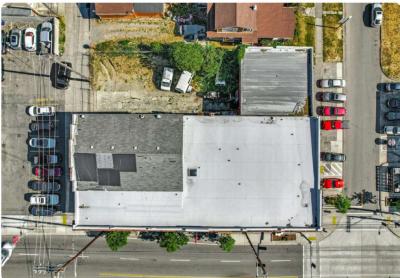
PROPERTY PHOTOS

Historic Horsfall Building













LINCOLN DISTRICT REVITALIZATION PROJECT

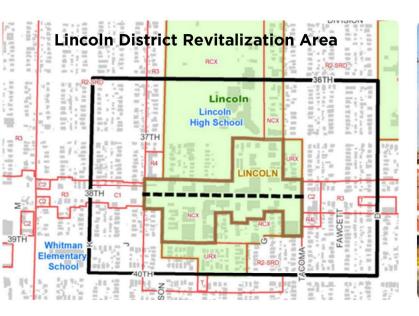


Historic Horsfall Building



Project Details

- Create and maintain economic stability and growth opportunities as well as enhance the identity of the Lincoln District revitalization area in order to enhance its image as a desirable place to live
- Improve and maintain infrastructure codes
- Improve property maintenance conditions where needed and sustain otherwise healthy neighborhood conditions
- \$7.3 Million approximate investment

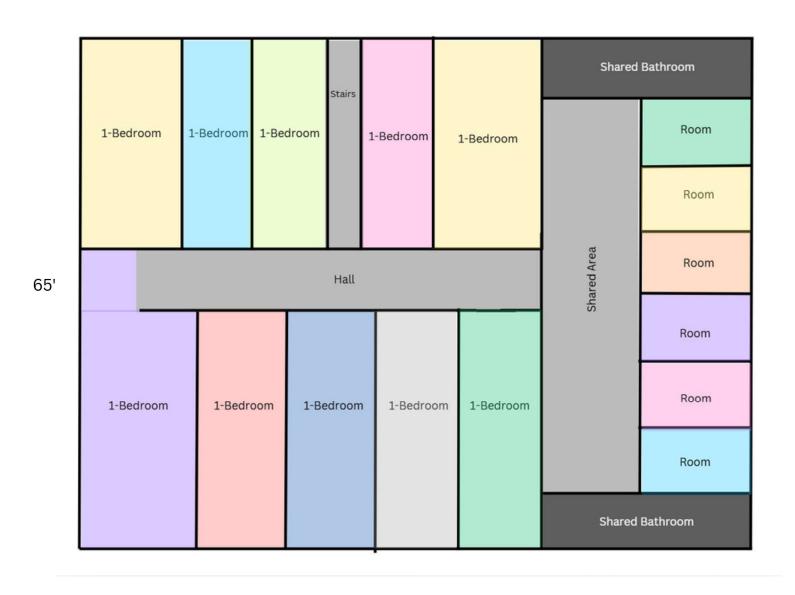




*Information credited to City of Tacoma - click or copy/paste the following link for full details: https://cms.cityoftacoma.org/cedd/Lincoln-Project/Lincoln-Open-House-Power-Point.pdf





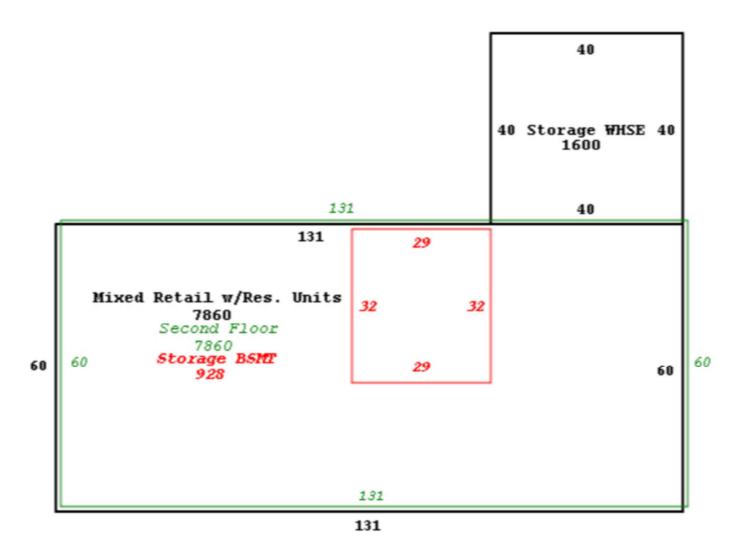


131'

*Not drawn to scale / approximate dimensions



First Floor - Retail and Warehouse



Second floor - Multifamily - is 60'x131' and does not have the 40'x40' storage warehouse



Initial Valuation						
ar randulion						
Property Analysis: 803 -			TO CONTRACT OF THE PARTY OF THE	solutions which		200 Margaret Pro-1911 - 122
Location	Tacoma	Loan Amount	\$1,085,000.00	List Price / Offer		\$1,550,000.0
Unit Counts	17			Downpayment	65%	\$1,007,500.0
Size (sq footage)	17,320 SF	Interest Only Period	0 Years	Equity		
Lot Size	13,000 SF			Closing Cost		2.50
Price per Unit	\$91,176.47					
Price per SqFt	\$89.49			COLUMN TOWARD A STREET	Cap Rate=	6.28
Cash Flow Monthly	\$18,761.43	Interest Rate	6.00%	Estimated Market Val	ue	\$4,828,002.8
		Monthly Loan Payment	\$6,505.12	Estimated Price per U	nit	\$284,000.1
Project Type	Rehab			Sale Price	5 Year	4 Year
Remodel Costs	#VALUE!	#VALUE!	#VALUE!	5.00% Cap Rate	\$6,825,053.48	\$6,626,265.52
		#VALUE!	6.00%			\$6,023,877.74
		Permenant Loan	6.00%	Current CAP	, , , , , , , , , , , , , , , , , , , ,	-1.10
Rehab Starts in	Year 1	Control Country	0.0070	Current GRM		2120
Rehab Ends in	Year 1	Final Loan Amount	#VALUE!	Market CAP		
Kellab Ellas III	icui I	Loan Fee		Market GRM		3.0
Monthly Schedule Income	Vi.	Loan ree	0.00 /6	Market OKM		5.0
Number of Units	Туре	Size	Current Rent	Market Rent	Price Per Foot	Market PPF
2	Retail	2,000 SF	\$0			
				\$3,250	\$1.63	\$1.63
1	Retail Warehouse	4,000 SF 1,460 SF	\$0 \$0	\$6,500 \$1,400	\$1.63 \$0.96	\$1.63 \$0.96
13			\$0			
15	1 BR 1 BA	650 SF	\$0	\$1,550	\$2.38	\$2.38
Rent Income:				\$34,550.00	1 [
Utility Billback				\$975.00		
Laundry						
Parking						
Pet Fee						
Miscellaneous						
				\$7,299.66		
Commercial (NNN) Reimb	ursements			\$7,299.00		
Total Yearly Income	Rent Increase:	3.0%		\$513,895.90		
Annualized Operating Dat				1000/0000		
and the second second		10 m	Current	Market	Vacancy Duri	ing Rehab
Scheduled Gross Income		Stabilized Vacancy	\$-	\$513,895.90	Year 1	Year 1
		5%	\$-	\$25,694.80	50%	50%
Less: Vacancy			+	¢E 120 06		
	Debts	1%	\$-	\$5,130.90		
Less: Concession and Bad	Debts		\$-	\$5,138.96 \$483,062.15		
Less: Concession and Bac Gross Operating Income	d Debts	0.35 Rule for Expense	\$-	\$483,062.15		
Less: Concession and Bac Gross Operating Income Less: Expenses			\$- \$16,983.00	\$483,062.15 \$179,863.57		
Less: Concession and Bac Gross Operating Income Less: Expenses Net Operating Income (No		0.35 Rule for Expense	\$- \$16,983.00 \$(16,983.00)	\$483,062.15 \$179,863.57 \$303,198.58		
Less: Concession and Bac Gross Operating Income Less: Expenses Net Operating Income (No Annual Debt Service		0.35 Rule for Expense	\$- \$16,983.00 \$(16,983.00) \$78,061.48	\$483,062.15 \$179,863.57 \$303,198.58 \$78,061.48		
Less: Concession and Bac Gross Operating Income Less: Expenses Net Operating Income (No Annual Debt Service Cash Flow		0.35 Rule for Expense	\$- \$16,983.00 \$(16,983.00) \$78,061.48 \$(95,044.48)	\$483,062.15 \$179,863.57 \$303,198.58 \$78,061.48 \$225,137.10		
Less: Concession and Bac Gross Operating Income Less: Expenses Net Operating Income (No Annual Debt Service Cash Flow Cash on Cash Year 1		0.35 Rule for Expense	\$- \$16,983.00 \$(16,983.00) \$78,061.48 \$(95,044.48) -9.43%	\$483,062.15 \$179,863.57 \$303,198.58 \$78,061.48 \$225,137.10 22.35%		
Less: Concession and Bac Gross Operating Income Less: Expenses Net Operating Income (No Annual Debt Service Cash Flow Cash on Cash Year 1 Debt Service Ratio	01)	0.35 Rule for Expense	\$- \$16,983.00 \$(16,983.00) \$78,061.48 \$(95,044.48)	\$483,062.15 \$179,863.57 \$303,198.58 \$78,061.48 \$225,137.10		
Less: Concession and Bac Gross Operating Income Less: Expenses Net Operating Income (No Annual Debt Service Cash Flow Cash on Cash Year 1 Debt Service Ratio Annualized Operating Exp	01)	0.35 Rule for Expense	\$- \$16,983.00 \$(16,983.00) \$78,061.48 \$(95,044.48) -9.43% -0.22	\$483,062.15 \$179,863.57 \$303,198.58 \$78,061.48 \$225,137.10 22.35% 3.88	Current Oceanii	
Less: Concession and Bac Gross Operating Income Less: Expenses Net Operating Income (No Annual Debt Service Cash Flow Cash on Cash Year 1 Debt Service Ratio Annualized Operating Exp Real Estate Taxes	01)	0.35 Rule for Expense 35%	\$- \$16,983.00 \$(16,983.00) \$78,061.48 \$(95,044.48) -9.43% -0.22	\$483,062.15 \$179,863.57 \$303,198.58 \$78,061.48 \$225,137.10 22.35% 3.88 \$7,264.59	Current Operations	4000
Less: Concession and Bac Gross Operating Income Less: Expenses Net Operating Income (No Annual Debt Service Cash Flow Cash on Cash Year 1 Debt Service Ratio Annualized Operating Exp Real Estate Taxes Insurance	01)	0.35 Rule for Expense	\$- \$16,983.00 \$(16,983.00) \$78,061.48 \$(95,044.48) -9.43% -0.22 \$7,053.00 \$-	\$483,062.15 \$179,863.57 \$303,198.58 \$78,061.48 \$225,137.10 22.35% 3.88 \$7,264.59 \$-	Expenses/Unit Actual	
Less: Concession and Bac Gross Operating Income Less: Expenses Net Operating Income (No Annual Debt Service Cash Flow Cash on Cash Year 1 Debt Service Ratio Annualized Operating Exp Real Estate Taxes Insurance Utilities (W/S/G/E)	OI) Pense Targets	0.35 Rule for Expense 35%	\$- \$16,983.00 \$(16,983.00) \$78,061.48 \$(95,044.48) -9.43% -0.22 \$7,053.00 \$- \$9,930.00	\$483,062.15 \$179,863.57 \$303,198.58 \$78,061.48 \$225,137.10 22.35% 3.88 \$7,264.59	Expenses/Unit Actual Expenses/Foot	\$0.9
Less: Concession and Bac Gross Operating Income Less: Expenses Net Operating Income (No Annual Debt Service Cash Flow Cash on Cash Year 1 Debt Service Ratio Annualized Operating Exp Real Estate Taxes Insurance Utilities (W/S/G/E) Management Fee (3% - 5	OI) Hense Targets %)	0.35 Rule for Expense 35%	\$- \$16,983.00 \$(16,983.00) \$78,061.48 \$(95,044.48) -9.43% -0.22 \$7,053.00 \$- \$9,930.00	\$483,062.15 \$179,863.57 \$303,198.58 \$78,061.48 \$225,137.10 22.35% 3.88 \$7,264.59 \$- \$9,930.00	Expenses/Unit Actual	\$0.9
Less: Concession and Bac Gross Operating Income Less: Expenses Net Operating Income (No Annual Debt Service Cash Flow Cash on Cash Year 1 Debt Service Ratio Annualized Operating Exp Real Estate Taxes Insurance Utilities (W/S/G/E) Management Fee (3% - 5 Maintenance and Repairs	OI) Hense Targets %)	0.35 Rule for Expense 35%	\$- \$16,983.00 \$(16,983.00) \$78,061.48 \$(95,044.48) -9.43% -0.22 \$7,053.00 \$- \$9,930.00	\$483,062.15 \$179,863.57 \$303,198.58 \$78,061.48 \$225,137.10 22.35% 3.88 \$7,264.59 \$-	Expenses/Unit Actual Expenses/Foot	\$0.9
Less: Concession and Bac Gross Operating Income Less: Expenses Net Operating Income (No Annual Debt Service Cash Flow Cash on Cash Year 1 Debt Service Ratio Annualized Operating Exp	OI) Hense Targets %)	0.35 Rule for Expense 35%	\$- \$16,983.00 \$(16,983.00) \$78,061.48 \$(95,044.48) -9.43% -0.22 \$7,053.00 \$- \$9,930.00	\$483,062.15 \$179,863.57 \$303,198.58 \$78,061.48 \$225,137.10 22.35% 3.88 \$7,264.59 \$- \$9,930.00	Expenses/Unit Actual Expenses/Foot	\$999.0 \$0.9 0
Less: Concession and Bac Gross Operating Income Less: Expenses Net Operating Income (No Annual Debt Service Cash Flow Cash on Cash Year 1 Debt Service Ratio Annualized Operating Exp Real Estate Taxes Insurance Utilities (W/S/G/E) Management Fee (3% - 5 Maintenance and Repairs Administration	OI) Hense Targets %)	0.35 Rule for Expense 35%	\$- \$16,983.00 \$(16,983.00) \$78,061.48 \$(95,044.48) -9.43% -0.22 \$7,053.00 \$- \$9,930.00 \$- \$-	\$483,062.15 \$179,863.57 \$303,198.58 \$78,061.48 \$225,137.10 22.35% 3.88 \$7,264.59 \$- \$9,930.00	Expenses/Unit Actual Expenses/Foot Expenses as % of GI	\$0.9 0
Less: Concession and Bac Gross Operating Income Less: Expenses Net Operating Income (No Annual Debt Service Cash Flow Cash on Cash Year 1 Debt Service Ratio Annualized Operating Exp Real Estate Taxes Insurance Utilities (W/S/G/E) Management Fee (3% - 5 Maintenance and Repairs Administration Payroll	OI) Hense Targets %)	0.35 Rule for Expense 35%	\$- \$16,983.00 \$(16,983.00) \$78,061.48 \$(95,044.48) -9.43% -0.22 \$7,053.00 \$- \$9,930.00 \$- \$- \$- \$-	\$483,062.15 \$179,863.57 \$303,198.58 \$78,061.48 \$225,137.10 22.35% 3.88 \$7,264.59 \$- \$9,930.00	Expenses/Unit Actual Expenses/Foot Expenses as % of GI Market Operations	\$0.9 0 \$1,011.4
Less: Concession and Bac Gross Operating Income Less: Expenses Net Operating Income (No Annual Debt Service Cash Flow Cash on Cash Year 1 Debt Service Ratio Annualized Operating Exp Real Estate Taxes Insurance Utilities (W/S/G/E) Management Fee (3% - 5 Maintenance and Repairs Administration Payroll Marketing	OI) Hense Targets %)	0.35 Rule for Expense 35%	\$- \$16,983.00 \$(16,983.00) \$78,061.48 \$(95,044.48) -9.43% -0.22 \$7,053.00 \$- \$9,930.00 \$- \$- \$- \$-	\$483,062.15 \$179,863.57 \$303,198.58 \$78,061.48 \$225,137.10 22.35% 3.88 \$7,264.59 \$- \$9,930.00	Expenses/Unit Actual Expenses/Foot Expenses as % of GI Market Operations Expenses/Unit Market Expenses/Foot	\$0.9 0 \$1,011.4 \$0.9
Less: Concession and Bac Gross Operating Income Less: Expenses Net Operating Income (No Annual Debt Service Cash Flow Cash on Cash Year 1 Debt Service Ratio Annualized Operating Exp Real Estate Taxes Insurance Utilities (W/S/G/E) Management Fee (3% - 5 Maintenance and Repairs Administration Payroll Marketing Grounds	OI) Hense Targets %)	0.35 Rule for Expense 35%	\$- \$16,983.00 \$(16,983.00) \$78,061.48 \$(95,044.48) -9.43% -0.22 \$7,053.00 \$- \$9,930.00 \$- \$- \$- \$-	\$483,062.15 \$179,863.57 \$303,198.58 \$78,061.48 \$225,137.10 22.35% 3.88 \$7,264.59 \$- \$9,930.00	Expenses/Unit Actual Expenses/Foot Expenses as % of GI Market Operations Expenses/Unit Market	\$0.9 0 \$1,011.4 \$0.9
Less: Concession and Bac Gross Operating Income Less: Expenses Net Operating Income (No Annual Debt Service Cash Flow Cash on Cash Year 1 Debt Service Ratio Annualized Operating Exp Real Estate Taxes Insurance Utilities (W/S/G/E) Management Fee (3% - 5 Maintenance and Repairs Administration Payroll Marketing Grounds	OI) Hense Targets %)	0.35 Rule for Expense 35%	\$- \$16,983.00 \$(16,983.00) \$78,061.48 \$(95,044.48) -9.43% -0.22 \$7,053.00 \$- \$9,930.00 \$- \$- \$- \$- \$-	\$483,062.15 \$179,863.57 \$303,198.58 \$78,061.48 \$225,137.10 22.35% 3.88 \$7,264.59 \$- \$9,930.00	Expenses/Unit Actual Expenses/Foot Expenses as % of GI Market Operations Expenses/Unit Market Expenses/Foot	\$0.9
Less: Concession and Bac Gross Operating Income Less: Expenses Net Operating Income (No Annual Debt Service Cash Flow Cash on Cash Year 1 Debt Service Ratio Annualized Operating Exp Real Estate Taxes Insurance Utilities (W/S/G/E) Management Fee (3% - 5 Maintenance and Repairs Administration Payroll Marketing Grounds	OI) Hense Targets %)	0.35 Rule for Expense 35%	\$- \$16,983.00 \$(16,983.00) \$78,061.48 \$(95,044.48) -9.43% -0.22 \$7,053.00 \$- \$9,930.00 \$- \$- \$- \$-	\$483,062.15 \$179,863.57 \$303,198.58 \$78,061.48 \$225,137.10 22.35% 3.88 \$7,264.59 \$- \$9,930.00	Expenses/Unit Actual Expenses/Foot Expenses as % of GI Market Operations Expenses/Unit Market Expenses/Foot	\$0.9 0 \$1,011.4 \$0.9





INVESTM	MENT DETAI	LS					
Analysis	19	(A)		41		S .	
Analysi							7/18/2024
_							
Property							20 100 0
Proper	ty Type						Multifamily
Proper					Hi	storic Hors	fall Tacoma Building
Addres	S						809 S 38th St.
City, St	ate						Tacoma, WA 98418
Year Bu	uilt						1916
Purchase	e Informatio	n					
Purcha	se Price	9					\$ 1,550,000
Units							17
Total R	entable SF						17,320
Lot Size	e SF						13,000
Income 8	& Expense						
Gross (Operating In	come					\$ 513,896
Month	ly GOI						\$ 42,825
Total A	nnual Expe	nses					\$ 17,195
Month	ly Expenses						\$ 1,433
Financia	l Informaior	1					
Initial E	quity						\$ 1,007,500
Loans							
Туре		Debt	Term	Amort	Rate	Payments	
Fixed	\$	1,085,000	30 years	30 years	6.00%	\$ 6,505	



EXECUTIVE SUMMARY	
Acquisition Costs	
Purchase Price, Points and Closing Costs	\$ 1,550,000
Investment - Cash	\$ 465,000
First Loan (Fixed)	\$ 1,085,000
Investment Information	
Purchase Price	\$ 1,550,000
Price per Unit	\$ 91,176
Price per SF	\$ 89
Expenses per Unit	\$ 1,011
Income, Expenses & Cash Flow	
Gross Scheduled Income	\$ 513,896
Total Vacancy and Credits	\$ (25,695)
Operating Expenses	\$ (17,195)
Net Operating Income	\$ 471,007
Debt Service	\$ (78,061)
Cash Flow Before Taxes	\$ 392,945
Financial Indicators	
Debt Coverage Ratio	6.03
Capitalization Rate	
Gross Rent Multiplier	3.02
Gross Income / Square Feet	\$ 30
Gross Expenses / Square Feet	\$ (1)
Operating Expense Ratio	3.35%



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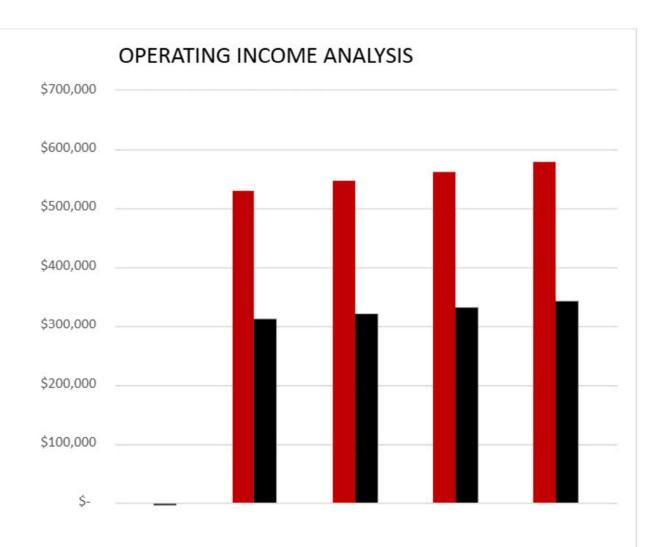


CASH FLOW ANALYSIS

Historic Horsfall Building

CASH FLOW ANALYSIS									
Income	Year 0		Year 1	Year 2		Year 3	Year 4		Year 5
Total Gross Revenue		\$	-	\$ 401,696	\$	413,747	\$ 426,159	\$	438,944
Less: Vacancy (5% in Year 1, 50% in Year 2, 50% going forward)	\$	\$	-	\$ 20,085	\$	20,687	\$ 21,308	\$	21,947
Less: Concession and Bad Debts	\$ -	\$	-	\$ 4,017	\$	4,137	\$ 4,262	\$	4,389
Less: Operating Expenses	\$ -	\$	5,462	\$ 140,594	\$	144,811	\$ 149,156	\$	153,630
Net Operating Income	\$ -	\$	(5,462)	\$ 237,001	\$	244,111	\$ 251,434	\$	258,977
Cash Flow	Year 0		Year 1	Year 2		Year 3	Year 4		Year 5
Less: Debt Service (Rehab Loan)	\$ -	\$	100,067	\$ -	\$	-	\$ -	\$	-
Less: Debt Service (Permenant Loan)	\$ -	\$	-	\$ 157,984	\$	157,984	\$ 157,984	\$	157,984
Plus: Interest Reserve Release	\$ -	\$	34,967	\$ -	\$	-	\$ -	\$	-
Less: Planned Improvements	\$ 1,537,007	\$	1,537,007	\$ -	\$	-	\$ -	\$	-
Plus: Rehab Loan	\$ 1,075,905	\$	1,075,905	\$ -	\$	-	\$ -	\$	-
Distributable Cash Proceeds	\$	Ś	(531,663)	\$ 79,016	Ś	86,126	\$ 93,450	Ś	100,993



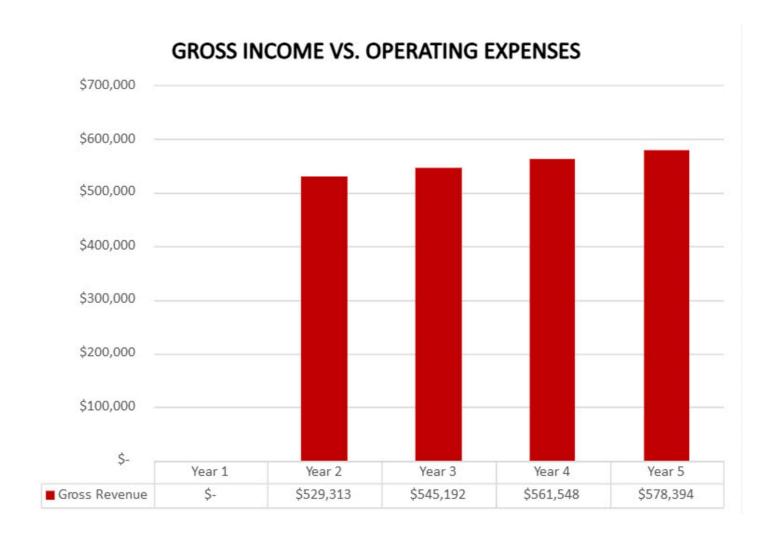


\$(100,000)							
\$(100,000)	Year 1	Year 2	Year 3	Year 4	Year 5		
■ Gross Revenue	\$-	\$529,313	\$545,192	\$561,548	\$578,394		
■ Net Operating Income	\$(5,462)	\$312,295	\$321,663	\$331,313	\$341,253		
■ Distributable Cash Proceeds	\$-	\$-	\$-	\$-	\$-		

■ Gross Revenue ■ Net Operating Income ■ Dis

■ Distributable Cash Proceeds







VREG DISCLOSURE Historic Horsfall Building

The information within this offering memorandum/marketing flyer has been secured from sources Venture Real Estate LLC/VREG believes to be reliable.

This document is put together with the interest of selling the property. Not all information held on this property by VREG is within this brochure or might be known by VREG or the seller. Rather, this brochure should be treated as an introduction to the details and specification of the property. VREG may not have investigated the validity of information presented to them from the seller, or the seller might not have knowledge of the information. There may be problems that exist with the property that VREG has no knowledge of, and therefore would not be represented within this flyer. Any estimates, projections, inspections, square footage, zoning, city or county information, or consultant reports should not be taken as fact as there may be factors that affect the accuracy of this information.

We, at Venture Real Estate Group, LLC recommend that the potential buyer does its own full due diligence, property inspection, or feasibility of the physical property or land as well as financial documents. We recommend that potential buyers reach out to professionals in all fields where due diligence is needed.

We also recommend that prospective buyers reach to professionals about any health concerns associated with the property. At VREG, we realize these risks can go unnoticed and potentially damage the health of future tenants or residents.

The Seller and VREG retains the right to change or cancel this offer at any time. Any sale of this property must be approved by the seller. All terms in the constructed contract must be met for a sale to happen. Buyer must verify any and all information and bears the risk of any inaccuracies and errors.

