

# Former Waterhouse Motors Building

For Sale

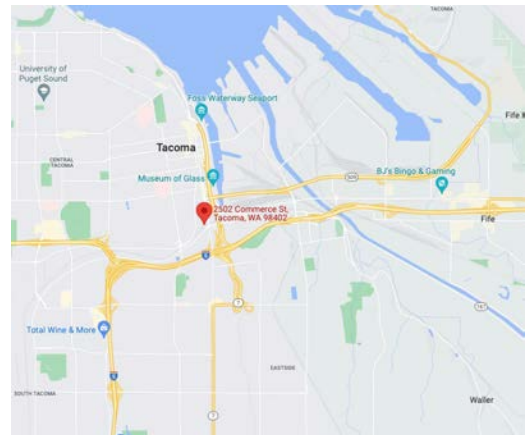
\$1,800,000



**2502 Commerce St, Tacoma WA**

## Offering Summary

- Investment, Redevelopment or Owner-User Opportunity
- Building Size of 17,584 SF
- Land Size of 19,800 SF
- Clean Phase I
- All Tenants Month-to-Month
- Tacoma CBD Opportunity Zone
- Warehouse Residential Zoning allows for industrial multifamily with building height up to 100 feet



# Investment Analysis

Waterhouse Motors Building Rent Roll					
Space	Tenant	Total SF	NNN	Actual (\$0.70/sf)	Pro Forma (\$1.00/sf)
Upstairs	One Office Tenant	4855	\$ 483.00	\$ 400.00	\$ 4,855.00
Downstairs N	2 Ravens Studios	5820	\$ 568.00	\$ 4,074.00	\$ 5,820.00
Downstairs W	Thunfield Rod Custom	5105	\$ 517.00	\$ 3,574.00	\$ 5,105.00
Downstairs S	SewerTech	1100	\$ 275.00	\$ 770.00	\$ 1,100.00
<b>Monthly Base</b>			<b>\$ 1,843.00</b>	<b>\$ 8,818.00</b>	<b>\$ 16,880.00</b>
<b>Annual Base</b>			<b>\$22,116.00</b>	<b>\$ 105,816.00</b>	<b>\$ 202,560.00</b>
<b>Monthly Base + NNN</b>				<b>\$ 10,178.00</b>	<b>\$ 18,723.00</b>
<b>Annual Base + NNN</b>				<b>\$ 122,136.00</b>	<b>\$ 224,676.00</b>
Vacancy				-	\$ 10,128.00
Leasing				-	\$ 15,000.00
Property Tax (included in NNN)				\$14,700.00	\$ 14,700.00
Insurance (included in NNN)				\$4,200.00	\$ 4,200.00
Outhouse (used by Sewer Techs and Thunfield Rod Custom included in NNN)				\$3,600.00	\$ 3,600.00
<b>Total Income</b>				<b>\$ 99,636.00</b>	<b>\$ 177,048.00</b>
<b>CAP</b>		<b>1,800,000</b>		<b>5.54%</b>	<b>9.84%</b>

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