

# **Evans Butler Realty, Inc.**



## **Property Overview**

The property is 0.72 Acres with two buildings. 2800 Lake Washington Road is a 1,740 s.f. veterinary clinic (now vacant) which follows the same interior design concept as most medical uses. 2850 Lake Washington Road is equally divided into three rental units of 1,456 s.f. each. All tenants enjoy a spot on the pylon signage and share a parking lot constructed of poured concrete. The exterior finishes of the buildings are similar, both with pitched shingle roof, but with all brick on the 2800 Lake Washington and wood siding on 2850. The north suite vacancy is in the northernmost 1,456 s.f. unit which served as the owner's personal storage space. The prior use was a medical office. The second 1,456 sf vacancy at 2850 Lake Washington Rd was formerly an insurance office. Across Lake Washington Road is a neighborhood shopping center with national tenants L.A Fitness and Tuesday Morning. Just to the west is Wickham Road.

<b>Income</b>		<b>Projected Monthly Income</b>	<b>Projected Annual Income</b>	<b>Per s.f</b>
Sq. Ft.	2850 Lake Washington Rd.			
1456	Vacant <b>(potential)</b>	\$1,577.33	\$18,928.00	\$13.00
1456	Charles Allia Accounting	\$1,484.00	\$17,808.00	\$12.23
1456	North Unit <b>(potential)</b>	\$1,577.33	\$18,928.00	\$13.00
	Subtotal		\$55,664.00	
1740	2800 Lake Washington Rd. (potential)	\$2,175.00	\$26,100	\$15.00
<b>6108</b>	<b>Total Projected Income</b>	<b>\$6,813.66</b>	<b>\$81,764.00</b>	<b>\$13.38</b>
<b>Expenses</b>				
	Real Estate taxes		\$9,566.51	\$1.57
	Insurance		\$5,000.00	\$0.82
	Maintenance		\$5,000.00	\$0.82
			<b>\$19,566.51</b>	<b>\$3.20</b>
	<b>Projected NOI @100% (before renovation costs)</b>		<b>\$62,197.49</b>	
	<b>Price</b>		<b>\$485,000</b>	<b>\$79.40</b>