

5.5 CAP STABILIZED INVESTMENT | OWNER/USER OPPORTUNITY

RETAIL EXPOSURE ON REDMOND WAY



18210 Redmond Way | Redmond, WA

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SALE PRICE: **\$5,100,000**

BUILDING SIZE: **10,421 SF**

OCCUPANCY

- Option 1 - 100% Leased At Market Rates For 5-10 Years
- Option 2 - Available For Owner/User

PROPERTY OVERVIEW

- Average 37,000 Cars per Day Along Redmond Way
- Two Ingress/Egress Points At Redmond Way & 185th Ave NE
- Land Size: 9,500 SF (0.22 Acres)

BUILDING FEATURES AND UPGRADES:

- Built in 1984
- Favorable BP Zoning
- Upgraded Heating and Air Conditioning
- New Siding and Paint
- Wood Frame Construction
- 3 Parking Stalls/1,000 SF



Pride of Ownership

INVESTOR SCENARIO SUMMARY

- 5.5 CAP During Year 1 and 6.3 CAP During Year 5
- 100% Occupancy
- Strong Credit Tenant
- Tenant Pays \$23,230/Month with 3% Annual Increases
- Tenant to Pay Taxes, Insurance, and Maintenance Direct
- 5-10 Year Lease Term
- Pending Light Rail Station to Boost Asset Appreciation

TENANT BACKGROUND:

- Hwang's Taekwondo School in Business 31 Years
- 500 Students Enrolled Year Round
- Variety of 30 Classes Offered per Week
- Owner, Sun Hwang, is 10-Time Korean National Champion

OWNER/USER SCENARIO SUMMARY

	Year 1	Year 5	Year 10
Mortgage Payment*	\$26.68/SF	\$26.68/SF	\$26.68/SF
Market Lease Rate**	\$26.75/SF	\$30.11/SF	\$34.90/SF

*based on 20% down, 30 year amortization, and 5.5% Interest Rate

**3% annual increases

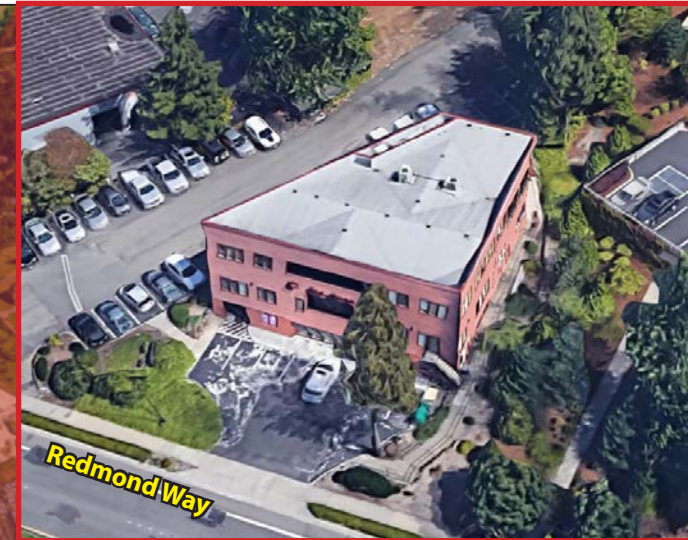
BENEFITS TO OWNING:

- Fixed Mortgage Payment for 25 Years
- Control Your Own Destiny
- Equity Build Up and Asset Appreciation
- Depreciation and Interest Tax Savings

RISKS TO LEASING:

- Annual Increases and Potential Rent Spikes for 25 Years
- May Be Forced To Relocate
- Missed Opportunity For Wealth Creation

LOCATION MAP OF REDMOND



DRIVE TIMES

(To 18210 Redmond Way):

From Seattle: **19 Minutes**

From Bellevue: **12 Minutes**

From SR 520: **3 Minutes**

From Microsoft Campus: **6 Minutes**

From Redmond Town Center: **5 Minutes**

--- Future Light Rail Route



Future Light Rail Station