

# GATEWAY POINTE BUSINESS PARK - Bldg D

**AVAILABLE FOR SALE**



**2605 Jahn Avenue NW, Gig Harbor, WA**

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**RH** ROSEN  
HARBOTTLE  
COMMERCIAL REAL ESTATE



**INVESTMENT OR OWNER/USER SALE: \$1,713,000**

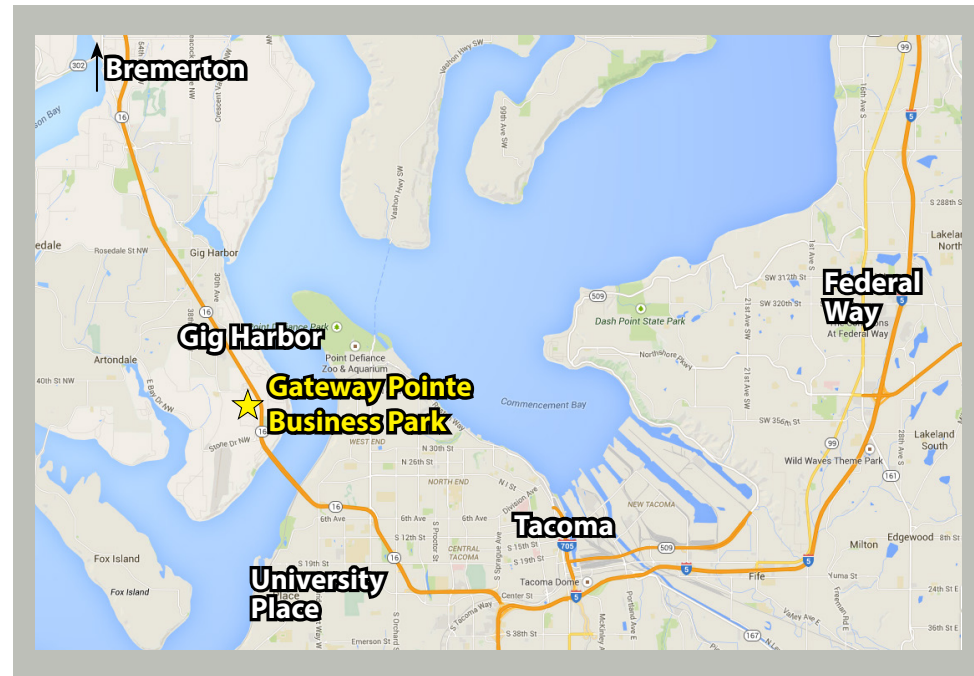
**10,380 SF Building - \$165/SF**

**IDEAL USES**

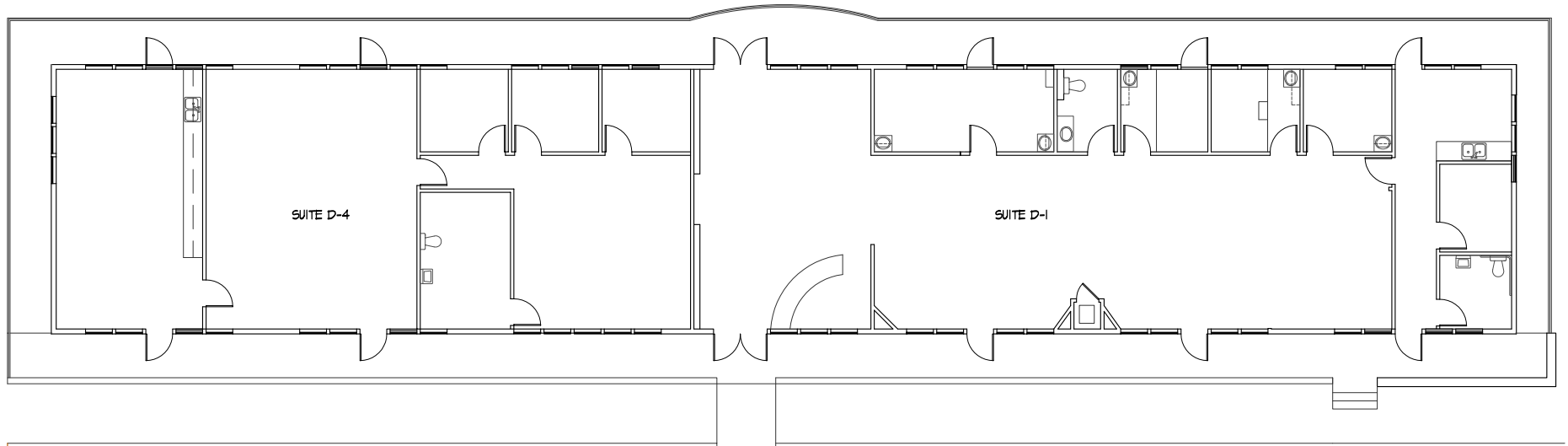
Office, Medical, Showroom, Fitness, Salon,  
Winery/Brewery, Educational, Boutique Store

**INVESTMENT DETAILS:**

- On-Site Amenities: Deli, Exercise Facility & Daycare
- High Visibility to 70,000+ Cars/Day on Highway 16
- Views of Narrows Bridge & Olympic Mountains
- 4 Stalls / 1,000 SF Parking Ratio
- Tall Ceilings with Skylights

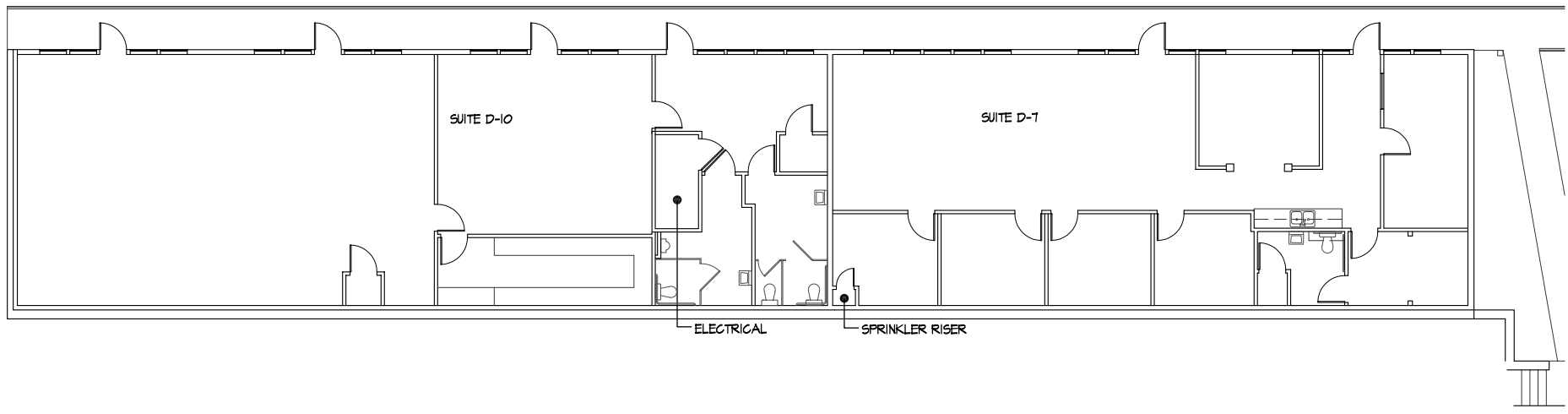


Second Floor - 5,240 SF



Occupied by EF Recovery through 2028

First Floor - 5,140 SF





**Building Features:**

- Extensive Windowline & Natural Light
- Vaulted Ceiling with Skylights on Second Floor
- Multi-Tenantable: 700 SF - 10,380 SF
- Upgraded Finishes
- Heating & Air Conditioning Throughout
- Parking Ratio: 4 / 1,000

**Drive Times:**

- Uptown Gig Harbor Mall: 4 minutes
- Downtown Gig Harbor: 8 minutes
- Downtown Tacoma: 15 minutes

**Gig Harbor Avg Income (1 mile)**

\$111,056

**LEASE**

versus

**OWN****Lease Assumptions**

Suite Size	5,140 SF
Pro Forma Monthly Rent (\$16.50/SF)	\$7,068
assumes 33% tax bracket	

**Initial Costs**

Prepaid Rent	\$7,068
Security Deposit	<u>\$10,000</u>
<b>Total Initial Costs</b>	<b>\$17,068</b>

**Monthly Lease Cash Outflow**

Gross Rent Payment	<u>\$7,068</u>
<b>Monthly Cash Outflow</b>	<b>\$7,068</b>

**Monthly Lease Benefits**

Appreciation	\$0
Equity Build-Up	\$0
Depreciation (70% Imp. Value)	\$0
Interest Write-Off	\$0
Rent Deduction (33%)	<u>(\$2,332)</u>
<b>Total Lease Benefits</b>	<b>(\$2,332)</b>
<b>Total Effective Monthly Cost</b>	<b>\$4,736</b>

**Purchase Assumptions**

Building Size (only occupying 5,140 SF)	10,380 SF
Purchase Price	\$1,713,000
assumes 33% tax bracket	

**Initial Costs (SBA 7(a) Loan)**

Loan Fees and Costs (\$40,300)	Financed
(10%) Down Payment	<u>\$199,600</u>
<b>Total Initial Costs</b>	<b>\$199,600</b>

**Monthly Ownership Cash Outflow**

(25 year fixed interest rate of 4.9%)

Rental Income (Suite D1-D6)	\$(8,215)
Mortgage Payment (Principal & Interest)	\$9,915
Operating Costs (\$4.00/SF)	<u>\$3,460</u>
<b>Monthly Cash Outflow</b>	<b>\$5,160</b>

**Monthly Ownership Benefits (estimates)**

Appreciation at 2%	(\$2,855)
Equity Build-Up	(\$3,007)
Depreciation Write-Off (70% Imp. Value)	(\$846)
Interest Write-Off	(\$2,302)
Operating Costs Deduction (33%)	<u>(\$1,142)</u>
<b>Total Ownership Benefits</b>	<b>(\$10,152)</b>
<b>Total Effective Monthly Cost</b>	<b>(\$4,992)</b>

**\$116,736 ANNUAL SAVINGS**

Please be advised that this analysis is generalized and does not factor in many of the financial and personal aspects one should take into account when electing to purchase real property. The potential purchaser must analyze this investment based upon its own analysis, including, without limitations, its own tax considerations (including current and future tax laws), recapture of depreciation, ultimate sales price and market considerations. These items must be evaluated by a qualified CPA, attorney or other consultant when making the decision to purchase.

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