

CMA Detail Report



213 Eleanor Ct NW
 213 Eleanor Ct NW Buckley WA 98321 Pierce County
 Sale Price: \$ 795,000

\$/SF:	\$ 179.05
Date Sold:	04/26/2018
Research Confirmed:	No -

Property Description:
Service garage located on Eleanor Ct.

Property Characteristics

Total Building SQFT:	4,440
Total Building NRA:	4,440
Year Built:	2010
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	4,440
Total Lot SQFT:	62,725
Total Acres:	1.43997
Number of Buildings:	2

Parcel:	0619186009
Market Area:	670 - SE Pierce County
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:	C
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	201804260423
Sale Price:	\$ 795,000
\$/SF:	\$ 179.05
\$/Land SF:	\$ 12.67
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	0323-1232
Prior Sale Price:	\$ 65,000

Financial

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 710,000
Excise Tax:	\$ 14,156
Lender:	Byline Bank
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	Time Transport LLC 10904 120th St E Puyallup WA
Buyer Broker(s):	

Seller Information

Seller:	GES Properties LLC PO Box 10770 Fairbanks AK 99710
Listing Broker(s):	

Additional Information

Notes: CMA entered 6/1/18.

CMA Detail Report



Lakewood You Store-It
 12611 Pacific Hwy SW Lakewood WA 98499 Pierce County
 Sale Price: \$ 6,954,000

\$/SF:	\$ 141.96
Date Sold:	04/20/2018
Research Confirmed:	No -

Property Description:
Mini storage facility located along Pacific Hwy.

Property Characteristics

Total Building SQFT:	48,984
Total Building NRA:	48,984
Year Built:	1975
Year Renovated:	1994
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	844
Total Industrial SQFT:	38,140
Total Lot SQFT:	128,925
Total Acres:	2.96
Number of Buildings:	8

Parcel:	0219114172
Additional Parcel(s):	0219113055
Market Area:	610 - Lakewood
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:	C1
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	201804200655
Sale Price:	\$ 6,954,000
\$/SF:	\$ 141.96
\$/Land SF:	\$ 53.94
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	There was \$2,500 personal property declared in this sale. The taxable selling price was \$6,951,500.

Financial (Investment)

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 4,000,000
Excise Tax:	\$ 123,741
Lender:	East West Bank
Financing Notes:	

Prior Sale

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

Buyer & Seller Information

Buyer Information

Buyer:	SE PAC Hwy WA LLC 2870 Los Feliz Pl Los Angeles CA 90039
Buyer Broker(s):	

Seller Information

Seller:	Lakewood Mini-Storage LLC 2501 N Northlake Way, Ste 201 Seattle WA 98103
Listing Broker(s):	

Additional Information

Notes: CMA entered 6/4/18.

CMA Detail Report



11003 South A Street
 11003 A St S Tacoma WA 98444 Pierce County
 Sale Price: \$ 1,700,000

\$/SF:	\$ 123.73
Date Sold:	06/04/2018
Research Confirmed:	No -

Property Description:
Industrial building located along A St.

Property Characteristics

Total Building SQFT:	13,740
Total Building NRA:	13,740
Year Built:	1996
Year Renovated:	
Number of Floors:	1
Number of Elevators:	0
Total Office SQFT:	3,600
Total Industrial SQFT:	10,140
Total Lot SQFT:	43,560
Total Acres:	1
Number of Buildings:	1

Parcel:	5001370010
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:	CMUD
Total Parking:	19

Sale & Financial Information

Sale Information

Document Number:	201806040163
Sale Price:	\$ 1,700,000
\$/SF:	\$ 123.73
\$/Land SF:	\$ 39.03
Exchange:	Unknown
Days on Market:	70
Conditions of Sale:	

Financial

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 1,445,000
Excise Tax:	\$ 30,265
Lender:	First Citizens Bank And Trust
Financing Notes:	

Prior Sale

Document Number:	0000000362
Prior Sale Price:	\$ 163,350

Buyer & Seller Information

Buyer Information

Buyer:	11003 LLC 1711 Center St Tacoma WA 98409
Buyer Broker(s):	Brandon Gates Kidder Mathews 12886 Interurban Ave. S. Seattle WA 98168 (253) 722-1429

Seller Information

Seller:	Ann Beaulieu 798 Robin Rd Lexington KY 40502
Listing Broker(s):	Brandon Gates Kidder Mathews 12886 Interurban Ave. S. Seattle WA 98168 (253) 722-1429

Additional Information

Notes: CMA entered 7/2/18.

CMA Detail Report

Buckley Business Park
 28120 Hwy 410 E Buckley WA 98321 Pierce County
 Sale Price: \$ 7,075,000

\$/SF:	\$ 93.09
Date Sold:	05/31/2018
Research Confirmed:	Yes -

Property Description:
Business park located between Bonney Lake & Buckley.

Property Characteristics

Total Building SQFT:	76,000
Total Building NRA:	76,000
Year Built:	1998
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	76,000
Total Lot SQFT:	227,455
Total Acres:	5.22
Number of Buildings:	4

Parcel:	5665000341
Additional Parcel(s):	5665000342
Market Area:	670 - SE Pierce County
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	10
Min Clearance:	18
Max Clearance:	
Property Type:	Industrial
Office Type:	Multi-Tenant
Office Class:	
Park Name:	Buckley Business Park
Zoning:	LI
Total Parking:	237

Sale & Financial Information

Sale Information	
Document Number:	201805310288
Sale Price:	\$ 7,075,000
\$/SF:	\$ 93.09
\$/Land SF:	\$ 31.11
Exchange:	Unknown
Days on Market:	134
Conditions of Sale:	

Financial (Investment)	
Gross Income:	\$ 671,179
Vacancy %:	0.00%
Operating Expense:	\$ 165,832
Net Oper Income:	\$ 505,347
Cap Rate:	7.14 %
Balance:	\$ N/A
Excise Tax:	\$ 125,940
Lender:	
Financing Notes:	

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

Buyer & Seller Information


Buyer Information	
Buyer:	F.S. Harmon Manufacturing 6316 Wheeler St Snohomish WA 98296
Buyer Broker(s):	Tyler Clarke Kidder Mathews 12886 Interurban Ave. S. SeattleWA98168 (253) 720-2211

Seller Information	
Seller:	Buckley Business Park LLC 2008 E Valley Hwy E Sumner WA 98390
Listing Broker(s):	Richard Lucas Keller Williams Realty 33434 8th Ave. S.Ste 103 Federal Way WA98003 (253) 332-1686

Additional Information

Notes: Sale went pending after 15 days on market. Buyer did an exchange. Buyer will continue leasing as a business park. CMA entered 6/11/18. Sale information confirmed with Rich Lucas, 6/12/18.

CMA Detail Report

 **10012 221st Ave E**
 10012 221st Ave E Buckley WA 98321 Pierce County
 Sale Price: \$ 800,000

\$/SF:	\$ 99.01
Date Sold:	05/11/2018
Research Confirmed:	No -

Property Description:
Machine shop located along 221st Ave.

Property Characteristics

Total Building SQFT:	8,080
Total Building NRA:	8,080
Year Built:	1993
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	8,080
Total Lot SQFT:	50,094
Total Acres:	1.15
Number of Buildings:	1

Parcel:	0519026008
Market Area:	670 - SE Pierce County
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:	C2-C3
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	201805110230
Sale Price:	\$ 800,000
\$/SF:	\$ 99.01
\$/Land SF:	\$ 15.97
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:	\$ 800,000
Excise Tax:	\$ 14,245
Lender:	Seller
Financing Notes:	

Prior Sale

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

Buyer & Seller Information

Buyer Information

Buyer:	Corb LLC 10116 221st Ave E Bonney Lake WA 98391
Buyer Broker(s):	

Seller Information

Seller:	Siebens Machine Inc 1982 Tacoma Rd Puyallup WA 98371
Listing Broker(s):	

Additional Information

Notes: CMA entered 6/5/18.

CMA Detail Report

10610 Golden Given Road W
 10610 Golden Given Rd E Tacoma WA 98445 Pierce County
 Sale Price: \$ 825,000

\$/SF:	\$ 80.91
Date Sold:	04/05/2018
Research Confirmed:	No -

Property Description:
Warehouse located along Golden Givens Rd.

Property Characteristics

Total Building SQFT:	10,646
Total Building NRA:	10,196
Year Built:	1987
Year Renovated:	
Number of Floors:	2
Number of Elevators:	
Total Industrial SQFT:	10,196
Total Lot SQFT:	28,314
Total Acres:	0.65
Number of Buildings:	1

Parcel:	0319037001
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:	
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	201804050354
Sale Price:	\$ 825,000
\$/SF:	\$ 80.91
\$/Land SF:	\$ 29.14
Exchange:	Unknown
Days on Market:	188
Conditions of Sale:	

Financial

Gross Income:	\$ 90,720
Vacancy %:	0.00%
Operating Expense:	\$ 18,223
Net Oper Income:	\$ 72,497
Cap Rate:	8.79 %
Balance:	\$ 675,000
Excise Tax:	\$ 14,690
Lender:	Seller
Financing Notes:	

Prior Sale

Document Number:	0000000519
Prior Sale Price:	\$ 450,000

Buyer & Seller Information

Buyer Information

Buyer:	Eloise Holden PO Box 7438 Tacoma WA 98417
Buyer Broker(s):	

Seller Information

Seller:	Pollard Properties LLC 5805 52nd St Ct W University Place WA 98467
Listing Broker(s):	John Schlanbusch John S. Realty 2315 North 30th Street Tacoma WA 98403 (253) 381-5608

Additional Information

Notes: CMA entered 4/27/18.

CMA Detail Report



SRT Electronics
 10604 30th Ave S Lakewood WA 98373 Pierce County
 Sale Price: \$ 1,085,000

\$/SF:	\$ 131.67
Date Sold:	04/30/2018
Research Confirmed:	No -

Property Description:
Warehouse located along 30th Ave.

Property Characteristics

Total Building SQFT:	9,235
Total Building NRA:	8,240
Year Built:	2002
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	820
Total Industrial SQFT:	7,420
Total Lot SQFT:	35,000
Total Acres:	0.8
Number of Buildings:	1

Parcel:	5000490100
Market Area:	660 - Parkland/Midland
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:	AC1
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	201804300679
Sale Price:	\$ 1,085,000
\$/SF:	\$ 131.67
\$/Land SF:	\$ 31.00
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	201107010434
Prior Sale Price:	\$ 650,000

Financial

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 1,055,000
Excise Tax:	\$ 19,318
Lender:	Key Bank Na
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	Khan Management Inc 10604 30th Ave S Lakewood WA 98499
Buyer Broker(s):	


Seller Information

Seller:	E&E Proper LLC 11249 Marine View Dr SW Seattle WA 98146
Listing Broker(s):	

Additional Information

Notes: CMA entered 6/1/18.

CMA Detail Report

 **2511 Inter Avenue**
 2511 Inter Ave Puyallup WA 98372 Pierce County
 Sale Price: \$ 2,210,000

\$/SF:	\$ 177.80
Date Sold:	06/06/2018
Research Confirmed:	No -

Property Description:
Warehouse building located along Inter Ave.

Property Characteristics

Total Building SQFT:	12,430
Total Building NRA:	12,430
Year Built:	1980
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	10,800
Total Residential SQFT:	1,630
Total Lot SQFT:	79,510
Total Acres:	1.83
Number of Buildings:	2

Parcel:	2105200191
Additional Parcel(s):	2105200180, 2105200192
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:	ML
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	201806060210
Sale Price:	\$ 2,210,000
\$/SF:	\$ 177.80
\$/Land SF:	\$ 27.80
Exchange:	Unknown
Days on Market:	343
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:	\$ 39,343
Lender:	
Financing Notes:	

Prior Sale

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

Buyer & Seller Information

Buyer Information

Buyer:	Best Parking Lot Cleaning Inc 2412 Inter Ave Puyallup WA 98372
Buyer Broker(s):	Brandon Gates Kidder Mathews 12886 Interurban Ave. S. SeattleWA98168 (253) 722-1429

Seller Information

Seller:	SCM Associates LLC 14547 S Hwy 21 Republic WA 99166
Listing Broker(s):	Brandon Gates James Kidder Ted McCaffray Kidder Mathews 12886 Interurban Ave. S. SeattleWA98168 (253) 722-1429

Additional Information

Notes: CMA entered 7/6/18.

CMA Detail Report



507 E Main
 507 E Main Puyallup WA 98372 Pierce County
 Sale Price: \$ 535,000

\$/SF:	\$ 297.22
Date Sold:	06/20/2018
Research Confirmed:	No -

Property Description:
Warehouse located along Main.

Property Characteristics

Total Building SQFT:	1,800
Total Building NRA:	1,800
Year Built:	1954
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	1,800
Total Lot SQFT:	11,500
Total Acres:	0.264
Number of Buildings:	1

Parcel:	5880000370
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:	CG
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	201806200902
Sale Price:	\$ 535,000
\$/SF:	\$ 297.22
\$/Land SF:	\$ 46.52
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:	\$ 435,000
Excise Tax:	\$ 9,528
Lender:	Private
Financing Notes:	

Prior Sale

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

Buyer & Seller Information

Buyer Information

Buyer:	Jack & Jacqueline Ehlen 11729 136th Ave E Puyallup WA 98374
Buyer Broker(s):	

Seller Information

Seller:	Mahaffies Inc 4322 Madrona Ln NW Gig Harbor WA 98335
Listing Broker(s):	

Additional Information

Notes: CMA entered 7/20/18.

CMA Detail Report



1401 N Meridian
 1401 N Meridian Puyallup WA 98371 Pierce County
 Sale Price: \$ 12,900,000

\$/SF:	\$ 143.97
Date Sold:	05/22/2018
Research Confirmed:	No -

Property Description:
Mini warehouse located along Meridian.

Property Characteristics

Total Building SQFT:	89,605
Total Building NRA:	89,605
Year Built:	1990
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	2,430
Total Industrial SQFT:	87,175
Total Lot SQFT:	281,397
Total Acres:	6.45999
Number of Buildings:	14

Parcel:	0420223134
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:	GC
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	201805220459
Sale Price:	\$ 12,900,000
\$/SF:	\$ 143.97
\$/Land SF:	\$ 45.84
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	There was \$11,652 in personal property declared in this sale.

Financial

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 229,417
Lender:	
Financing Notes:	

Prior Sale

Document Number:	200602150972
Prior Sale Price:	\$ 5,798,000

Buyer & Seller Information

Buyer Information

Buyer:	SST IV 1401 N Meridian Ave LLC 1401 N Meridian Ave Puyallup WA 98371
Buyer Broker(s):	

Seller Information

Seller:	Spencer Puyallup LLC 133 E Lake Sammamish Shoreline Sammamish WA 98074
Listing Broker(s):	

Additional Information

Notes: CMA entered 6/18/18.

CMA Detail Report

Star Moving & Storage
 3625 S Warner St Tacoma WA 98409 Pierce County
 Sale Price: \$ 3,100,000

\$/SF:	\$ 108.96
Date Sold:	06/15/2018
Research Confirmed:	No -

Property Description:
Moving and storage.

Property Characteristics

Total Building SQFT:	29,578
Total Building NRA:	28,452
Year Built:	1972
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	2,873
Total Industrial SQFT:	25,579
Total Lot SQFT:	91,980
Total Acres:	2.11
Number of Buildings:	2

Parcel:	9710000601
Additional Parcel(s):	9710000610, 9710000620
Market Area:	650 - Nalley Valley
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	0
Rail Doors:	
Truck Doors:	0
Min Clearance:	18
Max Clearance:	30
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	UCX
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	201806150667
Sale Price:	\$ 3,100,000
\$/SF:	\$ 108.96
\$/Land SF:	\$ 33.70
Exchange:	Unknown
Days on Market:	185
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:	\$ 55,185
Lender:	
Financing Notes:	

Prior Sale

Document Number:	201507150696
Prior Sale Price:	\$ 2,950,000

Buyer & Seller Information

Buyer Information

Buyer:	Miura LLC PO Box 110997 Tacoma WA 98411
Buyer Broker(s):	Billy Moultrie Christian Mattson Lee & Associates CRE 950 Pacific Avenue, Suite 1025 Tacoma WA 98402 (253) 444-3022

Seller Information

Seller:	C&D Land Corp 8420 S 190th St Kent WA 98031
Listing Broker(s):	Christian Mattson Billy Moultrie Lee & Associates CRE 950 Pacific Avenue, Suite 1025 Tacoma WA 98402 (253) 444-3021

Additional Information

Notes: CMA entered 7/19/18.

CMA Detail Report



3318 S Union Avenue
 3318 S Union Ave Tacoma WA 98409 Pierce County
 Sale Price: \$ 360,000

\$/SF:	\$ 93.39
Date Sold:	06/13/2018
Research Confirmed:	No -

Property Description:
Warehouse buildings located along Union Ave.

Property Characteristics

Total Building SQFT:	3,855
Total Building NRA:	3,855
Year Built:	1948
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	651
Total Industrial SQFT:	3,204
Total Lot SQFT:	8,250
Total Acres:	0.18939
Number of Buildings:	2

Parcel:	6445002310
Market Area:	650 - Nalley 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:	M1
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	201806130422
Sale Price:	\$ 360,000
\$/SF:	\$ 93.39
\$/Land SF:	\$ 43.64
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:	\$ 260,000
Excise Tax:	\$ 6,413
Lender:	Eagle Home Mortgage LLC
Financing Notes:	

Prior Sale

Document Number:	1109-0446
Prior Sale Price:	\$ 216,000

Buyer & Seller Information

Buyer Information

Buyer:	Sisbro Cedar Street LLC 1809 61st Ave NW Gig Harbor WA 98335
Buyer Broker(s):	


Seller Information

Seller:	Sunshine Associates LLC 3308 S Union Ave Tacoma WA 98409
Listing Broker(s):	

Additional Information

Notes: CMA entered 7/19/18.

CMA Detail Report

 **2520 S Tacoma Way**
 2520 S Tacoma Way Tacoma WA 98409 Pierce County
 Sale Price: \$ 515,000

\$/SF:	\$ 139.95
Date Sold:	05/30/2018
Research Confirmed:	No -

Property Description:
Service garage located along S Tacoma Way.

Property Characteristics

Total Building SQFT:	3,680
Total Building NRA:	3,680
Year Built:	1947
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	3,680
Total Lot SQFT:	12,600
Total Acres:	0.28926
Number of Buildings:	1

Parcel:	4860000490
Market Area:	650 - Nalley 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:	CIX
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	201805300862
Sale Price:	\$ 515,000
\$/SF:	\$ 139.95
\$/Land SF:	\$ 40.87
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:	\$ 440,000
Excise Tax:	\$ 9,172
Lender:	Seller
Financing Notes:	

Prior Sale

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

Buyer & Seller Information

Buyer Information

Buyer:	Jeff Apthorp 2520 S Tacoma Way Tacoma WA 98409
Buyer Broker(s):	

Seller Information

Seller:	Clarke, Clarke & Clarke LLC 2440 Winter St SE Salem OR 97302
Listing Broker(s):	

Additional Information

Notes: CMA entered 6/29/18.

CMA Detail Report

Center Street Building
 3914 Center St Tacoma WA 98409 Pierce County
 Sale Price: \$ 435,000

\$/SF:	\$ 148.36
Date Sold:	04/04/2018
Research Confirmed:	No -

Property Description:
Repair services located along Center St.

Property Characteristics

Total Building SQFT:	2,932
Total Building NRA:	2,932
Year Built:	1983
Year Renovated:	1988
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	2,932
Total Lot SQFT:	18,000
Total Acres:	0.41
Number of Buildings:	1

Parcel:	6445002281
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:	15
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	C2
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	201804040431
Sale Price:	\$ 435,000
\$/SF:	\$ 148.36
\$/Land SF:	\$ 24.17
Exchange:	Unknown
Days on Market:	519
Conditions of Sale:	Selling price was \$435,000, with \$6,500 going to a potential sewer repair. Final price was \$428,500.

Financial

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 326,250
Excise Tax:	\$ 7,632
Lender:	Us Bank Na
Financing Notes:	

Prior Sale

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

Buyer & Seller Information

Buyer Information

Buyer:	VCM Holidngs LLC 2820 A St Tacoma WA 98402
Buyer Broker(s):	Rachel Corp Kidder Mathews 12886 Interurban Ave. S. SeattleWA98168 (253) 722-1417

Seller Information

Seller:	Alvina West 1425 Weathervane Dr Fircrest WA 98466
Listing Broker(s):	Leon Titus Harrison Laird CBRE 1201 Pacific Ave, Suite 1502 TacomaWA98402 (253) 596-0042

Additional Information

Notes: Days on market reflect time in the CBA system. It was under contract twice before selling to the third buyer. Buyer will use for their HVAC business. CMA entered 4/26/18.

CMA Detail Report

Fife I-5 Commerce Center
 2801 78th Ave E Fife WA 98424 Pierce County
 Sale Price: \$ 37,250,000

\$/SF:	\$ 148.71
Date Sold:	04/06/2018
Research Confirmed:	No -

Property Description:
Mega warehouse located along 78th Ave.

Property Characteristics

Total Building SQFT:	250,490
Total Building NRA:	250,490
Year Built:	2016
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	250,490
Total Lot SQFT:	650,872
Total Acres:	14.94
Number of Buildings:	1

Parcel:	0420084089
Additional Parcel(s)	0420084088, 0420084090
Market Area:	615 - Port of Tacoma/Fife
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	63
Rail Doors:	
Truck Doors:	2
Min Clearance:	
Max Clearance:	32
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	201804060541
Sale Price:	\$ 37,250,000
\$/SF:	\$ 148.71
\$/Land SF:	\$ 57.23
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:	\$ 663,055
Lender:	
Financing Notes:	

Prior Sale

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

Buyer & Seller Information

Buyer Information

Buyer:	2801 78th Ave LLC 40 E 52nd St, 18th Fl New York NY 10022
Buyer Broker(s):	


Seller Information

Seller:	CRP/TCC Freeman/Fife Owner LLC 600 University St, Ste 2912 Seattle WA 98101
Listing Broker(s):	

Additional Information

Notes: CMA entered 4/27/18.

CMA Detail Report

 **West Valley at Sumner**
 3003 W West Valley Hwy E Sumner WA 98390 Pierce County
 Sale Price: \$ 19,750,000

\$/SF:	\$ 167.73
Date Sold:	05/31/2018
Research Confirmed:	No -

Property Description:
Warehouse building located along W Valley Hwy.

Property Characteristics

Total Building SQFT:	117,747
Total Building NRA:	117,747
Year Built:	2015
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	117,747
Total Lot SQFT:	270,072
Total Acres:	6.2
Number of Buildings:	1

Parcel:	0420114072
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:	Light Industrial (M-1)
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	201805310704
Sale Price:	\$ 19,750,000
\$/SF:	\$ 167.73
\$/Land SF:	\$ 73.13
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	201311190362
Prior Sale Price:	\$ 2,050,000

Financial

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 351,555
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	DCT 3003 WVH East LLC 555 17th St Ste 3700 Denver CO 80202
Buyer Broker(s):	


Seller Information

Seller:	Sumner Building LLC PO Box 1390 Sumner WA 98390
Listing Broker(s):	

Additional Information

Notes: CMA entered 6/15/18.

CMA Detail Report

 **F. S. Harmon Buildings**
 2908 - 2929 S Steele St Tacoma WA 98409 Pierce County
 Sale Price: \$ 6,000,000

\$/SF:	\$ 24.77
Date Sold:	05/10/2018
Research Confirmed:	No -

Property Description:

Property Characteristics

Total Building SQFT:	242,229
Total Building NRA:	242,229
Year Built:	1914
Year Renovated:	1950
Number of Floors:	4
Number of Elevators:	1
Total Industrial SQFT:	242,229
Total Lot SQFT:	227,820
Total Acres:	5.23
Number of Buildings:	4

Parcel:	0320074008
Market Area:	630 - Allenmore Medical District
Anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	2
Rail Doors:	
Truck Doors:	1
Min Clearance:	25
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M2
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	201805100656
Sale Price:	\$ 6,000,000
\$/SF:	\$ 24.77
\$/Land SF:	\$ 26.34
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:	\$ 4,500,000
Excise Tax:	\$ 106,805
Lender:	Sound CU
Financing Notes:	

Prior Sale

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

Buyer & Seller Information

Buyer Information

Buyer:	Horizon Holdings I LLC 2125 Commerce St Tacoma WA 98402
Buyer Broker(s):	


Seller Information

Seller:	F S Harmon Manufacturing Co 2926 S Steele St Tacoma WA 98409
Listing Broker(s):	

Additional Information

Notes: CMA entered 6/15/18.

CMA Detail Report

 **Edgewood**
 10213 24th St E Edgewood WA 98372 Pierce County
 Sale Price: \$ 626,000

\$/SF:	\$ 87.88
Date Sold:	04/18/2018
Research Confirmed:	No -

Property Description:
Mixed-use building located along 24th St.

Property Characteristics

Total Building SQFT:	7,123
Total Building NRA:	7,123
Year Built:	1951
Year Renovated:	1980
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	2,013
Total Retail SQFT:	5,110
Total Lot SQFT:	19,800
Total Acres:	0.45
Number of Buildings:	1

Parcel:	0420102031
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:	Mixed Use
Office Type:	
Office Class:	C
Park Name:	
Zoning:	TC
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	201804180606
Sale Price:	\$ 626,000
\$/SF:	\$ 87.88
\$/Land SF:	\$ 31.62
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:	\$ 11,147
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	200507150632
Prior Sale Price:	\$ 330,000

Buyer & Seller Information

Buyer Information	
Buyer:	Xiang Huang & Guoying Qin 2505 S 320th #260 Federal Way WA 98003
Buyer Broker(s):	

Seller Information	
Seller:	Steve & Christine Cope PO Box 743 Milton WA 98354
Listing Broker(s):	

Additional Information

Notes: CMA entered 5/22/18.

CMA Detail Report

Spring Air Mattress Building - Former
 725 E 25th St Tacoma WA 98421 Pierce County
 Sale Price: \$ 3,000,000

\$/SF:	\$ 32.41
Date Sold:	04/19/2018
Research Confirmed:	No -

Property Description:
Industrial property located along 25th St.

Property Characteristics

Total Building SQFT:	92,572
Total Building NRA:	92,572
Year Built:	1918
Year Renovated:	1965
Number of Floors:	2
Number of Elevators:	0
Total Industrial SQFT:	76,242
Total Retail SQFT:	280
Total Lot SQFT:	81,000
Total Acres:	1.86
Number of Buildings:	1

Parcel:	2075270010
Additional Parcel(s):	2074280010, 2074280020
Market Area:	630 - Allenmore Medical District
anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	1
Rail Doors:	
Truck Doors:	5
Min Clearance:	0
Max Clearance:	14
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M1
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	201804190151
Sale Price:	\$ 3,000,000
\$/SF:	\$ 32.41
\$/Land SF:	\$ 37.04
Exchange:	Unknown
Days on Market:	2430
Conditions of Sale:	

Prior Sale

Document Number:	200610040888
Prior Sale Price:	\$ 3,040,000

Financial

Gross Income:	\$ N/A
Vacancy %:	0.00%
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 53,405
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	Amerco Real Estate Company 2727 N Central Ave Phoenix AZ 85004
Buyer Broker(s):	


Seller Information

Seller:	Landmark Tacoma 1 LLC; Landmark Tacoma II LLC 406 E 4th St Winston-Salem NC 27101
Listing Broker(s):	Thomas Brown Eric Cederstrand Neil Walter Company 1940 East D St., Ste 100 Tacoma WA 98421 (253) 779-2427

Additional Information

Notes: CMA entered 5/29/18.

CMA Detail Report

 **2310 - 2314 Commerce**
 2310 - 2314 Commerce St Tacoma WA 98402 Pierce County
 Sale Price: \$ 2,485,000

\$/SF:	\$ 129.02
Date Sold:	06/13/2018
Research Confirmed:	No -

Property Description:
Warehouse located along Commerce St.

Property Characteristics

Total Building SQFT:	19,260
Total Building NRA:	19,260
Year Built:	1980
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	1,208
Total Industrial SQFT:	18,052
Total Lot SQFT:	36,000
Total Acres:	0.83
Number of Buildings:	1

Parcel:	2023050013
Market Area:	635 - TacomaCBD
Anchors / Tenants:	/ 0
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	5
Rail Doors:	
Truck Doors:	1
Min Clearance:	18
Max Clearance:	18
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	WR
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	201806130516
Sale Price:	\$ 2,485,000
\$/SF:	\$ 129.02
\$/Land SF:	\$ 69.03
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:	\$ 44,238
Lender:	
Financing Notes:	

Prior Sale

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

Buyer & Seller Information

Buyer Information

Buyer:	TLF 2310 Commerce St LLC 1940 E D St, Ste 108 Tacoma WA 98421
Buyer Broker(s):	


Seller Information

Seller:	Tacoma Investments PO Box 58710 Seattle WA 98138
Listing Broker(s):	

Additional Information

Notes: CMA entered 7/19/18.

CMA Detail Report

 **Jesse Engineering**
 1840 Marine View Dr Tacoma WA 98422 Pierce County
 Sale Price: \$ 16,700,000

\$/SF:	\$ 111.89
Date Sold:	06/01/2018
Research Confirmed:	No -

Property Description:
Industrial buildings located along Marine View Dr.

Property Characteristics

Total Building SQFT:	178,436
Total Building NRA:	149,256
Year Built:	1970
Year Renovated:	
Number of Floors:	1
Number of Elevators:	0
Total Industrial SQFT:	149,256
Total Lot SQFT:	605,484
Total Acres:	13.9
Number of Buildings:	5

Parcel:	0321361039
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:	Jesse Engineering
Zoning:	Pmi
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	201806010839
Sale Price:	\$ 16,700,000
\$/SF:	\$ 111.89
\$/Land SF:	\$ 27.58
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	200502040682
Prior Sale Price:	\$ 11,000,000

Financial

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 297,265
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	CenterPoint Properties Trust 1808 Swift Dr Oak Brook IL 60523
Buyer Broker(s):	

Seller Information

Seller:	Jesse Investments LLC 1840 Marine View Dr Tacoma WA 98422
Listing Broker(s):	

Additional Information

Notes: CMA entered 8/6/18.

CMA Detail Report



Stetners Machine Shop
 101 Frontage Rd S Pacific WA 98047 King County
 Sale Price: \$ 1,180,000

\$/SF:	\$ 178.79
Date Sold:	04/13/2018
Research Confirmed:	No - 05/01/2018

Property Description:	
A light manufacturing warehouse on a 1.01 acre lot in Pacific.	

Property Characteristics

Total Building SQFT:	6,600
Total Building NRA:	6,600
Year Built:	1979
Year Renovated:	1990
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	6,600
Total Lot SQFT:	44,200
Total Acres:	1.01469
Number of Buildings:	1

Parcel:	3353403030
Market Area:	405 - Algona/Pacific
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:	IL
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20180413000408
Sale Price:	\$ 1,180,000
\$/SF:	\$ 178.79
\$/Land SF:	\$ 26.70
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:	\$ 21,009
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	199204161573
Prior Sale Price:	\$ 265,510

Buyer & Seller Information

Buyer Information	
Buyer:	Frontage Road, LLC Steve & Lisa Leighton 101 Frontage Rd S Pacific WA 98047
Buyer Broker(s):	

Seller Information	
Seller:	Robert & Valerie Larsen 3670 Kachess Lake Rd Easton WA 98925
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Light Industrial, City of Pacific.

CMA Detail Report

Heated Storage at the Crossing
 35401 Pacific Hwy S Federal Way WA 98003 King County
 Sale Price: \$ 16,210,000

\$/SF:	\$ 193.85
Date Sold:	06/05/2018
Research Confirmed:	No - 06/14/2018

Property Description:
A mini-storage facility on a 7.73 acre in Federal Way. The site has 7 mini-storage buildings and an office building.

Property Characteristics

Total Building SQFT:	94,582
Total Building NRA:	83,623
Year Built:	2007
Year Renovated:	
Number of Floors:	2
Number of Elevators:	
Total Office SQFT:	2,340
Total Industrial SQFT:	81,283
Total Lot SQFT:	336,601
Total Acres:	7.73
Number of Buildings:	8

Parcel:	2921049128
Additional Parcel(s):	2921049160
Market Area:	435 - Federal Way
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:	CE
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20180605001050
Sale Price:	\$ 16,210,000
\$/SF:	\$ 193.85
\$/Land SF:	\$ 48.16
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	There was \$11,191. claimed as personal property in this sale. The taxable sale price was \$16,198,809.

Financial	
Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 288,344
Lender:	
Financing Notes:	

Prior Sale

Document Number:	20150213001527
Prior Sale Price:	\$ 9,475,000

Buyer & Seller Information

Buyer Information	
Buyer:	35401 Pacific SP, LLC William Hobin, Timothy Hobin, Clark Porter PO Box 2034 Santa Monica CA 90406
Buyer Broker(s):	

Seller Information	
Seller:	South Federal Way Mini, LLC 133 E Lake Sammamish Shore Lane NE Sammamish WA 98074
Listing Broker(s):	

Additional Information

Notes: This transaction was a multi-parcel sale. Parcel #2921049128 is a 7.31 acre lot with 7 mini storage buildings and an office building. Parcel #2921049160 is a .42 acre lot. These parcels are zoned Commercial Enterprise, City of Federal Way.

CMA Detail Report



2821 S 336th Street
 2821 S 336th St Federal Way WA 98003 King County
 Sale Price: \$ 1,927,000

\$/SF:	\$ 418.91
Date Sold:	04/05/2018
Research Confirmed:	No - 05/17/2018

Property Description:
A 3.94 acre lot with 4 storage warehouses in Federal Way.

Property Characteristics

Total Building SQFT:	4,600
Total Building NRA:	4,600
Year Built:	1968
Year Renovated:	2010
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	4,600
Total Lot SQFT:	171,740
Total Acres:	3.94261
Number of Buildings:	4

Parcel:	6142603025
Market Area:	435 - Federal Way
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:	CP-1
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20180405000783
Sale Price:	\$ 1,927,000
\$/SF:	\$ 418.91
\$/Land SF:	\$ 11.22
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:	\$ 34,305
Lender:	
Financing Notes:	

Prior Sale

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

Buyer & Seller Information

Buyer Information

Buyer:	Khalsa Gurmat Center Jasmit Singh et al 1140 Palomino Ct SE Tumwater WA 98501
Buyer Broker(s):	

Seller Information

Seller:	Federal Way Campus, LLC 11100 Santa Monica Blvd #850 Los Angeles CA 90025
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Corporate Park Zone, City of Federal Way.

CMA Detail Report



123 W Main Street
 123 W Main St Auburn WA 98002 King County
 Sale Price: \$ 525,000

\$/SF:	\$ 212.55
Date Sold:	05/29/2018
Research Confirmed:	No - 06/15/2018

Property Description:
An auto service garage on a .11 acre lot in Auburn.

Property Characteristics

Total Building SQFT:	2,500
Total Building NRA:	2,470
Year Built:	1902
Year Renovated:	1960
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	2,470
Total Lot SQFT:	4,800
Total Acres:	0.11
Number of Buildings:	1

Parcel:	7816200115
Market Area:	410 - Auburn
Anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	0
Rail Doors:	
Truck Doors:	2
Min Clearance:	14
Max Clearance:	
Property Type:	Industrial
Office Type:	Single Tenant
Office Class:	
Park Name:	
Zoning:	DUC
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20180529000616
Sale Price:	\$ 525,000
\$/SF:	\$ 212.55
\$/Land SF:	\$ 109.38
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	20060929000699
Prior Sale Price:	\$ 270,000

Financial (Investment)

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 9,350
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	B on Main, LLC JLO Enterprises - Jeffrey Oliphant 4126 E Madison St #202 Seattle WA 98112
Buyer Broker(s):	

Seller Information

Seller:	William Morchin Sr., Trustee Morchin Family Trust 601 S 222nd St #202N Des Moines WA 98148
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Downtown Urban Center, City of Auburn.

CMA Detail Report



Ives Building
 1531 14th St NW Auburn WA 98001 King County
 Sale Price: \$ 2,950,000

\$/SF:	\$ 84.93
Date Sold:	05/22/2018
Research Confirmed:	No - 06/21/2018

Property Description:
A 34,735 sf manufacturing warehouse on a 1.55 acre lot in Auburn.

Property Characteristics

Total Building SQFT:	34,735
Total Building NRA:	34,735
Year Built:	1979
Year Renovated:	1990
Number of Floors:	1
Number of Elevators:	0
Total Office SQFT:	2,735
Total Industrial SQFT:	32,000
Total Lot SQFT:	67,733
Total Acres:	1.55
Number of Buildings:	1

Parcel:	0303500040
Market Area:	410 - Auburn
Anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	0
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	Auburn Park of Industry
Zoning:	M1
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20180522000940
Sale Price:	\$ 2,950,000
\$/SF:	\$ 84.93
\$/Land SF:	\$ 43.55
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:	\$ 1,274,000
Excise Tax:	\$ 52,515
Lender:	Evergreen Business Capital
Financing Notes:	

Prior Sale

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

Buyer & Seller Information

Buyer Information

Buyer:	T28, LLC Leon Sanders 1531 14th St NW Auburn WA 98021
Buyer Broker(s):	


Seller Information

Seller:	1531 - 14th NW, LLC 8119 Oakmere Rd Bloomington MN 55438
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Light Industrial, City of Auburn.

CMA Detail Report

 **17816 Vashon Highway**
 17816 Vashon Hwy Vashon Island WA 98070 King County
 Sale Price: \$ 400,000

\$/SF:	\$ 173.61
Date Sold:	05/25/2018
Research Confirmed:	No -

Property Description:
Office & repair shop located along Vashon Hwy.

Property Characteristics

Total Building SQFT:	2,304
Total Building NRA:	2,304
Year Built:	1932
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	480
Total Industrial SQFT:	1,824
Total Lot SQFT:	50,094
Total Acres:	1.15
Number of Buildings:	1

Parcel:	3223039112
Market Area:	465 - Vashon Island
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:	CB-P
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20180525001128
Sale Price:	\$ 400,000
\$/SF:	\$ 173.61
\$/Land SF:	\$ 7.98
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:	\$ 7,125
Lender:	
Financing Notes:	

Prior Sale

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

Buyer & Seller Information

Buyer Information

Buyer:	2AG LLC 1200 Post Oak Blvd Houston TX 77056
Buyer Broker(s):	

Seller Information

Seller:	Susan Harrington 2342 Galls Creek Rd Gold Hill OR 97525
Listing Broker(s):	

Additional Information

Notes: CMA entered 6/19/18.

CMA Detail Report



7641 S 259th Street
 7641 S 259th St Kent WA 98032 King County
 Sale Price: \$ 800,000

\$/SF:	\$ 166.67
Date Sold:	05/08/2018
Research Confirmed:	No - 06/05/2018

Property Description:
A 1.02 acre towing yard with a 4,800 sf building in Kent.

Property Characteristics

Total Building SQFT:	4,800
Total Building NRA:	4,800
Year Built:	1968
Year Renovated:	1980
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	4,800
Total Lot SQFT:	44,492
Total Acres:	1.0214
Number of Buildings:	1

Parcel:	0006600017
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:	Green River
Zoning:	I
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20180508001472
Sale Price:	\$ 800,000
\$/SF:	\$ 166.67
\$/Land SF:	\$ 17.98
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:	\$ 780,000
Excise Tax:	\$ 14,245
Lender:	Seller
Financing Notes:	

Prior Sale	
Document Number:	20060710001490
Prior Sale Price:	\$ 600,000

Buyer & Seller Information

Buyer Information	
Buyer:	Skyway Towing & Recovery, Inc Jared Huyett and Suneet Diwan 1900 S Puget Dr #203 Renton WA 98055
Buyer Broker(s):	

Seller Information	
Seller:	V&S Properties & Investment, LLC 18728 82nd Ave NE Kenmore WA 98028
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Industrial, King County.

CMA Detail Report

Diamond Roofing Building
 232 Railroad Ave S Kent WA 98032 King County
 Sale Price: \$ 995,000

\$/SF:	\$ 195.56
Date Sold:	05/16/2018
Research Confirmed:	Yes - 06/20/2018

Property Description:	
A 2-story building with shop and office space on .41 acres in Kent. The building has 2-grade level doors and a fenced and paved yard.	

Property Characteristics

Total Building SQFT:	5,088
Total Building NRA:	5,088
Year Built:	1946
Year Renovated:	1990
Number of Floors:	2
Number of Elevators:	
Total Office SQFT:	3,456
Total Industrial SQFT:	1,632
Total Lot SQFT:	18,000
Total Acres:	0.41
Number of Buildings:	1

Parcel:	9179600670
Market Area:	440 - Kent
Anchor / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	2
Min Clearance:	16
Max Clearance:	16
Property Type:	Industrial
Office Type:	Single Tenant
Office Class:	
Park Name:	
Zoning:	DCE
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20180516000840
Sale Price:	\$ 995,000
\$/SF:	\$ 195.56
\$/Land SF:	\$ 55.28
Exchange:	Unknown
Days on Market:	106
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:	\$ 17,716
Lender:	JP Morgan Chase
Financing Notes:	

Prior Sale

Document Number:	20150414001544
Prior Sale Price:	\$ 780,000

Buyer & Seller Information

Buyer Information

Buyer:	Ben C. DeMeerleer & 3D 232 LLC 710 Washington Ave N Kent WA 98032
Buyer Broker(s):	Howard Montoure Montoure Real Estate Corp. 21620 84th Ave S Kent WA 98032 (253) 709-5236

Seller Information

Seller:	Railroad Avenue South, LLC 14104 SE 167th St Renton WA 98058
Listing Broker(s):	Kermit Jorgensen Kevin Skillestad Neil Walter Company 550 S Michigan St. Seattle WA 98108 (206) 787-1475

Additional Information

Notes: The buyer plans to use the building for one of his auto service businesses. This parcel is zoned Downtown Commercial Enterprise, City of Kent. Confirmed by Kermit Jorgensen and Howard Montoure.

CMA Detail Report

Progressive Industrial Park - Buildings 1 & 2
 22445 88th Ave S Kent WA 98031 King County
 Sale Price: \$ 1,750,000

\$/SF:	\$ 72.19
Date Sold:	04/05/2018
Research Confirmed:	No - 04/11/2018

Property Description:	
Two manufacturing buildings on 1.40 acres in the Progressive Industrial Park.	

Property Characteristics

Total Building SQFT:	24,240
Total Building NRA:	24,240
Year Built:	1980
Year Renovated:	1990
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	24,240
Total Lot SQFT:	60,950
Total Acres:	1.4
Number of Buildings:	2

Parcel:	7758800033
Market Area:	440 - Kent
Anchor / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	8
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	Progressive Industrial Park
Zoning:	Cm-1
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20180405000958
Sale Price:	\$ 1,750,000
\$/SF:	\$ 72.19
\$/Land SF:	\$ 28.71
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:	\$ 1,004,313
Excise Tax:	\$ 31,155
Lender:	Americas Credit Union
Financing Notes:	

Prior Sale

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

Buyer & Seller Information

Buyer Information

Buyer:	9881 Bridgeport LLC Benjamin Norbe 930 S Aurora Ave Tacoma WA 98465
Buyer Broker(s):	

Seller Information

Seller:	Progressive Industrial Park, LLC 1201 3rd Ave #3200 Seattle WA 98101
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Commercial Manufacturing 1, City of Kent.

CMA Detail Report

DRA North Valley Central
 7819 S 206th St Kent WA 98032 King County
 Sale Price: \$ 10,500,000

\$/SF:	\$ 164.69
Date Sold:	06/11/2018
Research Confirmed:	No - 06/14/2018

Property Description:
A distribution warehouse on a 4.75 acre lot in Kent.

Property Characteristics

Total Building SQFT:	63,576
Total Building NRA:	63,756
Year Built:	1996
Year Renovated:	2010
Number of Floors:	1
Number of Elevators:	0
Total Office SQFT:	7,693
Total Industrial SQFT:	55,883
Total Lot SQFT:	206,947
Total Acres:	4.75085
Number of Buildings:	1

Parcel:	6315000440
Market Area:	440 - Kent
Anchor / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	0
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M2
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20180611000588
Sale Price:	\$ 10,500,000
\$/SF:	\$ 164.69
\$/Land SF:	\$ 50.74
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:	\$ 186,905
Lender:	
Financing Notes:	

Prior Sale

Document Number:	20170126001159
Prior Sale Price:	\$ 5,734,510

Buyer & Seller Information

Buyer Information

Buyer:	TRPF WC Industrial LLC Andrew Pyke, William Miller, Keith Awad et al 4675 MacArthur Ct #1100 Newport Beach CA 92660 949-809-2692
Buyer Broker(s):	

Seller Information

Seller:	G&I IX 7819 206th LLC 220 E 42nd St., 27th Floor New York NY 10017 212-697-4740
Listing Broker(s):	

Additional Information

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

CMA Detail Report



Flexible Corporation
 19130 84th Ave S Kent WA 98032 King County
 Sale Price: \$ 4,750,000

\$/SF:	\$ 158.33
Date Sold:	04/16/2018
Research Confirmed:	No - 04/27/2018

Property Description:
A 30,000 sf manufacturing warehouse on a 1.05 acre lot and an adjacent .96 acre parking lot.

Property Characteristics

Total Building SQFT:	30,000
Total Building NRA:	30,000
Year Built:	1979
Year Renovated:	1990
Number of Floors:	1
Number of Elevators:	0
Total Office SQFT:	1,860
Total Industrial SQFT:	28,140
Total Lot SQFT:	87,439
Total Acres:	2.00732
Number of Buildings:	1

Parcel:	0622059004
Additional Parcel(s):	3123059018
Market Area:	440 - Kent
Anchor / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	0
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M2
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20180416000995
Sale Price:	\$ 4,750,000
\$/SF:	\$ 158.33
\$/Land SF:	\$ 54.32
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:	\$ 84,555
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	199612301244
Prior Sale Price:	\$ 1,212,370

Buyer & Seller Information

Buyer Information	
Buyer:	LBA RVI-Company XVII, LLC LBA Fund VI-MM Industrial, LLC 3347 Michelson Dr #200 Irvine CA 92612
Buyer Broker(s):	

Seller Information	
Seller:	84th Ave South, LLC PO Box 287 Medina WA 98039
Listing Broker(s):	

Additional Information

Notes: This transaction was a multi-parcel sale. Parcel #0622059004 is a 1.05 acre lot with a manufacturing warehouse. Parcel #3123059018 is a .96 acre lot. These parcels are zoned Limited Industrial District, City of Kent.

CMA Detail Report

River's Edge Business Park - Building 3
 19017 62nd Ave S Kent WA 98032 King County
 Sale Price: \$ 1,760,000

\$/SF:	\$ 143.49
Date Sold:	05/10/2018
Research Confirmed:	No - 06/05/2018

Property Description:	
A 12,266 sf industrial flex building on a 1 acre lot in Kent.	

Property Characteristics

Total Building SQFT:	12,266
Total Building NRA:	12,266
Year Built:	1986
Year Renovated:	1995
Number of Floors:	1
Number of Elevators:	0
Total Office SQFT:	3,072
Total Industrial SQFT:	9,094
Total Lot SQFT:	43,565
Total Acres:	1.00011
Number of Buildings:	1

Parcel:	7888800098
Market Area:	440 - Kent
Anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	3
Rail Doors:	
Truck Doors:	3
Min Clearance:	14
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	Rivers Edge Business Park
Zoning:	M1
Total Parking:	103

Sale & Financial Information

Sale Information

Document Number:	20180510000871
Sale Price:	\$ 1,760,000
\$/SF:	\$ 143.49
\$/Land SF:	\$ 40.40
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	Short Plat #20171122900001, Lot 1.

Financial

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 1,632,900
Excise Tax:	\$ 31,333
Lender:	US Bank
Financing Notes:	

Prior Sale

Document Number:	20171213001038
Prior Sale Price:	\$ 3,194,400

Buyer & Seller Information

Buyer Information

Buyer:	Green River SM LLC Jeff Haley 19017 62nd Ave S Kent WA 98032
Buyer Broker(s):	

Seller Information

Seller:	River's Edge Properties, LLC 5602 2nd Ave S Seattle WA 98108
Listing Broker(s):	

Additional Information

Notes: This property underwent a Short Plat per document #20171122900001, Lot 1. The property has a new parcel number and lot size; formerly a portion of parcel #7888800100. This parcel is zoned Industrial Park, City of Kent.

CMA Detail Report

17901 100th Avenue SW
 17901 100th Ave SW Vashon WA 98070 King County
 Sale Price: \$ 8,999,000

\$/SF:	\$ 184.19
Date Sold:	05/16/2018
Research Confirmed:	No -

Property Description:
Mini-warehouses located along 100th.

Property Characteristics

Total Building SQFT:	57,342
Total Building NRA:	48,857
Year Built:	2004
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	46,777
Total Retail SQFT:	2,080
Total Lot SQFT:	53,417
Total Acres:	1.22629
Number of Buildings:	5

Parcel:	3123039055
Additional Parcel(s):	3123039130
Market Area:	465 - Vashon Island
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:	20180516001146
Sale Price:	\$ 8,999,000
\$/SF:	\$ 184.19
\$/Land SF:	\$ 168.47
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	20020313003447
Prior Sale Price:	\$ 200,000

Financial

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 6,750,000
Excise Tax:	\$ 160,187
Lender:	Harborstone CU
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	WCSS Vashon Island 516 LLC 400 112th Ave NE, Ste 300 Bellevue WA 98004
Buyer Broker(s):	

Seller Information

Seller:	Point Robinson Properties LLC PO BOX 1962 Vashon WA 98070
Listing Broker(s):	

Additional Information

Notes: CMA entered 6/19/18.

CMA Detail Report

790 Andover
 720 - 790 Andover Park E Tukwila WA 98188 King County
 Sale Price: \$ 9,750,000

\$/SF:	\$ 133.78
Date Sold:	04/16/2018
Research Confirmed:	No - 04/25/2018

Property Description:
A mixed-use warehouse with retail and showroom space on a 2 acre lot.

Property Characteristics

Total Building SQFT:	72,882	Parcel:	2623049095
Total Building NRA:	72,882	Market Area:	460 - Tukwila
Year Built:	1974	anchors / Tenants:	Moe's Home Collection / 4
Year Renovated:	2016	Down Payment:	\$ N/A
Number of Floors:	1	Payments (\$/mo):	\$ N/A
Number of Elevators:	0	Dock High Doors:	16
Total Industrial SQFT:	45,882	Rail Doors:	
Total Retail SQFT:	27,000	Truck Doors:	3
Total Lot SQFT:	113,475	Min Clearance:	24
Total Acres:	2.61	Max Clearance:	24
Number of Buildings:	1	Property Type:	Mixed Use
		Office Type:	Multi-Tenant
		Office Class:	B
		Park Name:	Andover Park East
		Zoning:	TUC
		Total Parking:	100

Sale & Financial Information

Sale Information		Financial	
Document Number:	20180416000991	Gross Income:	\$ N/A
Sale Price:	\$ 9,750,000	Vacancy %:	0.00 %
\$/SF:	\$ 133.78	Operating Expense:	\$ N/A
\$/Land SF:	\$ 85.92	Net Oper Income:	\$ 0
Exchange:	Unknown	Cap Rate:	
Days on Market:		Balance:	\$ N/A
Conditions of Sale:		Excise Tax:	\$ 173,555
		Lender:	
		Financing Notes:	

Prior Sale

Document Number:	199202031473
Prior Sale Price:	\$ 2,455,000

Buyer & Seller Information

Buyer Information		Seller Information	
Buyer:	LBA RVI-Company XVI, LLC LBA Fund VI-MM Industrial LLC 3347 Michelson Dr #220 Irvine CA 92612	Seller:	790 Andover LLC PO Box 287 Medina WA 98039
Buyer Broker(s):		Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Tukwila Urban Center, City of Tukwila.

CMA Detail Report



Garfield Building
 200 SW 34th St Renton WA 98055 King County
 Sale Price: \$ 19,500,000

\$/SF:	\$ 138.95
Date Sold:	04/05/2018
Research Confirmed:	No - 04/17/2018

Property Description:
A distribution warehouse with cold storage and a service garage on 9.11 acres in Renton.

Property Characteristics

Total Building SQFT:	140,340
Total Building NRA:	140,340
Year Built:	1979
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	34,857
Total Industrial SQFT:	105,483
Total Lot SQFT:	396,830
Total Acres:	9.11
Number of Buildings:	2

Parcel:	1253800040
Additional Parcel(s):	1253800090
Market Area:	460 - Tukwila
anchors / Tenants:	Conway Trucking /
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	1
Rail Doors:	
Truck Doors:	
Min Clearance:	24
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	IH
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20180405000306
Sale Price:	\$ 19,500,000
\$/SF:	\$ 138.95
\$/Land SF:	\$ 49.14
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	20010116000691
Prior Sale Price:	\$ 4,833,237

Financial

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 347,105
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	LBA RVI-Company XVIII LBA Fund VI-MM Industrial, LLC PO Box 847 Carlsbad CA 92018
Buyer Broker(s):	

Seller Information

Seller:	American Legend Cooperative 200 SW 34th St Renton WA 98055
Listing Broker(s):	

Additional Information

Notes: This transaction was a multi-parcel sale. Parcel #1253800040 is a 6.9 acre lot with a 137,340 sf distribution warehouse with cold storage. Parcel #1253800090 is a 2.21 acre lot with a 3,000 sf service garage. These parcels are zoned Heavy Industrial, City of Renton.

CMA Detail Report



AFF Building
 2701 E Valley Rd Renton WA 98055 King County
 Sale Price: \$ 5,950,000

\$/SF:	\$ 139.18
Date Sold:	05/08/2018
Research Confirmed:	No - 05/11/2018

Property Description:
A rail-served storage warehouse with office and mezzanine space on a 2.26 acre lot in Renton.

Property Characteristics

Total Building SQFT:	42,750
Total Building NRA:	42,750
Year Built:	1991
Year Renovated:	0
Number of Floors:	1
Number of Elevators:	0
Total Office SQFT:	7,880
Total Industrial SQFT:	34,870
Total Lot SQFT:	98,310
Total Acres:	2.26
Number of Buildings:	1

Parcel:	1253800015
Market Area:	460 - Tukwila
Anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	4
Rail Doors:	
Truck Doors:	3
Min Clearance:	24
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	IM
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20180508000438
Sale Price:	\$ 5,950,000
\$/SF:	\$ 139.18
\$/Land SF:	\$ 60.52
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:	\$ 105,915
Lender:	
Financing Notes:	

Prior Sale	
Document Number:	20030430001087
Prior Sale Price:	\$ 2,852,500

Buyer & Seller Information

Buyer Information	
Buyer:	Terreno East Valley, LLC Terreno Realty 101 Montgomery St #200 San Francisco CA 98104
Buyer Broker(s):	

Seller Information	
Seller:	Flashers LLC 4218 Forest Beach Dr NW Gig Harbor WA 98335
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Medium Industrial, City of Renton.

CMA Detail Report

Black River Business Center
 850 - 900 SW 7th St Renton WA 98055 King County
 Sale Price: \$ 5,400,000

\$/SF:	\$ 143.68
Date Sold:	04/04/2018
Research Confirmed:	No - 04/17/2018

Property Description:
A storage warehouse with office space on a 2.88 acre lot in Renton.

Property Characteristics

Total Building SQFT:	37,583
Total Building NRA:	37,583
Year Built:	1998
Year Renovated:	
Number of Floors:	2
Number of Elevators:	
Total Office SQFT:	15,910
Total Industrial SQFT:	21,673
Total Lot SQFT:	125,627
Total Acres:	2.88
Number of Buildings:	1

Parcel:	9188000010
Market Area:	460 - Tukwila
Anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	8
Rail Doors:	
Truck Doors:	3
Min Clearance:	24
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	IM
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20180404001181
Sale Price:	\$ 5,400,000
\$/SF:	\$ 143.68
\$/Land SF:	\$ 42.98
Exchange:	Yes
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	20020117002472
Prior Sale Price:	\$ 4,300,000

Financial

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ N/A
Excise Tax:	\$ 96,125
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	Brush and Roll, LLC Jesse Ficks, Summer Ficks, Jeff Ficks et al PO Box 1660 Kent WA 98030
Buyer Broker(s):	

Seller Information

Seller:	Highland Plaza Property, LLC 6100 219th St SW #35 Mountlake Terrace WA 98043
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Medium Industrial, City of Renton.

CMA Detail Report

Burien RV Storage and A & C Glass
 1613 - 1625 SW 114th St Seattle WA 98146 King County
 Sale Price: \$ 3,000,000

\$/SF:	\$ 480.00
Date Sold:	06/20/2018
Research Confirmed:	No - 07/13/2018

Property Description:
A 2.61 acre RV storage yard with office and warehouse space.

Property Characteristics

Total Building SQFT:	6,250
Total Building NRA:	6,250
Year Built:	1942
Year Renovated:	1975
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	2,850
Total Industrial SQFT:	2,180
Total Residential SQFT:	1,220
Total Lot SQFT:	113,695
Total Acres:	2.61008
Number of Buildings:	5

Parcel:	1591600466
Additional Parcel(s):	1591600467, 1591600468, 1591600469, 1591600545, 1591600554, 1591600555, 1591600556, 1591600558, 1591600565, 1591600567, 1591600568
Market Area:	420 - Burien/Normandy Park
Anchors / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	
Max Clearance:	
Property Type:	Mixed Use
Office Type:	
Office Class:	
Park Name:	
Zoning:	CC2
Total Parking:	

Sale & Financial Information

Sale Information	
Document Number:	20180620000636
Sale Price:	\$ 3,000,000
\$/SF:	\$ 480.00
\$/Land SF:	\$ 26.39
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:	\$ 53,405
Lender:	
Financing Notes:	

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

Buyer & Seller Information

Buyer Information	
Buyer:	Salmon Bay Storage II et al 701 Pike St #1025 Seattle WA 98101
Buyer Broker(s):	

Seller Information	
Seller:	Neil & Marily Nyssela et al 11441 16th Ave SW Burien WA 98146
Listing Broker(s):	

Additional Information

Notes: This transaction was a multi-parcel sale. Parcel #1591600466 is a .16 acre lot. Parcel #1591600467 is a .15 acre lot. Parcel #1591600468 is a .15 acre lot

with a 1,640 sf office building. Parcel #1591600469 is a .15 acre lot. Parcel #1591600545 is a .7 acre lot. Parcel #1591600554 is a .11 acre lot with a 640 sf warehouse. Parcel #1591600555 is a .33 acre lot. Parcel #1591600556 is a .25 acre lot with a 1,220 sf SFR. Parcel #1591600558 is a .18 acre lot with a 1,540 sf warehouse. Parcel #1591600565 is a .15 acre lot. Parcel #1591600567 is a .15 acre lot with a 1,210 sf office building. Parcel #1591600568 is a .12 acre lot. These parcels are zoned Community Commercial 2, City of Burien

CMA Detail Report



10831 E Marginal Way S
 10831 E Marginal Way S Tukwila WA 98168 King County
 Sale Price: \$ 8,100,000

\$/SF:	\$ 176.09
Date Sold:	04/18/2018
Research Confirmed:	Yes - 04/27/2018

Property Description:	
A light industrial warehouse with 10 grade level loading doors on a 2.13 acre lot in Tukwila.	

Property Characteristics

Total Building SQFT:	46,000
Total Building NRA:	46,000
Year Built:	1967
Year Renovated:	1970
Number of Floors:	1
Number of Elevators:	0
Total Office SQFT:	3,700
Total Industrial SQFT:	42,300
Total Lot SQFT:	92,713
Total Acres:	2.13
Number of Buildings:	1

Parcel:	0323049066
Additional Parcel(s):	0323049152
Market Area:	460 - Tukwila
Anchor / Tenants:	/
Down Payment:	\$ N/A
Payments (\$/mo):	\$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	0
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	MIC/H
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20180418001002
Sale Price:	\$ 8,100,000
\$/SF:	\$ 176.09
\$/Land SF:	\$ 87.37
Exchange:	Unknown
Days on Market:	96
Conditions of Sale:	

Prior Sale

Document Number:	20120615000995
Prior Sale Price:	\$ 2,700,000

Financial (Investment)

Gross Income:	\$ N/A
Vacancy %:	0.00 %
Operating Expense:	\$ N/A
Net Oper Income:	\$ 0
Cap Rate:	
Balance:	\$ 6,885,000
Excise Tax:	\$ 144,185
Lender:	First Citizens Bank
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	Frangelica's LLC 2141 W Valley Hwy N Auburn WA 98001
Buyer Broker(s):	Evan Lugar Kidder Mathews 12886 Interurban Ave. S. SeattleWA98168 (206) 248-6505

Seller Information

Seller:	HD Seattle LLC & The L&J Flynn Investments LLP 10831 E Marginal Way S Tukwila WA 98168
Listing Broker(s):	Evan Lugar Thad Mallory Kidder Mathews 12886 Interurban Ave. S. SeattleWA98168 (206) 248-6505

Additional Information

Notes: This property was purchased by an owner user. This transaction was a multi-parcel sale. Parcel #0323049152 is a 1.53 acre lot with a 46,000 sf warehouse. Parcel #0323049066 is a .6 acre lot. These parcels are zoned Manufacturing Industrial Center/ Heavy, City of Tukwila. Confirmed by Thad Mallory.