

## CMA Detail Report



**Blum's Saw**  
 9823 160th St E Puyallup WA 98375 Pierce County  
 Sale Price: \$ 780,000

\$/SF:	\$ 71.38
Date Sold:	03/16/2018
Research Confirmed:	No -

Property Description:
Warehouse located along 160th.

### Property Characteristics

Total Building SQFT:	10,928
Total Building NRA:	10,928
Year Built:	1980
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	10,928
Total Lot SQFT:	39,794
Total Acres:	0.91
Number of Buildings:	1

Parcel:	0419218042
Market Area:	620 - Puyallup/Sumner
Anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	4
Min Clearance:	
Max Clearance:	16
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	UV
Total Parking:	

### Sale & Financial Information

Sale Information	
Document Number:	201803160208
Sale Price:	\$ 780,000
\$/SF:	\$ 71.38
\$/Land SF:	\$ 19.60
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial (Investment)	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 500,000
Excise Tax:	\$ 13,889
Lender:	Abip Reit Llc
Financing Notes:	

Prior Sale	
Document Number:	201101270608
Prior Sale Price:	\$ 450,000

### Buyer & Seller Information

Buyer Information	
Buyer:	2 Gs Properties LLC 6216 199th St E Spanaway WA 98387
Buyer Broker(s):	

Seller Information	
Seller:	9823 Investors LLC PO Box 427 Gig Harbor WA 98335
Listing Broker(s):	

### Additional Information

Notes: CMA entered 3/29/18.

**CMA Detail Report**



**9848 Portland Avenue**  
 9848 Portland Ave Tacoma WA 98445 Pierce County  
 Sale Price: \$ 385,000

\$/SF:	\$ 204.79
Date Sold:	02/02/2018
Research Confirmed:	No -

Property Description:
Auto repair located along Portland Ave.

**Property Characteristics**

Total Building SQFT:	1,880
Total Building NRA:	1,880
Year Built:	1970
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	1,880
Total Lot SQFT:	26,875
Total Acres:	0.62
Number of Buildings:	1

Parcel:	7745001750
Market Area:	660 - Parkland/Midland
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	NC
Total Parking:	

**Sale & Financial Information**

**Sale Information**

Document Number:	201802020654
Sale Price:	\$ 385,000
\$/SF:	\$ 204.79
\$/Land SF:	\$ 14.33
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

**Financial**

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 335,000
Excise Tax:	\$ 6,858
Lender:	Seller
Financing Notes:	

**Prior Sale**

Document Number:	0000000864
Prior Sale Price:	\$ 195,000

**Buyer & Seller Information**

**Buyer Information**

Buyer:	Klean Auto LLC 16507 39th Ave E Tacoma WA 98446
Buyer Broker(s):	

**Seller Information**

Seller:	Shaffer Properties LLC PO Box 4685 Spanaway WA 98387
Listing Broker(s):	

**Additional Information**

Notes: CMA entered 3/6/18.

**CMA Detail Report**



**9001 & 9009 South Tacoma Way**  
 9001 - 9009 S Tacoma Way Tacoma WA 98499 Pierce County  
 Sale Price: \$ 1,075,000

\$/SF:	\$ 127.46
Date Sold:	03/01/2018
Research Confirmed:	No -

Property Description:
Auto repair located along Tacoma Way.

**Property Characteristics**

Total Building SQFT:	8,434
Total Building NRA:	8,434
Year Built:	1972
Year Renovated:	
Number of Floors:	1
Number of Elevators:	0
Total Office SQFT:	250
Total Industrial SQFT:	8,184
Total Lot SQFT:	80,882
Total Acres:	1.86
Number of Buildings:	2

Parcel:	0320313001
Additional Parcel(s):	0320313033
Market Area:	610 - Lakewood
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	1
Min Clearance:	10
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	C2
Total Parking:	

**Sale & Financial Information**

Sale Information	
Document Number:	201803010699
Sale Price:	\$ 1,075,000
\$/SF:	\$ 127.46
\$/Land SF:	\$ 13.29
Exchange:	Unknown
Days on Market:	122
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 913,750
Excise Tax:	\$ 19,140
Lender:	First Citizens Bk
Financing Notes:	

Prior Sale	
Document Number:	199705220256
Prior Sale Price:	\$ 128,000

**Buyer & Seller Information**

Buyer Information	
Buyer:	SPS II Investments LLC 9001 S Tacoma Way Tacoma WA 98499
Buyer Broker(s):	

Seller Information	
Seller:	Brian Plowden & Joan Fabiani 914 N Newton St Tacoma WA 98406
Listing Broker(s):	Kevin Smith Greg Millerd Cushman & Wakefield 32 West 200 South, #403 Salt Lake City UT 84101 (206) 521-0281

**Additional Information**

Notes: CMA entered 3/20/18.

## CMA Detail Report



**S Tacoma Warehouse**  
 6709 S Adams St Tacoma WA 98409 Pierce County  
 Sale Price: \$ 1,250,000

\$/SF:	\$ 78.03
Date Sold:	02/28/2018
Research Confirmed:	No -

Property Description:
Industrial building located along Adams.

### Property Characteristics

Total Building SQFT:	17,220
Total Building NRA:	16,020
Year Built:	1974
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	2,400
Total Industrial SQFT:	13,620
Total Lot SQFT:	56,215
Total Acres:	1.29
Number of Buildings:	1

Parcel:	0220251163
Additional Parcel(s):	0220251164
Market Area:	625 - South Tacoma
Anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	20
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M2
Total Parking:	

### Sale & Financial Information

Sale Information	
Document Number:	201802280664
Sale Price:	\$ 1,250,000
\$/SF:	\$ 78.03
\$/Land SF:	\$ 22.24
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial (Owner User)	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 1,000,000
Excise Tax:	\$ 22,255
Lender:	Commerce Bk/WA
Financing Notes:	

Prior Sale	
Document Number:	200909230727
Prior Sale Price:	\$ 1,013,189

### Buyer & Seller Information

Buyer Information	
Buyer:	PowderNW LLC 7216 Lakewood Dr W Lakewood WA 98499
Buyer Broker(s):	

Seller Information	
Seller:	Edwin & Ethel Honeycutt PO Box 4075 Sequim WA 98382
Listing Broker(s):	

### Additional Information

Notes: CMA entered 3/16/18.

## CMA Detail Report



**11105 Benston Drive E**  
 11105 Benston Dr E Puyallup WA 98372 Pierce County  
 Sale Price: \$ 790,000

\$/SF:	\$ 195.93
Date Sold:	01/19/2018
Research Confirmed:	No -

Property Description:
Industrial buildings located along Benston Dr.

### Property Characteristics

Total Building SQFT:	4,032
Total Building NRA:	4,032
Year Built:	1975
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	4,032
Total Lot SQFT:	111,296
Total Acres:	2.555
Number of Buildings:	1

Parcel:	0420271160
Additional Parcel(s):	0420271159
Market Area:	620 - Puyallup/Sumner
Anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	MUD
Total Parking:	

### Sale & Financial Information

Sale Information	
Document Number:	201801190375
Sale Price:	\$ 790,000
\$/SF:	\$ 195.93
\$/Land SF:	\$ 7.10
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 490,000
Excise Tax:	\$ 14,067
Lender:	Seller
Financing Notes:	

Prior Sale	
Document Number:	
Prior Sale Price:	\$ N/A

### Buyer & Seller Information

Buyer Information	
Buyer:	West Brothers Land LLC 3602 A St SE Auburn WA 98002
Buyer Broker(s):	

Seller Information	
Seller:	Starr Blue 11105 Benston Dr E Puyallup WA 98372
Listing Broker(s):	

### Additional Information

Notes: CMA entered 3/9/18.

**CMA Detail Report**



**1800 Fryar Avenue**  
 1800 Fryar Ave Sumner WA 98390 Pierce County  
 Sale Price: \$ 18,750,000

\$/SF:	\$ 337.04
Date Sold:	03/15/2018
Research Confirmed:	No -

Property Description:
Industrial building located along Fryar Av.

**Property Characteristics**

Total Building SQFT:	55,631
Total Building NRA:	55,631
Year Built:	2017
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	9,372
Total Industrial SQFT:	46,259
Total Lot SQFT:	318,859
Total Acres:	7.32
Number of Buildings:	1

Parcel:	0420242083
Market Area:	620 - Puyallup/Sumner
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	
Total Parking:	

**Sale & Financial Information**

**Sale Information**

Document Number:	201803150632
Sale Price:	\$ 18,750,000
\$/SF:	\$ 337.04
\$/Land SF:	\$ 58.80
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	There was \$1,000 personal property declared in this sale. The taxable selling price was \$18,749,000.

**Financial (Investment)**

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 333,732
Lender:	
Financing Notes:	

**Prior Sale**

Document Number:	
Prior Sale Price:	\$ N/A

**Buyer & Seller Information**

**Buyer Information**

Buyer:	Bixby SPE Finance 1 LLC 1501 Quail St, Ste 230 Newport Beach CA 92660
Buyer Broker(s):	

**Seller Information**

Seller:	Whitewater Industrial Holdings LLC 8775 Folsom Blvd, Ste 200 Sacramento CA 95826
Listing Broker(s):	

**Additional Information**

Notes: CMA entered 3/29/18.

## CMA Detail Report



**Nalley Valley Warehouse**  
 2920 S Cushman Tacoma WA 98409 Pierce County  
 Sale Price: \$ 1,750,000

\$/SF:	\$ 82.55
Date Sold:	02/08/2018
Research Confirmed:	No -

Property Description:
Lumber mill located along Cushman Ave.

### Property Characteristics

Total Building SQFT:	21,200
Total Building NRA:	21,200
Year Built:	2000
Year Renovated:	
Number of Floors:	2
Number of Elevators:	
Total Office SQFT:	5,000
Total Industrial SQFT:	16,100
Total Lot SQFT:	51,557
Total Acres:	1.18
Number of Buildings:	1

Parcel:	7105000221
Additional Parcel(s):	7105000190
Market Area:	630 - Allenmore Medical District
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	22
Max Clearance:	22
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M2
Total Parking:	

### Sale & Financial Information

Sale Information	
Document Number:	201802080272
Sale Price:	\$ 1,750,000
\$/SF:	\$ 82.55
\$/Land SF:	\$ 33.94
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 1,312,500
Excise Tax:	\$ 31,155
Lender:	Washington Business Bank
Financing Notes:	

Prior Sale	
Document Number:	0000001163
Prior Sale Price:	\$ 200,000

### Buyer & Seller Information

Buyer Information	
Buyer:	Cushman LLC 15315 50th Ave E Tacoma WA 98446
Buyer Broker(s):	

Seller Information	
Seller:	Ply-Trim West Inc 7733 Markham Bend Pl Sanford FL 32771
Listing Broker(s):	

### Additional Information

Notes: CMA entered 3/6/18.

**CMA Detail Report**



**Cascade Building**  
 2316 S State St Tacoma WA 98405 Pierce County  
 Sale Price: \$ 3,683,595

\$/SF:	\$ 77.05
Date Sold:	01/19/2018
Research Confirmed:	No -

<b>Property Description:</b>

**Property Characteristics**

Total Building SQFT:	47,808
Total Building NRA:	47,808
Year Built:	1977
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	8,448
Total Industrial SQFT:	39,360
Total Lot SQFT:	127,195
Total Acres:	2.92
Number of Buildings:	1

Parcel:	9127010012
Market Area:	630 - Allenmore Medical District
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	B
Park Name:	
Zoning:	M1
Total Parking:	

**Sale & Financial Information**

**Sale Information**

Document Number:	
Sale Price:	\$ 3,683,595
\$/SF:	\$ 77.05
\$/Land SF:	\$ 28.96
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

**Financial**

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ N/A
Lender:	
Financing Notes:	

**Prior Sale**

Document Number:	
Prior Sale Price:	\$ N/A

**Buyer & Seller Information**

**Buyer Information**

Buyer:	
Buyer Broker(s):	Raymond Schuler Brandon Gates

**Seller Information**

Seller:	Chris Highsmith Neil Walter Company
Listing Broker(s):	1940 East D St., Ste 100 Tacoma WA 98421 (253) 779-2402

**Additional Information**

Notes:
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### CMA Detail Report



**Martinac Shipyard - Former**  
 401 E 15th St Tacoma WA 98421 Pierce County  
 Sale Price: \$ 5,000,000

\$/SF:	\$ 59.32
Date Sold:	01/09/2018
Research Confirmed:	No -

Property Description:

#### Property Characteristics

Total Building SQFT:	84,285
Total Building NRA:	84,285
Year Built:	1960
Year Renovated:	1970
Number of Floors:	2
Number of Elevators:	
Total Office SQFT:	9,041
Total Industrial SQFT:	75,244
Total Lot SQFT:	272,419
Total Acres:	6.25
Number of Buildings:	10

Parcel:	0320041054
Additional Parcel(s):	0320041017, 8950001560, 8950001590, 8950001680
Market Area:	615 - Port of Tacoma/Fife
Anchors / Tenants:	/ 0
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	Heavy Industrial
Total Parking:	

#### Sale & Financial Information

Sale Information	
Document Number:	
Sale Price:	\$ 5,000,000
\$/SF:	\$ 59.32
\$/Land SF:	\$ 18.35
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial (Owner User)	
Gross Income:	\$ N/A
Vacancy %:	0.00%
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ N/A
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	
Prior Sale Price:	\$ N/A

#### Buyer & Seller Information

Buyer Information	
Buyer:	Cypress JMM Holdings, LLC
Buyer Broker(s):	Bruce Valentine Neil Walter Company 1940 East D St., Ste 100 Tacoma WA 98421 (253) 779-2400 Bruce Valentine Neil Walter

Seller Information	
Seller:	Washington Landmark Holdings, LLC
Listing Broker(s):	Arvin Vander Veen, SIOR Colliers International WA, LLC 601 Union St., Ste. 5300 Seattle WA 98101 (206) 654-0521

#### Additional Information

**Notes:** Difficult deal as we had to have approval from the EPA, DOE, DNR and the city of Tacoma.

## CMA Detail Report



**1113 St Paul Avenue**  
 1113 St Paul Ave Tacoma WA 98421 Pierce County  
 Sale Price: \$ 370,000

<b>\$/SF:</b>	\$ 105.71
<b>Date Sold:</b>	03/20/2018
<b>Research Confirmed:</b>	No -

Property Description:
Retail located along St Paul Ave.

### Property Characteristics

<b>Total Building SQFT:</b>	3,500
<b>Total Building NRA:</b>	3,500
<b>Year Built:</b>	1920
<b>Year Renovated:</b>	1985
<b>Number of Floors:</b>	2
<b>Number of Elevators:</b>	
<b>Total Industrial SQFT:</b>	3,500
<b>Total Lot SQFT:</b>	7,500
<b>Total Acres:</b>	0.17
<b>Number of Buildings:</b>	1

<b>Parcel:</b>	4855000041
<b>Market Area:</b>	615 - Port of Tacoma/Fife
<b>Anchors / Tenants:</b>	/
<b>Down Payment:</b>	\$ N/A
<b>Payments (\$/mo):</b>	\$ N/A
<b>Dock High Doors:</b>	
<b>Rail Doors:</b>	
<b>Truck Doors:</b>	
<b>Min Clearance:</b>	
<b>Max Clearance:</b>	20
<b>Property Type:</b>	Industrial
<b>Office Type:</b>	
<b>Office Class:</b>	
<b>Park Name:</b>	
<b>Zoning:</b>	PMI
<b>Total Parking:</b>	

### Sale & Financial Information

Sale Information	
<b>Document Number:</b>	201803201131
<b>Sale Price:</b>	\$ 370,000
<b>\$/SF:</b>	\$ 105.71
<b>\$/Land SF:</b>	\$ 49.33
<b>Exchange:</b>	Unknown
<b>Days on Market:</b>	
<b>Conditions of Sale:</b>	

Financial	
<b>Gross Income:</b>	\$ N/A
<b>Vacancy %:</b>	0.00 %
<b>Operating Expense:</b>	\$ N/A
<b>Net Oper Income:</b>	\$ 0
<b>Cap Rate:</b>	
<b>Balance:</b>	\$ 370,000
<b>Excise Tax:</b>	\$ 6,591
<b>Lender:</b>	Wadot Capital Inc
<b>Financing Notes:</b>	

Prior Sale	
<b>Document Number:</b>	201408110441
<b>Prior Sale Price:</b>	\$ 315,000

### Buyer & Seller Information

Buyer Information	
<b>Buyer:</b>	SPS24 LLC 5413 Meridian Ave N, Ste C Seattle WA 98103
<b>Buyer Broker(s):</b>	

Seller Information	
<b>Seller:</b>	Adam Robinson 3206 N Bristol St Tacoma WA 98407
<b>Listing Broker(s):</b>	

### Additional Information

**Notes:** CMA entered 3/30/18.

**CMA Detail Report**



**2306 E 11th Street**  
 2306 E 11th St Tacoma WA 98421 Pacific County  
 Sale Price: \$ 400,000

\$/SF:	\$ 82.03
Date Sold:	01/05/2018
Research Confirmed:	No -

Property Description:
Warehouse located along 11th St.

**Property Characteristics**

Total Building SQFT:	4,876
Total Building NRA:	4,876
Year Built:	1919
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	4,876
Total Lot SQFT:	15,000
Total Acres:	0.34435
Number of Buildings:	1

Parcel:	2275200720
Market Area:	615 - Port of Tacoma/Fife
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	PMI
Total Parking:	

**Sale & Financial Information**

**Sale Information**

Document Number:	201801050488
Sale Price:	\$ 400,000
\$/SF:	\$ 82.03
\$/Land SF:	\$ 26.67
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

**Financial**

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 7,125
Lender:	
Financing Notes:	

**Prior Sale**

Document Number:	0000000492
Prior Sale Price:	\$ 180,000

**Buyer & Seller Information**

**Buyer Information**

Buyer:	Port of Tacoma PO Box 1837 Tacoma WA 98401
Buyer Broker(s):	

**Seller Information**

Seller:	Fastco Inc 2306 E 11th St Tacoma WA 98421
Listing Broker(s):	

**Additional Information**

Notes: CMA entered 2/2/18.

**CMA Detail Report**



**414 West Valley Hwy North**  
 414 W Valley Hwy N Pacific WA 98047 King County  
 Sale Price: \$ 805,000

<b>\$/SF:</b>	\$ 149.63
<b>Date Sold:</b>	01/18/2018
<b>Research Confirmed:</b>	Yes - 02/07/2018

Property Description:
A 4,800 sf shop and a 580 sf modular office trailer on a .55 acre lot in Pacific. The shop has 4 over-sized GL doors with 24' - 26' clear height.

**Property Characteristics**

<b>Total Building SQFT:</b>	5,380
<b>Total Building NRA:</b>	5,380
<b>Year Built:</b>	2000
<b>Year Renovated:</b>	
<b>Number of Floors:</b>	1
<b>Number of Elevators:</b>	
<b>Total Office SQFT:</b>	580
<b>Total Industrial SQFT:</b>	4,800
<b>Total Lot SQFT:</b>	24,000
<b>Total Acres:</b>	0.55
<b>Number of Buildings:</b>	1

<b>Parcel:</b>	8856001745
<b>Market Area:</b>	405 - Algona/Pacific
<b>Anchors / Tenants:</b>	/
<b>Down Payment:</b>	\$ N/A
<b>Payments (\$/mo):</b>	\$ N/A
<b>Dock High Doors:</b>	
<b>Rail Doors:</b>	
<b>Truck Doors:</b>	4
<b>Min Clearance:</b>	24
<b>Max Clearance:</b>	26
<b>Property Type:</b>	Industrial
<b>Office Type:</b>	
<b>Office Class:</b>	
<b>Park Name:</b>	
<b>Zoning:</b>	
<b>Total Parking:</b>	

**Sale & Financial Information**

Sale Information	
<b>Document Number:</b>	20180118000708
<b>Sale Price:</b>	\$ 805,000
<b>\$/SF:</b>	\$ 149.63
<b>\$/Land SF:</b>	\$ 33.54
<b>Exchange:</b>	No
<b>Days on Market:</b>	211
<b>Conditions of Sale:</b>	

Financial	
<b>Gross Income:</b>	\$ N/A
<b>Vacancy %:</b>	0.00 %
<b>Operating Expense:</b>	\$ N/A
<b>Net Oper Income:</b>	\$ 0
<b>Cap Rate:</b>	
<b>Balance:</b>	\$ N/A
<b>Excise Tax:</b>	\$ 14,334
<b>Lender:</b>	
<b>Financing Notes:</b>	Cash transaction.

Prior Sale	
<b>Document Number:</b>	199102220496
<b>Prior Sale Price:</b>	\$ 190,000

**Buyer & Seller Information**

Buyer Information	
<b>Buyer:</b>	Lipe, LLC Michael Lipe 1106 8th St Kirkland WA 98033
<b>Buyer Broker(s):</b>	Mike King, CCIM Erik Swanson Kidder Mathews 12886 Interurban Ave. S. SeattleWA98168 (206) 296-9624

Seller Information	
<b>Seller:</b>	Bilbrey Enterprises 414 West Valley Hwy S Pacific WA 98047
<b>Listing Broker(s):</b>	Thad Mallory Kidder Mathews 12886 Interurban Ave. S. SeattleWA98168 (206) 248-7338

**Additional Information**

**Notes:** The buyer purchased this property as an owner user, a manufacturing business. This parcel is zoned Light Industrial District, City of Pacific. Confirmed by Thad Mallory.

**CMA Detail Report**



**3912 N 34th St**  
 3912 N 34th St Tacoma WA 98407 Pierce County  
 Sale Price: \$ 420,000

<b>\$/SF:</b>	\$ 265.15
<b>Date Sold:</b>	03/05/2018
<b>Research Confirmed:</b>	No -

Property Description:	
Auto repair located along 34th St.	

**Property Characteristics**

<b>Total Building SQFT:</b>	1,584
<b>Total Building NRA:</b>	1,584
<b>Year Built:</b>	1900
<b>Year Renovated:</b>	1970
<b>Number of Floors:</b>	1
<b>Number of Elevators:</b>	
<b>Total Industrial SQFT:</b>	1,584
<b>Total Lot SQFT:</b>	9,000
<b>Total Acres:</b>	0.20661
<b>Number of Buildings:</b>	1

<b>Parcel:</b>	6705001110
<b>Market Area:</b>	655 - North Tacoma
<b>anchors / Tenants:</b>	/
<b>Down Payment:</b>	\$ N/A
<b>Payments (\$/mo):</b>	\$ N/A
<b>Dock High Doors:</b>	
<b>Rail Doors:</b>	
<b>Truck Doors:</b>	
<b>Min Clearance:</b>	
<b>Max Clearance:</b>	
<b>Property Type:</b>	Industrial
<b>Office Type:</b>	
<b>Office Class:</b>	
<b>Park Name:</b>	
<b>Zoning:</b>	C2
<b>Total Parking:</b>	

**Sale & Financial Information**

**Sale Information**

<b>Document Number:</b>	201803050763
<b>Sale Price:</b>	\$ 420,000
<b>\$/SF:</b>	\$ 265.15
<b>\$/Land SF:</b>	\$ 46.67
<b>Exchange:</b>	Unknown
<b>Days on Market:</b>	
<b>Conditions of Sale:</b>	

**Financial**

<b>Gross Income:</b>	\$ N/A
<b>Vacancy %:</b>	0.00 %
<b>Operating Expense:</b>	\$ N/A
<b>Net Oper Income:</b>	\$ 0
<b>Cap Rate:</b>	
<b>Balance:</b>	\$ 320,000
<b>Excise Tax:</b>	\$ 7,481
<b>Lender:</b>	Seller
<b>Financing Notes:</b>	

**Prior Sale**

<b>Document Number:</b>	
<b>Prior Sale Price:</b>	\$ N/A

**Buyer & Seller Information**

**Buyer Information**

<b>Buyer:</b>	KS & JJ Properties LLC 12331 Vera Circle Garden Grove CA 92845
<b>Buyer Broker(s):</b>	

**Seller Information**

<b>Seller:</b>	Philip Gates SR 22040 Brier Rd Brier WA 98036
<b>Listing Broker(s):</b>	

**Additional Information**

Notes: CMA entered 3/20/18.

**CMA Detail Report**



**3711 Hunt Street NW**  
 3711 Hunt St Gig Harbor WA 98335 Pierce County  
 Sale Price: \$ 6,250,000

\$/SF:	\$ 122.73
Date Sold:	01/02/2018
Research Confirmed:	No -

Property Description:
Mini warehouse located along Hunt St.

**Property Characteristics**

Total Building SQFT:	50,925
Total Building NRA:	50,925
Year Built:	1997
Year Renovated:	
Number of Floors:	2
Number of Elevators:	
Total Industrial SQFT:	50,925
Total Lot SQFT:	81,893
Total Acres:	1.88
Number of Buildings:	2

Parcel:	0221083071
Market Area:	640 - Gig Harbor
Anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	B2
Total Parking:	

**Sale & Financial Information**

Sale Information	
Document Number:	201801020232
Sale Price:	\$ 6,250,000
\$/SF:	\$ 122.73
\$/Land SF:	\$ 76.32
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 111,255
Lender:	
Financing Notes:	

**Prior Sale**

Document Number:	
Prior Sale Price:	\$ N/A

**Buyer & Seller Information**

Buyer Information	
Buyer:	Security Storage Investments LLC 720 S 348th St Ste A-2 Federal Way WA 98003
Buyer Broker(s):	

Seller Information	
Seller:	Security Self Storage of Gig Harbor LLC 3317 Ross Ave Gig Harbor WA 98332
Listing Broker(s):	

**Additional Information**

Notes: CMA entered 2/2/18.

**CMA Detail Report**



**1820 West Valley Highway N**  
 1820 West Valley Hwy N Auburn WA 98001 King County  
 Sale Price: \$ 6,920,000

<b>\$/SF:</b>	\$ 104.51
<b>Date Sold:</b>	03/16/2018
<b>Research Confirmed:</b>	Yes - 04/05/2018

Property Description:	
A 66,215 sf warehouse with 1 dock-high and 3 grade-level loading doors on a 4.38 acre lot in Auburn.	

**Property Characteristics**

<b>Total Building SQFT:</b>	66,215
<b>Total Building NRA:</b>	66,215
<b>Year Built:</b>	1991
<b>Year Renovated:</b>	
<b>Number of Floors:</b>	2
<b>Number of Elevators:</b>	
<b>Total Office SQFT:</b>	10,366
<b>Total Industrial SQFT:</b>	55,849
<b>Total Lot SQFT:</b>	190,706
<b>Total Acres:</b>	4.38
<b>Number of Buildings:</b>	1

<b>Parcel:</b>	1221049036
<b>Market Area:</b>	410 - Auburn
<b>Anchors / Tenants:</b>	/
<b>Down Payment:</b>	\$ N/A
<b>Payments (\$/mo):</b>	\$ N/A
<b>Dock High Doors:</b>	1
<b>Rail Doors:</b>	
<b>Truck Doors:</b>	
<b>Min Clearance:</b>	22
<b>Max Clearance:</b>	23
<b>Property Type:</b>	Industrial
<b>Office Type:</b>	
<b>Office Class:</b>	
<b>Park Name:</b>	
<b>Zoning:</b>	M-1
<b>Total Parking:</b>	95

**Sale & Financial Information**

**Sale Information**

<b>Document Number:</b>	20180316001582
<b>Sale Price:</b>	\$ 6,920,000
<b>\$/SF:</b>	\$ 104.51
<b>\$/Land SF:</b>	\$ 36.29
<b>Exchange:</b>	No
<b>Days on Market:</b>	298
<b>Conditions of Sale:</b>	

**Financial (Investment)**

<b>Gross Income:</b>	\$ N/A
<b>Vacancy %:</b>	0.00 %
<b>Operating Expense:</b>	\$ N/A
<b>Net Oper Income:</b>	\$ 0
<b>Cap Rate:</b>	
<b>Balance:</b>	\$ N/A
<b>Excise Tax:</b>	\$ 123,181
<b>Lender:</b>	
<b>Financing Notes:</b>	
<b>Cash transaction</b>	

**Prior Sale**

<b>Document Number:</b>	20150601000567
<b>Prior Sale Price:</b>	\$ 5,465,000

**Buyer & Seller Information**

**Buyer Information**

<b>Buyer:</b>	<b>Terry, LLC</b> 8825 S 228th St Kent WA 98031
<b>Buyer Broker(s):</b>	<b>Telotha Levinson</b> John L. Scott - Kent 16929 SE 270th Pl Ste B102 CovingtonWA98042 (206) 335-6299

**Seller Information**

<b>Seller:</b>	<b>1820 West Valley Highway N, LLC</b> 366 Madison Ave, 11th Fl New York NY 10017
<b>Listing Broker(s):</b>	<b>Casey Trees</b> <b>Chris Spofford</b> Jones Lang LaSalle 601 Union St. Ste 2800 SeattleWA98101 (206) 607-1715

**Additional Information**

**Notes:** This property was purchased by an owner user, Cascade Gasket & Manufacturing. This parcel is zoned Light Industrial, City of Auburn. Confirmed by Casey Trees.

### CMA Detail Report



**Formost Tarp Company**  
 22 42nd St NW Auburn WA 98001 King County  
 Sale Price: \$ 3,225,000

\$/SF:	\$ 139.15
Date Sold:	02/26/2018
Research Confirmed:	No - 03/01/2018

Property Description:
A storage warehouse with office space on a 1.07 acre lot in Auburn.

#### Property Characteristics

Total Building SQFT:	23,176
Total Building NRA:	23,176
Year Built:	1998
Year Renovated:	1999
Number of Floors:	1
Number of Elevators:	0
Total Office SQFT:	2,016
Total Industrial SQFT:	21,160
Total Lot SQFT:	46,397
Total Acres:	1.07
Number of Buildings:	1

Parcel:	9360000087
Market Area:	410 - Auburn
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	White River Valley
Zoning:	M1
Total Parking:	

#### Sale & Financial Information

Sale Information	
Document Number:	20180226000682
Sale Price:	\$ 3,225,000
\$/SF:	\$ 139.15
\$/Land SF:	\$ 69.51
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial (Investment)	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 18,999
Excise Tax:	\$ 57,410
Lender:	Seller
Financing Notes:	No prepayment for 10 years.

#### Buyer & Seller Information

Buyer Information	
Buyer:	Circle Wave, LLC Zachary & Jennifer Ross PO Box 2040 Auburn WA 98071
Buyer Broker(s):	

Seller Information	
Seller:	Donald & Johnie Johnson PO Box 2040 Auburn WA 98071
Listing Broker(s):	

#### Additional Information

**Notes:** The buyer is an owner user, the long term tenant prior to this purchase. This parcel is zoned Light Industrial, City of Auburn.



## CMA Detail Report



**AAA Auto Wrecking**  
 26311 78th Ave S Kent WA 98032 King County  
 Sale Price: \$ 1,850,000

\$/SF:	\$ 115.19
Date Sold:	01/30/2018
Research Confirmed:	No - 02/15/2018

Property Description:
An auto wrecking yard with a warehouse with retail space and a storage garage on 14.48 acres.

### Property Characteristics

Total Building SQFT:	16,060
Total Building NRA:	16,060
Year Built:	1984
Year Renovated:	1990
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	16,060
Total Lot SQFT:	630,747
Total Acres:	14.47996
Number of Buildings:	2

Parcel:	0004400031
Additional Parcel(s):	0004400002, 0006800001
Market Area:	440 - Kent
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	I, A10
Total Parking:	

### Sale & Financial Information

Sale Information	
Document Number:	20180130001836
Sale Price:	\$ 1,850,000
\$/SF:	\$ 115.19
\$/Land SF:	\$ 2.93
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 1,250,000
Excise Tax:	\$ 32,935
Lender:	Seller
Financing Notes:	

Prior Sale	
Document Number:	199406280480
Prior Sale Price:	\$ 200,000

### Buyer & Seller Information

Buyer Information	
Buyer:	D Binford Investments, LLC David & Jennifer Binford 26311 78th Ave S Kent WA 9802
Buyer Broker(s):	

Seller Information	
Seller:	Donald R. Phelps, Trustee Phelps Family QTIP Trust 26311 78th Ave S Kent WA 98032
Listing Broker(s):	

### Additional Information

**Notes:** This transaction was a multi-parcel sale. Parcel #0004400031 is a 3.64 acre lot with a 7,960 sf warehouse with retail space and a 8,100 sf storage garage. Parcel #0004400002 is a 3.99 acre lot. Parcel #0006800001 is a 6.85 acre lot. Parcel #0004400031 is zoned Industrial, King County. Parcel #0004400002 and #0006800001 are zoned Agricultural District, City of Kent. The prior sale noted above is for parcels #0004400002 and #0006800001 only.

### CMA Detail Report



**Kent Industrial Center - Building 3**  
 855 3rd Ave S Kent WA 98032 King County  
 Sale Price: \$ 8,000,000

\$/SF:	\$ 294.90
Date Sold:	01/10/2018
Research Confirmed:	No -

Property Description:

#### Property Characteristics

Total Building SQFT:	28,177
Total Building NRA:	27,128
Year Built:	1987
Year Renovated:	
Number of Floors:	2
Number of Elevators:	
Total Office SQFT:	1,923
Total Industrial SQFT:	25,205
Total Lot SQFT:	79,999
Total Acres:	1.84
Number of Buildings:	1

Parcel:	0006600024
Market Area:	440 - Kent
Anchor / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	8
Min Clearance:	17
Max Clearance:	20
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	
Total Parking:	

#### Sale & Financial Information

Sale Information	
Document Number:	
Sale Price:	\$ 8,000,000
\$/SF:	\$ 294.90
\$/Land SF:	\$ 100.00
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ N/A
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	
Prior Sale Price:	\$ N/A

#### Buyer & Seller Information

Buyer Information	
Buyer:	
Buyer Broker(s):	Tony Miltenberger, SIOR Thad Mallory

Seller Information	
Seller:	
Listing Broker(s):	Tony Miltenberger, SIOR Kidder Mathews 12886 Interurban Ave. S. SeattleWA98168 (206) 248-7307

#### Additional Information

Notes:
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## CMA Detail Report



**Kent Industrial Center**  
 807 - 855 3rd Ave S Kent WA 98032 King County  
 Sale Price: \$ 8,000,000

\$/SF:	\$ 116.60
Date Sold:	01/10/2018
Research Confirmed:	Yes - 02/01/2018

Property Description:
A 3 building industrial complex on 7.52 acres in Kent.

### Property Characteristics

Total Building SQFT:	68,613
Total Building NRA:	68,613
Year Built:	1957
Year Renovated:	1995
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	12,352
Total Industrial SQFT:	56,261
Total Lot SQFT:	327,426
Total Acres:	7.51667
Number of Buildings:	3

Parcel:	0006600024
Additional Parcel(s):	0006600086, 0006600115
Market Area:	440 - Kent
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	12
Max Clearance:	20
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M-2
Total Parking:	

### Sale & Financial Information

Sale Information	
Document Number:	20180110000630
Sale Price:	\$ 8,000,000
\$/SF:	\$ 116.60
\$/Land SF:	\$ 24.43
Exchange:	Yes
Days on Market:	204
Conditions of Sale:	The property underwent a Boundary Line Adjustment per document #20170111900002.

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 142,405
Lender:	
Financing Notes:	

### Prior Sale

Document Number:	20161027001403
Prior Sale Price:	\$ 4,750,000

### Buyer & Seller Information

Buyer Information	
Buyer:	Seattle Yard, LLC Lois Martin, David Mortenson, Thomas Wacker et al 10230 NE Points Dr Kirkland WA 98033
Buyer Broker(s):	

Seller Information	
Seller:	PCC Industrial Park LLC 10500 NE 8th St #900 Bellevue WA 98004
Listing Broker(s):	Tony Miltenberger, SIOR Kidder Mathews 12886 Interurban Ave. S. SeattleWA98168 (206) 248-7307

### Additional Information

**Notes:** The buyer purchased this property as an owner user. Seller participated in a 1031 exchange. This transaction was a multi-parcel sale. Parcel #0006600024 is a 1.84 acre lot with a 28,177 sf industrial building (Bldg 3). Parcel #0006600086 is a 1.03 acre lot with a 15,274 sf industrial building (Bldg 2). Parcel #0006600115 is a 4.65 acre lot with a 25,162 sf industrial building (Bldg 1). These parcels are zoned Limited Industrial District, City of Kent. Confirmed by Tony Miltenberger.

**CMA Detail Report**



**Contour Countertops**

24602 Pacific Hwy S Kent WA 98032 King County

Sale Price: \$ 6,400,000

<b>\$/SF:</b>	\$ 106.42
<b>Date Sold:</b>	03/23/2018
<b>Research Confirmed:</b>	Yes - 04/06/2018

**Property Description:**

A manufacturing warehouse with 5 DH doors, 3 GL doors, overhead cranes, and floor drains. The building sits on a 3.52 acre lot in Kent.

**Property Characteristics**

<b>Total Building SQFT:</b>	60,140
<b>Total Building NRA:</b>	60,140
<b>Year Built:</b>	1968
<b>Year Renovated:</b>	2005
<b>Number of Floors:</b>	1
<b>Number of Elevators:</b>	
<b>Total Office SQFT:</b>	4,680
<b>Total Industrial SQFT:</b>	55,460
<b>Total Lot SQFT:</b>	153,331
<b>Total Acres:</b>	3.52
<b>Number of Buildings:</b>	1

<b>Parcel:</b>	2122049006
<b>Market Area:</b>	440 - Kent
<b>Anchors / Tenants:</b>	/
<b>Down Payment:</b>	\$ 2,400,000
<b>Payments (\$/mo):</b>	\$ N/A
<b>Dock High Doors:</b>	5
<b>Rail Doors:</b>	
<b>Truck Doors:</b>	3
<b>Min Clearance:</b>	20
<b>Max Clearance:</b>	
<b>Property Type:</b>	Industrial
<b>Office Type:</b>	
<b>Office Class:</b>	
<b>Park Name:</b>	
<b>Zoning:</b>	CM-2
<b>Total Parking:</b>	

**Sale & Financial Information**

**Sale Information**

<b>Document Number:</b>	20180323000667
<b>Sale Price:</b>	\$ 6,400,000
<b>\$/SF:</b>	\$ 106.42
<b>\$/Land SF:</b>	\$ 41.74
<b>Exchange:</b>	Yes
<b>Days on Market:</b>	291
<b>Conditions of Sale:</b>	

**Financial**

<b>Gross Income:</b>	\$ N/A
<b>Vacancy %:</b>	0.00 %
<b>Operating Expense:</b>	\$ N/A
<b>Net Oper Income:</b>	\$ 0
<b>Cap Rate:</b>	
<b>Balance:</b>	\$ 4,000,000
<b>Excise Tax:</b>	\$ 113,925
<b>Lender:</b>	Heritage Bank
<b>Financing Notes:</b>	

**Prior Sale**

<b>Document Number:</b>	20051017001704
<b>Prior Sale Price:</b>	\$ 3,275,000

**Buyer & Seller Information**

**Buyer Information**

<b>Buyer:</b>	CGA II, LLC Jacob Connell 2401 4th Ave #840 Seattle WA 98121
<b>Buyer Broker(s):</b>	Laura Fox Kidder Mathews 12886 Interurban Ave. S. Seattle WA 98168 (253) 722-1441

**Seller Information**

<b>Seller:</b>	Contour Development LLC 3151 Tahoma Pl W University Place WA 98466
<b>Listing Broker(s):</b>	Laura Fox Doug Klein Kidder Mathews 12886 Interurban Ave. S. Seattle WA 98168 (253) 722-1441

**Additional Information**

**Notes:** The buyer purchased the property as an owner user. The buyer will be converting the use to a mini storage/self storage facility. This parcel is zoned Commercial Manufacturing 2, City of Kent. Confirmed by Laura Fox.

**CMA Detail Report**



**Tamarack Equipment & Sales Office**  
 22240 SE 231st St Maple Valley WA 98038 King County  
 Sale Price: \$ 3,600,000

\$/SF:	\$ 642.86
Date Sold:	02/16/2018
Research Confirmed:	No - 02/23/2018

Property Description:
A storage warehouse with office space on a 3.67 acre lot just off off Hwy 169 in Maple Valley.

**Property Characteristics**

Total Building SQFT:	5,600
Total Building NRA:	5,600
Year Built:	1980
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	2,400
Total Industrial SQFT:	3,200
Total Lot SQFT:	159,865
Total Acres:	3.67
Number of Buildings:	1

Parcel:	1622069008
Market Area:	445 - Maple Valley
Anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	SC
Total Parking:	

**Sale & Financial Information**

**Sale Information**

Document Number:	20180216000843
Sale Price:	\$ 3,600,000
\$/SF:	\$ 642.86
\$/Land SF:	\$ 22.52
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

**Financial**

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 64,085
Lender:	
Financing Notes:	

**Prior Sale**

Document Number:	
Prior Sale Price:	\$ N/A

**Buyer & Seller Information**

**Buyer Information**

Buyer:	Oma Construction, Inc Barry O'Young PO Box 3705 Seattle WA 98124
Buyer Broker(s):	

**Seller Information**

Seller:	S&S Enterprises of Maple Valley LLC PO Box 405 Maple Valley WA 98038
Listing Broker(s):	

**Additional Information**

**Notes:** This parcel is zoned Service Commercial, City of Maple Valley.

## CMA Detail Report



**West Valley @ 212th - Building S**  
 6407 S 210th St Kent WA 98032 King County  
 Sale Price: \$ 5,625,000

\$/SF:	\$ 141.24
Date Sold:	01/04/2018
Research Confirmed:	No - 01/12/2018

Property Description:	
A single tenant warehouse with 24' clear height, 6 dock high doors, and 2 grade level doors. The warehouse sits on a 1.99 acre lot in the West Valley @ 212th Industrial Park.	

### Property Characteristics

Total Building SQFT:	39,826
Total Building NRA:	39,826
Year Built:	2006
Year Renovated:	2010
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	39,826
Total Lot SQFT:	86,629
Total Acres:	1.99
Number of Buildings:	1

Parcel:	9286140080
Market Area:	440 - Kent
Anchors / Tenants:	G & W Commercial Flooring /
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	6
Rail Doors:	
Truck Doors:	2
Min Clearance:	24
Max Clearance:	
Property Type:	Industrial
Office Type:	Single Tenant
Office Class:	
Park Name:	West Valley @ 212th
Zoning:	M1-C
Total Parking:	

### Sale & Financial Information

Sale Information	
Document Number:	20180104000992
Sale Price:	\$ 5,625,000
\$/SF:	\$ 141.24
\$/Land SF:	\$ 64.93
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial (Owner User)	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 100,130
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	20070927002381
Prior Sale Price:	\$ 3,710,000

### Buyer & Seller Information

Buyer Information	
Buyer:	FR 6407 South 210, LLC First Industrial Realty Trust 311 S Wacker Dr #3900 Chicago IL 60606
Buyer Broker(s):	

Seller Information	
Seller:	J&S Real Estate, LLC 619 S Snoqualmie St Seattle WA 98108
Listing Broker(s):	

### Additional Information

**Notes:** This parcel is zoned Industrial Park, City of Kent.

**CMA Detail Report**

**Kvichack Marine Manufacturing Campus**  
 7848 - 7924 S 202nd St Kent WA 98032 King County  
 Sale Price: \$ 5,380,000



<b>\$/SF:</b>	\$ 104.70
<b>Date Sold:</b>	03/07/2018
<b>Research Confirmed:</b>	Yes - 03/22/2018

Property Description:	
An industrial manufacturing compound with 2 buildings on a 2.20 acre lot.	

**Property Characteristics**

<b>Total Building SQFT:</b>	51,383
<b>Total Building NRA:</b>	51,383
<b>Year Built:</b>	1988
<b>Year Renovated:</b>	1991
<b>Number of Floors:</b>	2
<b>Number of Elevators:</b>	1
<b>Total Office SQFT:</b>	12,252
<b>Total Industrial SQFT:</b>	39,131
<b>Total Lot SQFT:</b>	95,725
<b>Total Acres:</b>	2.2
<b>Number of Buildings:</b>	2

<b>Parcel:</b>	6315000280
<b>Market Area:</b>	440 - Kent
<b>Anchor / Tenants:</b>	/
<b>Down Payment:</b>	\$ N/A
<b>Payments (\$/mo):</b>	\$ N/A
<b>Dock High Doors:</b>	3
<b>Rail Doors:</b>	
<b>Truck Doors:</b>	5
<b>Min Clearance:</b>	24
<b>Max Clearance:</b>	
<b>Property Type:</b>	Industrial
<b>Office Type:</b>	
<b>Office Class:</b>	
<b>Park Name:</b>	
<b>Zoning:</b>	M2
<b>Total Parking:</b>	

**Sale & Financial Information**

**Sale Information**

<b>Document Number:</b>	20180307001317
<b>Sale Price:</b>	\$ 5,380,000
<b>\$/SF:</b>	\$ 104.70
<b>\$/Land SF:</b>	\$ 56.20
<b>Exchange:</b>	No
<b>Days on Market:</b>	551
<b>Conditions of Sale:</b>	

**Financial**

<b>Gross Income:</b>	\$ N/A
<b>Vacancy %:</b>	0.00 %
<b>Operating Expense:</b>	\$ N/A
<b>Net Oper Income:</b>	\$ 0
<b>Cap Rate:</b>	
<b>Balance:</b>	\$ N/A
<b>Excise Tax:</b>	\$ 95,769
<b>Lender:</b>	
<b>Financing Notes:</b>	

**Prior Sale**

<b>Document Number:</b>	20070612002249
<b>Prior Sale Price:</b>	\$ 3,750,000

**Buyer & Seller Information**

**Buyer Information**

<b>Buyer:</b>	<b>PWSWARE, LLC</b> Gil Shir 3137 Chestnut Dr Deroville GA 90940
<b>Buyer Broker(s):</b>	<b>Doug Klein</b> Kidder Mathews 12886 Interurban Ave. S. SeattleWA98168 (206) 248-7348

**Seller Information**

<b>Seller:</b>	<b>MBK Properties, LLC</b> PO Box 748 Edmonds WA 98020
<b>Listing Broker(s):</b>	<b>Doug Klein</b> Kidder Mathews 12886 Interurban Ave. S. SeattleWA98168 (206) 248-7348

**Additional Information**

**Notes:** This property was purchased by an owner user. The buyer plans to open a wine and spirit distribution center at this location. This parcel is zoned Limited Industrial District, City of Kent. Confirmed by Doug Klein.

## CMA Detail Report



**Sunset Press**  
 19713 58th Pl S Kent WA 98032 King County  
 Sale Price: \$ 3,601,628

\$/SF:	\$ 132.23
Date Sold:	01/30/2018
Research Confirmed:	No - 02/06/2018

Property Description:
A stand-alone heavy powered warehouse on a 1.70 acre lot in Kent.

### Property Characteristics

Total Building SQFT:	27,237
Total Building NRA:	27,237
Year Built:	1990
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	3,955
Total Industrial SQFT:	23,282
Total Lot SQFT:	74,198
Total Acres:	1.7
Number of Buildings:	1

Parcel:	7888800200
Market Area:	440 - Kent
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	3
Rail Doors:	
Truck Doors:	2
Min Clearance:	
Max Clearance:	20
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	Southcenter Corporate Park
Zoning:	M1
Total Parking:	

### Sale & Financial Information

Sale Information	
Document Number:	20180130001517
Sale Price:	\$ 3,601,628
\$/SF:	\$ 132.23
\$/Land SF:	\$ 48.54
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 64,114
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	198912190000
Prior Sale Price:	\$ 307,921

### Buyer & Seller Information

Buyer Information	
Buyer:	Nite-Hawk Sweepers, LLC Dan Malone, Robert George, Tracy Day et al 19713 58th Pl S Kent WA 98032
Buyer Broker(s):	

Seller Information	
Seller:	Steng Associates, LLC 19311 Richmond Beach Dr Shoreline WA 98177
Listing Broker(s):	

### Additional Information

**Notes:** This parcel is zoned Industrial Park, City of Kent.



## CMA Detail Report



**Western Energy**  
 19615 - 19703 Russell Rd Kent WA 98032 King County  
 Sale Price: \$ 8,282,000

\$/SF:	\$ 180.91
Date Sold:	03/30/2018
Research Confirmed:	No - 04/12/2018

Property Description:
A manufacturing warehouse on a 2.37 acre lot in the Southcenter Corporate Park.

### Property Characteristics

Total Building SQFT:	45,779
Total Building NRA:	45,779
Year Built:	1992
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	6,467
Total Industrial SQFT:	39,312
Total Lot SQFT:	103,398
Total Acres:	2.37
Number of Buildings:	1

Parcel:	7888800580
Market Area:	440 - Kent
Anchor / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	8
Rail Doors:	
Truck Doors:	3
Min Clearance:	29
Max Clearance:	29
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M1
Total Parking:	

### Sale & Financial Information

Sale Information	
Document Number:	20180330000616
Sale Price:	\$ 8,282,000
\$/SF:	\$ 180.91
\$/Land SF:	\$ 80.10
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 5,500,000
Excise Tax:	\$ 147,425
Lender:	Keybank USA
Financing Notes:	

Prior Sale	
Document Number:	
Prior Sale Price:	\$ N/A

### Buyer & Seller Information

Buyer Information	
Buyer:	KOF Enterprises, LLC John Cao and Thomas Cao 1238 S Weller St #A Seattle WA 98144
Buyer Broker(s):	

Seller Information	
Seller:	BCK Development, LLC 23012 NE 126th St Redmond WA 98053
Listing Broker(s):	

### Additional Information

**Notes:** This parcel is zoned Industrial Park, City of Kent.

**CMA Detail Report**

**Olympic Industrial Park & Olympic Office Plaza**  
 19111 Des Moines Memorial Dr S SeaTac WA 98148 King County  
 Sale Price: \$ 12,905,350



<b>\$/SF:</b>	\$ 141.82
<b>Date Sold:</b>	03/21/2018
<b>Research Confirmed:</b>	No - 04/05/2018

Property Description:	
A SeaTac distribution warehouse, an office building, and an adjacent parking lot on a combined 4.73 acres.	

**Property Characteristics**

<b>Total Building SQFT:</b>	94,404
<b>Total Building NRA:</b>	90,996
<b>Year Built:</b>	1983
<b>Year Renovated:</b>	1990
<b>Number of Floors:</b>	1
<b>Number of Elevators:</b>	0
<b>Total Office SQFT:</b>	20,246
<b>Total Industrial SQFT:</b>	70,750
<b>Total Lot SQFT:</b>	206,254
<b>Total Acres:</b>	4.73
<b>Number of Buildings:</b>	3

<b>Parcel:</b>	3223049302
<b>Additional Parcel(s)</b>	3223049041, 3223049218
<b>Market Area:</b>	455 - Sea Tac
<b>anchors / Tenants:</b>	/
<b>Down Payment:</b>	\$ N/A
<b>Payments (\$/mo):</b>	\$ N/A
<b>Dock High Doors:</b>	
<b>Rail Doors:</b>	
<b>Truck Doors:</b>	
<b>Min Clearance:</b>	22
<b>Max Clearance:</b>	
<b>Property Type:</b>	Industrial
<b>Office Type:</b>	
<b>Office Class:</b>	
<b>Park Name:</b>	Olympic Industrial Park
<b>Zoning:</b>	CB
<b>Total Parking:</b>	

**Sale & Financial Information**

Sale Information	
<b>Document Number:</b>	20180321000927
<b>Sale Price:</b>	\$ 12,905,350
<b>\$/SF:</b>	\$ 141.82
<b>\$/Land SF:</b>	\$ 62.57
<b>Exchange:</b>	Unknown
<b>Days on Market:</b>	
<b>Conditions of Sale:</b>	

Financial	
<b>Gross Income:</b>	\$ N/A
<b>Vacancy %:</b>	0.00 %
<b>Operating Expense:</b>	\$ N/A
<b>Net Oper Income:</b>	\$ 0
<b>Cap Rate:</b>	
<b>Balance:</b>	\$ N/A
<b>Excise Tax:</b>	\$ 229,720
<b>Lender:</b>	
<b>Financing Notes:</b>	

Prior Sale	
<b>Document Number:</b>	20150112000085
<b>Prior Sale Price:</b>	\$ 6,395,897

**Buyer & Seller Information**

Buyer Information	
<b>Buyer:</b>	Glenn & Melinda Stearns, Trustees Stearns Family Living Trust 3465 N Pines Way #104 PMB 75 Wilson WY 83014
<b>Buyer Broker(s):</b>	

Seller Information	
<b>Seller:</b>	Olympic Industrial Park, LLC 1910 Fairview Ave E #200 Seattle WA 98102
<b>Listing Broker(s):</b>	

**Additional Information**

**Notes:** This transaction was a multi-parcel sale. Parcel #3223049041 is a .23 acre parking lot. Parcel #3223049218 is a .45 acre lot with a 21,154 sf office building. Parcel #3223049302 is a 4.06 acre lot with a 73,250 sf distribution warehouse. These parcels are zoned Community Business, City of SeaTac.

**CMA Detail Report**



**Electrical Distributing Inc.**  
 6750 S 180th St Tukwila WA 98188 King County  
 Sale Price: \$ 7,900,000

\$/SF:	\$ 157.35
Date Sold:	02/26/2018
Research Confirmed:	No - 03/01/2018

Property Description:
A 50,208 sf distribution warehouse on a 2.02 acre lot in Tukwila.

**Property Characteristics**

Total Building SQFT:	50,208
Total Building NRA:	50,208
Year Built:	1972
Year Renovated:	1979
Number of Floors:	2
Number of Elevators:	1
Total Office SQFT:	8,340
Total Industrial SQFT:	41,868
Total Lot SQFT:	88,111
Total Acres:	2.02
Number of Buildings:	1

Parcel:	3523049095
Market Area:	460 - Tukwila
Anchor / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	5
Rail Doors:	
Truck Doors:	
Min Clearance:	24
Max Clearance:	
Property Type:	Industrial
Office Type:	Single Tenant
Office Class:	
Park Name:	
Zoning:	TUC
Total Parking:	

**Sale & Financial Information**

**Sale Information**

Document Number:	20180226001325
Sale Price:	\$ 7,900,000
\$/SF:	\$ 157.35
\$/Land SF:	\$ 89.66
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

**Financial**

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 140,625
Lender:	First Citizens Bank & Trust
Financing Notes:	

**Prior Sale**

Document Number:	199710311694
Prior Sale Price:	\$ 2,128,468

**Buyer & Seller Information**

**Buyer Information**

Buyer:	KWDC 168 Holding LLC Kevin Tang & Winnie Tang 3614 6th Ave S Seattle WA 98134
Buyer Broker(s):	

**Seller Information**

Seller:	Southcenter Partners LLC PO Box 2720 Portland OR 98207
Listing Broker(s):	

**Additional Information**

**Notes:** This parcel is zoned Tukwila Urban Center, City of Tukwila. A portion of parcel 3523049101, a 2.50 acre easement is included in this sale, no value attributed.

## CMA Detail Report



**Five Corners RV**  
 16068 Ambaum Blvd S Burien WA 98148 King County  
 Sale Price: \$ 675,000

\$/SF:	\$ 199.23
Date Sold:	03/08/2018
Research Confirmed:	Yes - 03/27/2018

Property Description:
An 2400 sf RV storage/repair garage and a 988 sf office building with residential space on a .83 acre corner lot in Burien.

### Property Characteristics

Total Building SQFT:	3,388
Total Building NRA:	3,388
Year Built:	1930
Year Renovated:	1975
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	988
Total Industrial SQFT:	2,400
Total Lot SQFT:	36,245
Total Acres:	0.83
Number of Buildings:	2

Parcel:	2923049090
Market Area:	420 - Burien/Normandy Park
Anchors / Tenants:	/ 0
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	CC2
Total Parking:	

### Sale & Financial Information

Sale Information	
Document Number:	20180308001361
Sale Price:	\$ 675,000
\$/SF:	\$ 199.23
\$/Land SF:	\$ 18.62
Exchange:	Unknown
Days on Market:	188
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 12,020
Lender:	
Financing Notes:	
Cash transaction:	

### Buyer & Seller Information

Buyer Information	
Buyer:	<b>John Maclean</b> 6801 S 123rd Seattle WA 98178
Buyer Broker(s):	<b>George Miller</b> Marcus & Millichap 601 Union St #2710 Seattle WA 98101 (206)-82-6-5700

Seller Information	
Seller:	<b>Steven T. Wilson</b> 3924 Sunnyside Blvd Marysville WA 98270
Listing Broker(s):	<b>Jacqueline Cliff</b> Champions Real Estate Services 19312 60th Ave W, Ste D Lynnwood WA98036 (425) 773-3149

### Additional Information

**Notes:** This was bank forced sale. The property has some petroleum contamination hence the price drop. The buyer purchased as-is and assumed responsibility for the clean up. This parcel is zoned Community Commercial 2, City of Burien. Confirmed by Jacqueline Cliff.

## CMA Detail Report



**Envision Building**  
 600 SW 13th St Renton WA 98057 King County  
 Sale Price: \$ 825,000

\$/SF:	\$ 294.64
Date Sold:	01/04/2018
Research Confirmed:	No - 01/11/2018

Property Description:
An office/retail building with warehouse space on a .39 acre lot in Renton.

### Property Characteristics

Total Building SQFT:	2,800
Total Building NRA:	2,800
Year Built:	1979
Year Renovated:	1985
Number of Floors:	2
Number of Elevators:	
Total Industrial SQFT:	2,800
Total Lot SQFT:	17,155
Total Acres:	0.39
Number of Buildings:	1

Parcel:	3340405005
Additional Parcel(s):	3340405025, 3340405035
Market Area:	450 - Renton
Anchor / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	IM
Total Parking:	

### Sale & Financial Information

Sale Information	
Document Number:	20180104001629
Sale Price:	\$ 825,000
\$/SF:	\$ 294.64
\$/Land SF:	\$ 48.09
Exchange:	Unknown
Days on Market:	142
Conditions of Sale:	

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 656,000
Excise Tax:	\$ 14,690
Lender:	First Security Bank of WA
Financing Notes:	

Prior Sale	
Document Number:	198607311611
Prior Sale Price:	\$ 200,000

### Buyer & Seller Information

Buyer Information	
Buyer:	Braunstein Holding Group, LLC Jeremiah Braunstein 4479 139th Ave SE Bellevue WA 98006
Buyer Broker(s):	

Seller Information	
Seller:	Thomas & Vera Sandor 600 SW 13th St Renton WA 98057
Listing Broker(s):	Arne Svendsen Andover Company, Inc., The 900 SW 16th Street, Suite 100 Renton WA 98057 (206) 336-5331

### Additional Information

**Notes:** This transaction was a multi-parcel sale. Parcel #3340405005 is a .28 acre lot with a 2,800 sf mixed use building. Parcel #3340405025 is a .05 acre lot. Parcel #3340405035 is a .06 acre lot. These parcels are zoned Medium Industrial, City of Renton.

## CMA Detail Report



**400 Olympia**  
 400 Olympia Ave NE Renton WA 98056 King County  
 Sale Price: \$ 1,270,000

\$/SF:	\$ 141.57
Date Sold:	01/30/2018
Research Confirmed:	No - 02/15/2018

Property Description:
A .43 acre lot in Renton with two industrial buildings with office and apartment space.

### Property Characteristics

Total Building SQFT:	8,971
Total Building NRA:	8,971
Year Built:	1965
Year Renovated:	1987
Number of Floors:	2
Number of Elevators:	
Total Office SQFT:	960
Total Industrial SQFT:	6,651
Total Residential SQFT:	1,360
Total Lot SQFT:	18,600
Total Acres:	0.43
Number of Buildings:	2

Parcel:	0923059216
Market Area:	450 - Renton
Anchor / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	10
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	CA
Total Parking:	

### Sale & Financial Information

Sale Information	
Document Number:	20180130001470
Sale Price:	\$ 1,270,000
\$/SF:	\$ 141.57
\$/Land SF:	\$ 68.28
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Financial (Owner User)	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 952,500
Excise Tax:	\$ 22,611
Lender:	Anchor Bank
Financing Notes:	

Prior Sale	
Document Number:	
Prior Sale Price:	\$ N/A

### Buyer & Seller Information

Buyer Information	
Buyer:	AM Olympia, LLC Pedro Aguilar & Ani Babaian 10707 165th PI NE Redmond WA 98052
Buyer Broker(s):	

Seller Information	
Seller:	Kenneth Huebner & Jack Huebner, Co-Trustees 30660 168th Ave SE Auburn WA 98092
Listing Broker(s):	

### Additional Information

**Notes:** This parcel is zoned Commercial Arterial, City of Renton.