

SHOWROOM/OFFICE with WAREHOUSE ON HWY 99

FOR SALE!



15615 HIGHWAY 99 | LYNNWOOD, WA



15610 HIGHWAY 99 | LYNNWOOD, WA

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RH | ROSEN
HARBOTTLE
COMMERCIAL REAL ESTATE

Two Purchase Options:

Option 1: Building D

OR

Option 2: Buildings D & E



\$2,550,000 (\$107/SF)

23,743 SF Building

31,802 SF Land

BUILDING D FEATURES:

- Glass Storefronts on Highway 99
- Up to 10,687 SF Warehouse
- Oversized GL & Pony DH Loading
- Building & Pylon Signage Available
- Secured Parking
- New Exterior Lighting Around Property
- Quick Access to Hwy 99, SR 525, I-405 & I-5
- Traffic Count: 30,000 Cars per Day



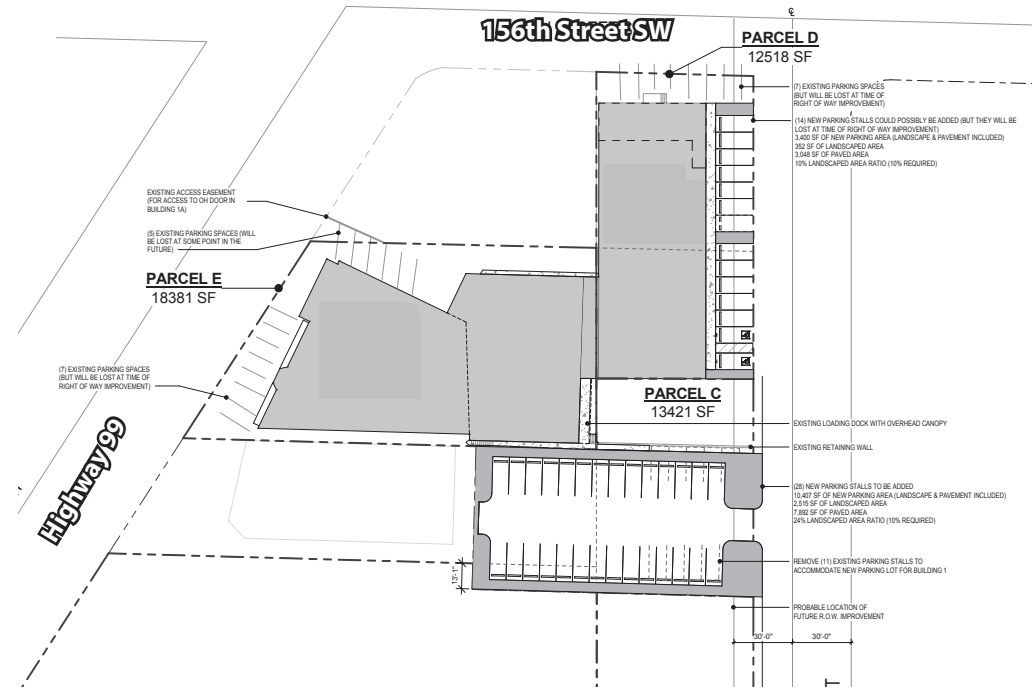
\$1,200,000 (\$147/SF)

8,775 SF Building

12,518 SF Land

BUILDING E FEATURES:

- Signage Facing 156th St SW & Highway 99
- 8,775 SF Clearspan Warehouse
- Grade-Level & Dock-High Loading
- 22' Clear Height
- New Exterior Lighting Around Property
- Quick Access to Hwy 99, SR 525, I-405 & I-5
- Traffic Count: 30,000 Cars per Day

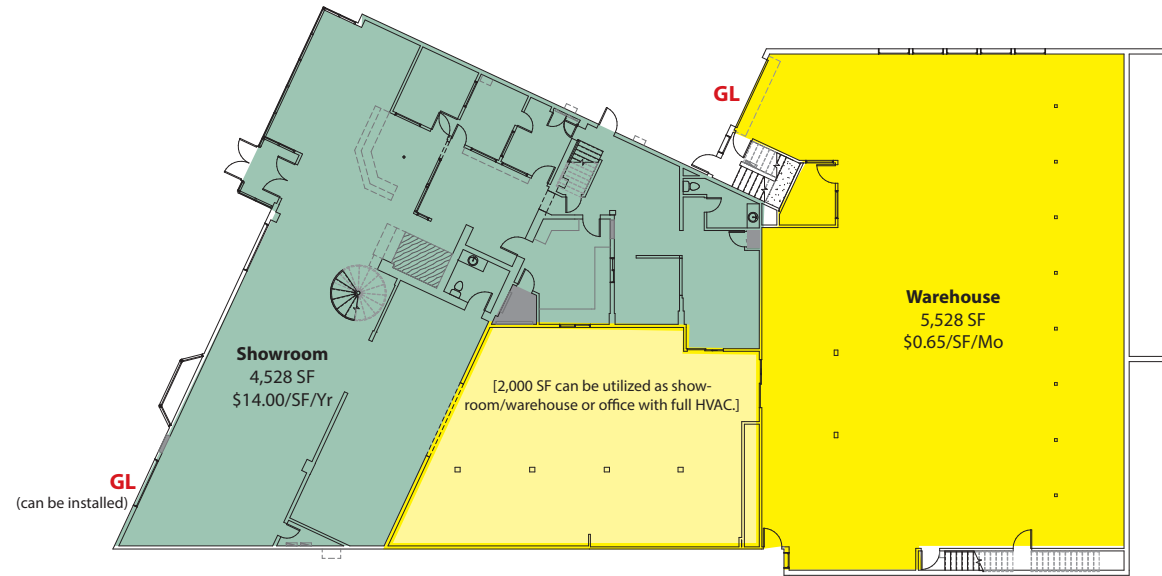


*Additional grade level door can be installed.

- ┌ ─ ─ ┐ Building D
- └ ─ ─ ┘ Private Fenced Yard and Parking
- ┌ ─ ─ ┐ Building D
- └ ─ ─ ┘ Additional Parking

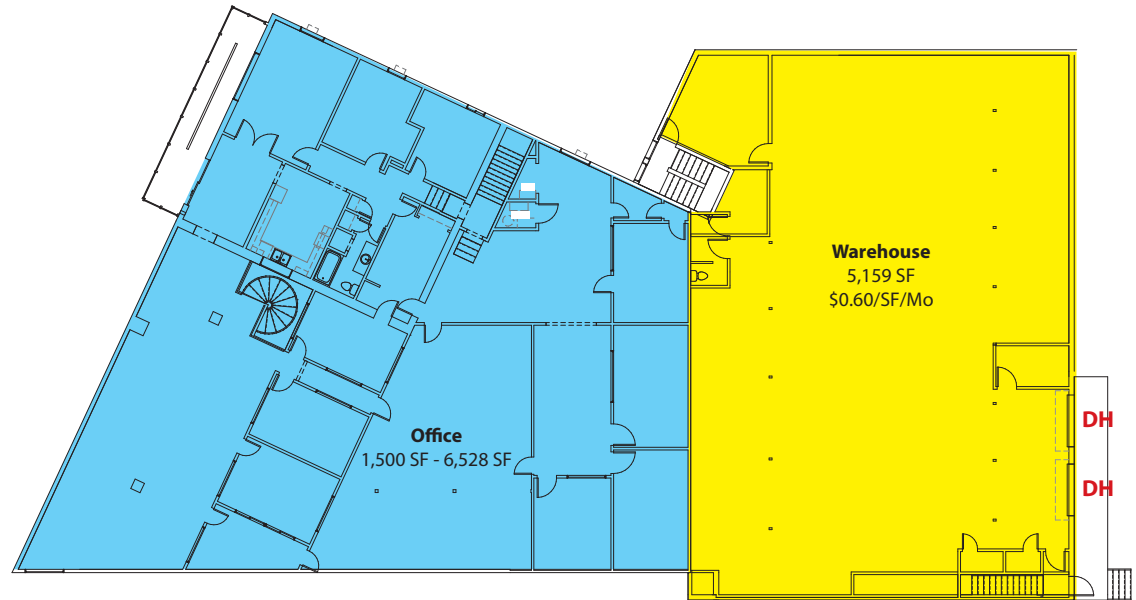
Building D - 1st Floor

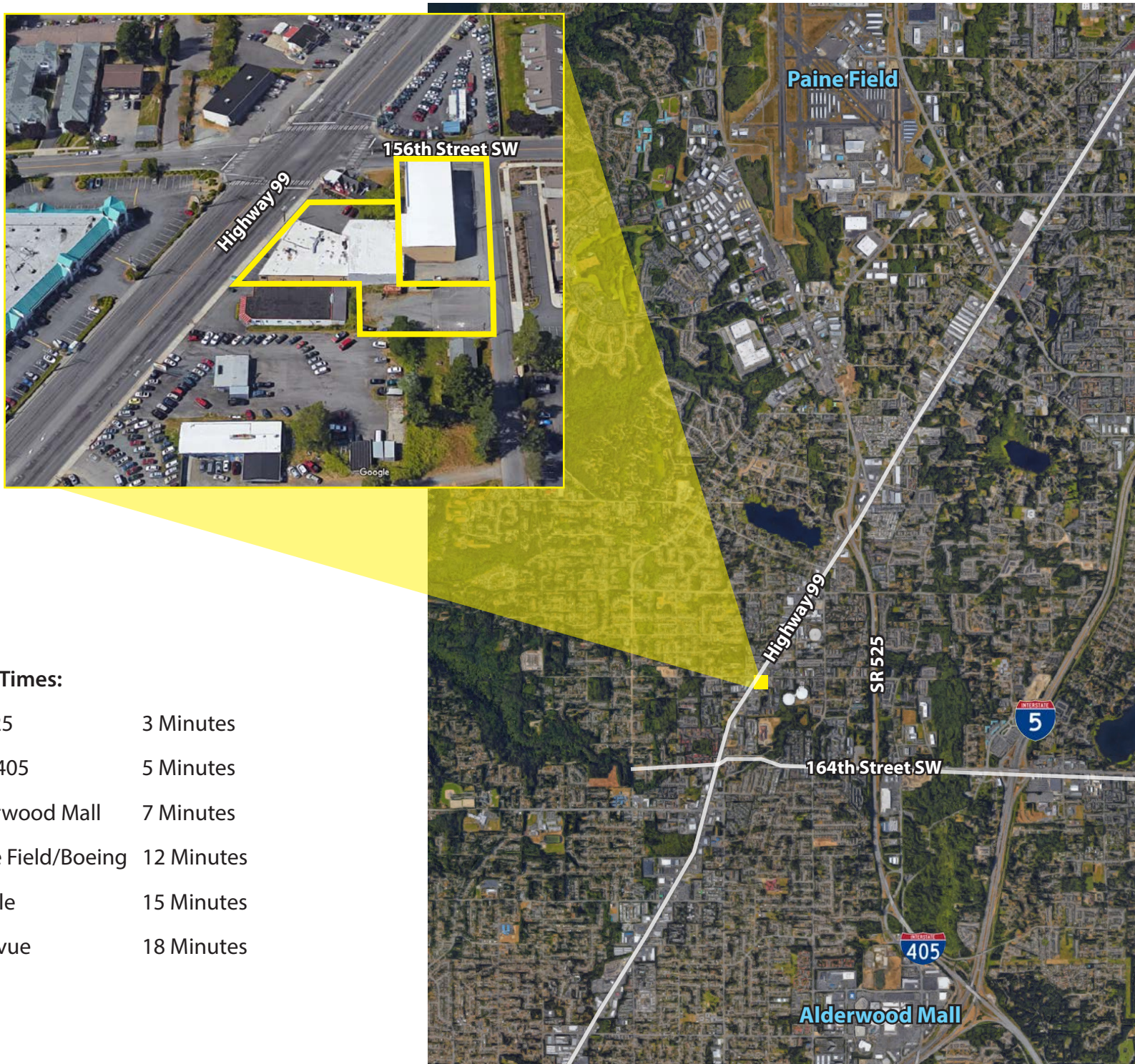
	Square Footage	Rent/SF
Showroom	6,528 SF	\$14.00/SF/Yr
Warehouse	5,528 SF	\$0.65/SF/Mo
1st Floor Total	12,056 SF	



Building D - 2nd Floor

	Square Footage	Rent/SF
Office	1,500-6,528 SF	
Warehouse	5,159 SF	\$0.60/SF/Mo
2nd Floor Total	11,687 SF	



**Driving Times:**

- SR 525 3 Minutes
- I-5/I-405 5 Minutes
- Alderwood Mall 7 Minutes
- Paine Field/Boeing 12 Minutes
- Seattle 15 Minutes
- Bellevue 18 Minutes

RENT vs OWN

Lease Assumptions	
Building Size	23,743 SF
Pro Forma Monthly Rent (\$14.00/SF Ofc/Yr \$0.60/SF/Mo Whse)	\$18,221
assumes 33% tax bracket	

Purchase Assumptions	
Building Size	23,743 SF
Purchase Price	\$2,550,000
25-Year Amortization	
assumes 33% tax bracket	

Initial Costs	
Prepaid Rent	\$18,221
Prepaid NNN Expenses (\$0.22/SF/Mo.)	\$5,223
Security Deposit	<u>\$20,000</u>
Total Initial Costs	\$43,444

Initial Costs (SBA 7(a) Loan)	
(10%) Down Payment	\$260,000
Loan Fees and Costs (\$50K est)	Financed
Total Initial Costs	\$260,000

Monthly Lease Cash Outflow	
Rent Payment	\$18,221
NNN Expenses (\$0.27/SF)	<u>\$5,223</u>
Monthly Cash Outflow	\$23,444

Monthly Ownership Cash Outflow	
<u>25-Year Fixed</u>	
Blended Interest Rate (Estimate)	4.9%
Mortgage Payment (Principal & Interest)	\$13,543
NNN Expenses (\$0.22/SF)	<u>\$5,223</u>
Monthly Cash Outflow	\$18,766

Monthly Lease Benefits	
Appreciation	\$0
Equity Build-Up	\$0
Depreciation (70% Imp. Value)	\$0
Interest Write-Off	\$0
Rent & NNN Expense Deduction	<u>(\$7,737)</u>
Total Lease Benefits	(\$7,737)
Total Effective Monthly Cost	\$15,707

Monthly Ownership Benefits (estimates)	
Appreciation at 2%	(\$4,250)
Equity Build-Up	(\$4,079)
Depreciation Write-Off (70% Imp. Value)	(\$1,259)
Interest Write-Off	(\$3,123)
NNN Expense Deduction	<u>(\$1,724)</u>
Total Ownership Benefits	(\$14,435)
Total Effective Monthly Cost	\$4,331

\$136,512 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.