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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

Steele Street Site

12115 Steele St S Tacoma WA 98444 Pierce County

Sale Price: $ 900,000

$/SF:	$ 867.05
Date Sold:	02/12/2021
Research Confirmed:	No - 03/08/2021

Property Description:

Land with residence located along Steele St.

Property Characteristics

Total Building SQFT:	1,038
Total Building NRA:	1,038
Year Built:	1930
Year Renovated:	1963
Number of Floors:	2
Number of Elevators:	
Total Industrial SQFT:	1,038
Total Lot SQFT:	70,567
Total Acres:	1.62
Number of Buildings:	1

Parcel:	0319074021
Market Area:	625 - South Tacoma
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:	202102120932
Sale Price:	$ 900,000
$/SF:	$ 867.05
$/Land SF:	$ 12.75
Exchange:	Unknown
Days on Market:	438
Conditions of Sale:	

Prior Sale

Document Number:	
Prior Sale Price:	$ N/A

Financial

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ N/A
Excise Tax:	$ 15,125
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Campbell's Venture Capital LLC** 25919 162nd St E Buckley WA 98321
Buyer Broker(s):	**Matt McLennan** Kidder Mathews 1201 Pacific Ave, Ste. 1400 TacomaWA98402 (253) 722-1458

Seller Information

Seller:	**Aleksandr Markovich & Lyubov Detheridge** 12115 Steele St S Tacoma WA 98444
Listing Broker(s):	**Matt McLennan** Kidder Mathews 1201 Pacific Ave, Ste. 1400 TacomaWA98402 (253) 722-1458

Additional Information

Notes: CMA entered 3/8/21.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

336 S River Avenue

336 S River Ave Buckley WA 98321 Pierce County

Sale Price: $ 379,000

$/SF:	$ 130.24
Date Sold:	01/04/2021
Research Confirmed:	No - 02/19/2021

Property Description:

Service garage located along River Ave.

Property Characteristics

Total Building SQFT:	2,910
Total Building NRA:	2,910
Year Built:	1930
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	2,910
Total Lot SQFT:	9,350
Total Acres:	0.21465
Number of Buildings:	1

Parcel:	9540100420
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:	
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	202101040389
Sale Price:	$ 379,000
$/SF:	$ 130.24
$/Land SF:	$ 40.53
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	
Prior Sale Price:	$ N/A

Financial

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ 341,000
Excise Tax:	$ 6,069
Lender:	Private
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**MAAS Investment Properties LLC** PO Box 535 Buckley WA 98321
Buyer Broker(s):	

Seller Information

Seller:	**Cascade Properties One LLC** PO Box 215 Buckley WA 98321
Listing Broker(s):	

Additional Information

Notes: CMA entered 2/19/21.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

2421 110th St S

2421 110th St S Lakewood WA 98499 Pierce County

Sale Price: $ 1,200,000

$/SF:	$ 115.38
Date Sold:	03/05/2021
Research Confirmed:	No - 04/09/2021

Property Description:

Service garage located along 110th St.

Property Characteristics

Total Building SQFT:	10,400
Total Building NRA:	10,400
Year Built:	1975
Year Renovated:	
Number of Floors:	2
Number of Elevators:	
Total Office SQFT:	4,000
Total Industrial SQFT:	6,400
Total Lot SQFT:	78,392
Total Acres:	1.79963
Number of Buildings:	1

Parcel:	4776500060
Additional Parcel(s)	4776500070, 4776500080, 4776500090
Market Area:	610 - Lakewood
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:	202103050798
Sale Price:	$ 1,200,000
$/SF:	$ 115.38
$/Land SF:	$ 15.31
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	
Prior Sale Price:	$ N/A

Financial

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ N/A
Excise Tax:	$ 20,465
Lender:	Seller
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**GSO Properties LLC** 2421 110th St S Lakewood WA 98499 253-584-9180
Buyer Broker(s):	

Seller Information

Seller:	**Estate of Herman Dirk** PO Box 37 Kapowsin WA 98344 360-879-5774
Listing Broker(s):	

Additional Information

Notes: CMA entered 4/9/21.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

Master Property Record JD Shotwell Industrial Park

10720 26th Ave S Lakewood WA 98499 Pierce County

Sale Price: $ 5,553,000

$/SF:	$ 175.38
Date Sold:	01/25/2021
Research Confirmed:	No - 02/19/2021

Property Description:

Industrial buildings located along 26th Ave.

Property Characteristics

Total Building SQFT:	31,662	**Parcel:**	4776500031
Total Building NRA:	31,662	**Market Area:**	660 - Parkland/Midland
Year Built:	1995	**Anchors / Tenants:**	/
Year Renovated:		**Down Payment:**	$ N/A
Number of Floors:	1	**Payments ($/mo):**	$ N/A
Number of Elevators:		**Dock High Doors:**	
Total Office SQFT:	4,532	**Rail Doors:**	
Total Industrial SQFT:	27,130	**Truck Doors:**	
Total Lot SQFT:	317,100	**Min Clearance:**	
Total Acres:	7.28	**Max Clearance:**	
Number of Buildings:	7	**Property Type:**	Industrial
		Office Type:	Master Sale Record
		Office Class:	C
		Park Name:	
		Zoning:	
		Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	202101251027
Sale Price:	$ 5,553,000
$/SF:	$ 175.38
$/Land SF:	$ 17.51
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	
Prior Sale Price:	$ N/A

Financial

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ 3,052,500
Excise Tax:	$ 163,910
Lender:	BECU
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Lakewood 2020 LLC** 1516 E Howe Seattle WA 98112
Buyer Broker(s):	

Seller Information

Seller:	**Jamin V LLC** 10720 26th Ave S Lakewood WA 98499
Listing Broker(s):	

Additional Information

Notes: CMA entered 2/19/21.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

10017 Portland Avenue

10017 Portland Ave E Tacoma WA 98445 Pierce County

Sale Price: $ 250,000

$/SF:	$ N/A
Date Sold:	02/04/2021
Research Confirmed:	No - 03/11/2021

Property Description:

Garage located along Portland Ave.

Property Characteristics

Total Building SQFT:	1,296
Total Building NRA:	N/A
Year Built:	1996
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	1,296
Total Lot SQFT:	21,875
Total Acres:	0.50218
Number of Buildings:	1

Parcel:	7745002804
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:	202102040348
Sale Price:	$ 250,000
$/SF:	$ N/A
$/Land SF:	$ 11.43
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	
Prior Sale Price:	$ N/A

Financial

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ 220,000
Excise Tax:	$ 4,005
Lender:	Seller
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Sarrett Enterprises Inc** 9919 Woodland Ave E Puyallup WA 98373
Buyer Broker(s):	

Seller Information

Seller:	**K E G Investments LLC** PO Box 2289 Shelton WA 98584
Listing Broker(s):	

Additional Information

Notes: CMA entered 3/11/21.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

10026 Sales Road

10026 Sales Rd S Lakewood WA 98499 Pierce County

Sale Price: $ 615,000

$/SF:	$ 110.97
Date Sold:	02/12/2021
Research Confirmed:	No - 03/08/2021

Property Description:

Industrial/residential property with shop space.

Property Characteristics

Total Building SQFT:	5,542	**Parcel:**	0319061090
Total Building NRA:	5,542	**Market Area:**	610 - Lakewood
Year Built:	1937	**Anchors / Tenants:**	/
Year Renovated:	2007	**Down Payment:**	$ N/A
Number of Floors:	1	**Payments ($/mo):**	$ N/A
Number of Elevators:		**Dock High Doors:**	
Total Industrial SQFT:	3,045	**Rail Doors:**	
Total Residential SQFT:	1,832	**Truck Doors:**	
Total Lot SQFT:	21,344	**Min Clearance:**	
Total Acres:	0.49	**Max Clearance:**	
Number of Buildings:	2	**Property Type:**	Industrial
		Office Type:	
		Office Class:	
		Park Name:	
		Zoning:	Commercial
		Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	202102120892
Sale Price:	$ 615,000
$/SF:	$ 110.97
$/Land SF:	$ 28.81
Exchange:	Unknown
Days on Market:	219
Conditions of Sale:	

Prior Sale

Document Number:	20170210625
Prior Sale Price:	$ 400,000

Financial (Investment)

Gross Income:	$ 48,000
Vacancy %:	0.00%
Operating Expense:	$ 4,000
Net Oper Income:	$ 44,000
Cap Rate:	7.15 %
Balance:	$ 312,100
Excise Tax:	$ 10,052
Lender:	Key Bank NA
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Kings NW LLC** 7902 N 11th St Tacoma WA 98406
Buyer Broker(s):	**Robert Elhard** Keller Williams Realty - Federal Way 33434 8th Ave. S.Ste 103 Federal Way WA98003 (206) 999-2534

Seller Information

Seller:	**Joshua King** 15802 Vincent Dr Corpus Christi TX 78418
Listing Broker(s):	**Robert Elhard** Keller Williams Realty - Federal Way 33434 8th Ave. S.Ste 103 Federal Way WA98003 (206) 999-2534

Additional Information

Notes: CMA entered 3/8/21.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

Ampac Enterprises

2223 S 80th St Tacoma WA 98409 Pierce County

Sale Price: $ 9,100,000

$/SF:	$ 164.41
Date Sold:	03/05/2021
Research Confirmed:	No - 03/13/2021

Property Description:

Warehouse located along 80th St.

Property Characteristics

Total Building SQFT:	55,348
Total Building NRA:	55,348
Year Built:	1993
Year Renovated:	
Number of Floors:	2
Number of Elevators:	
Total Industrial SQFT:	55,348
Total Lot SQFT:	106,286
Total Acres:	2.44
Number of Buildings:	1

Parcel:	0320304016
Market Area:	625 - South Tacoma
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:	PDB
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	202103050527
Sale Price:	$ 9,100,000
$/SF:	$ 164.41
$/Land SF:	$ 85.62
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	
Prior Sale Price:	$ N/A

Financial (Investment)

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ N/A
Excise Tax:	$ 288,055
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**The Realty Associates Fund XII Portfolio LP** 1301 Dove St, Ste 860 Newport Beach CA 92660 949-852-2030
Buyer Broker(s):	

Seller Information

Seller:	**KWGHS Investments LLC** 2223 S 80th St Tacoma WA 98409 253-671-2100
Listing Broker(s):	

Additional Information

Notes: CMA entered 3/13/21.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

507 E Main

507 E Main Puyallup WA 98372 Pierce County

Sale Price: $ 590,000

$/SF:	$ 171.01
Date Sold:	02/23/2021
Research Confirmed:	No - 04/05/2021

Property Description:

Warehouse located along Main.

Property Characteristics

Total Building SQFT:	3,450	**Parcel:**	5880000370
Total Building NRA:	3,450	**Market Area:**	620 - Puyallup/Sumner
Year Built:	1954	**Anchors / Tenants:**	/
Year Renovated:		**Down Payment:**	$ N/A
Number of Floors:	1	**Payments ($/mo):**	$ N/A
Number of Elevators:		**Dock High Doors:**	
Total Industrial SQFT:	1,800	**Rail Doors:**	
Total Retail SQFT:	1,650	**Truck Doors:**	
Total Lot SQFT:	11,500	**Min Clearance:**	
Total Acres:	0.264	**Max Clearance:**	
Number of Buildings:	1	**Property Type:**	Industrial
		Office Type:	
		Office Class:	
		Park Name:	
		Zoning:	CG
		Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	202102230716
Sale Price:	$ 590,000
$/SF:	$ 171.01
$/Land SF:	$ 51.30
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	
Prior Sale Price:	$ N/A

Financial

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ 340,000
Excise Tax:	$ 6,907
Lender:	Seller
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Cross Holdings & Investments LLC** 13704 24th St E Sumner WA 98390
Buyer Broker(s):	

Seller Information

Seller:	**Jack & Jacqueline Ehlen** 11723 136th Ave E Puyallup WA 98374
Listing Broker(s):	

Additional Information

Notes: CMA entered 4/5/21.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

McMullen 239 Stewart Ave

239 Stewart Ave Puyallup WA 98371 Pierce County

Sale Price: $ 2,050,000

$/SF:	$ 79.64
Date Sold:	01/15/2021
Research Confirmed:	No - 02/09/2021

Property Description:

Warehouse buildings located along Stewart.

Property Characteristics

Total Building SQFT:	25,742
Total Building NRA:	25,742
Year Built:	1962
Year Renovated:	1993
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	25,742
Total Lot SQFT:	36,000
Total Acres:	0.83
Number of Buildings:	3

Parcel:	7940400131
Additional Parcel(s)	7940400122
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:	202101151170
Sale Price:	$ 2,050,000
$/SF:	$ 79.64
$/Land SF:	$ 56.94
Exchange:	Unknown
Days on Market:	583
Conditions of Sale:	

Prior Sale

Document Number:	
Prior Sale Price:	$ N/A

Financial

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ N/A
Excise Tax:	$ 43,680
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Broadway 55 LLC** 8655 S 208th St Kent WA 98031
Buyer Broker(s):	**Jerome O'Leary** Kidder Mathews 1201 Pacific Ave, Ste. 1400 TacomaWA98402 (253) 779-9292

Seller Information

Seller:	**JTL LLC** 6022 90th St Ct E Puyallup WA 98372
Listing Broker(s):	**Jerome O'Leary** Kidder Mathews 1201 Pacific Ave, Ste. 1400 TacomaWA98402 (253) 779-9292

Additional Information

Notes: CMA entered 2/9/21.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

1445 3rd Street

1445 3rd St Enumclaw WA 98022 King County

Sale Price: $ 700,000

$/SF:	$ 154.87
Date Sold:	01/21/2021
Research Confirmed:	No - 02/19/2021

Property Description:

A 2-story warehouse with office space on a .65 acre lot in Enumclaw.

Property Characteristics

Total Building SQFT:	4,520
Total Building NRA:	4,520
Year Built:	1988
Year Renovated:	
Number of Floors:	1
Number of Elevators:	0
Total Office SQFT:	1,640
Total Industrial SQFT:	2,880
Total Retail SQFT:	0
Total Lot SQFT:	28,208
Total Acres:	0.65
Number of Buildings:	1

Parcel:	2420069440
Additional Parcel(s)	8006100030
Market Area:	415 - Black Diamond/Enumclaw
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:	HBC
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20210121002798
Sale Price:	$ 700,000
$/SF:	$ 154.87
$/Land SF:	$ 24.82
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	20150522001509
Prior Sale Price:	$ 485,000

Financial

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ N/A
Excise Tax:	$ 11,565
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**T2J2 LLC** **Todd Huizenga** 3291 Terry Lane Enumclaw WA 98022
Buyer Broker(s):	

Seller Information

Seller:	**David R. Asplund** 28925 SE 416th St Enumclaw WA 98022
Listing Broker(s):	

Additional Information

Notes: This transaction was a multi-parcel sale. Parcel #2420069440 is a .17 acre lot with a 4,520 sf warehouse. Parcel #8006100030 is a .48 acre lot. These parcels are zoned Highway and Community Business, City of Enumclaw.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

246 Rainier Avenue

246 Rainier Ave Enumclaw WA 98022 King County

Sale Price: $ 750,000

$/SF:	$ 113.64
Date Sold:	02/01/2021
Research Confirmed:	No - 03/12/2021

Property Description:

An office building and a storage warehouse on a .41 acre lot in Enumclaw.

Property Characteristics

Total Building SQFT:	6,600
Total Building NRA:	6,600
Year Built:	1957
Year Renovated:	2005
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	2,400
Total Industrial SQFT:	4,200
Total Lot SQFT:	17,976
Total Acres:	0.41267
Number of Buildings:	2

Parcel:	2420069516
Market Area:	415 - Black Diamond/Enumclaw
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:	HCB
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20210201002251
Sale Price:	$ 750,000
$/SF:	$ 113.64
$/Land SF:	$ 41.72
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	19990930002666
Prior Sale Price:	$ 210,000

Financial

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ 600,000
Excise Tax:	$ 12,455
Lender:	Seller
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Fred's Towing Service, Inc** **Mark Carson** 209 Rainier Ave Enumclaw WA 98022
Buyer Broker(s):	

Seller Information

Seller:	**E. David Proctor** 21013 SE 138th Pl Issaquah WA 98027
Listing Broker(s):	

Additional Information

Notes: This property was purchased by an owner user. The buyer owns the adjacent property and runs Fred's Towing Service. This parcel is zoned Highway and Community Business, City of Enumclaw.

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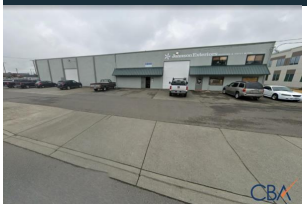
CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report



JE Industrial Building

1724 Garrett St Enumclaw WA 98022 King County

Sale Price: $ 2,250,000

$/SF:	$ 109.49
Date Sold:	03/04/2021
Research Confirmed:	No - 04/07/2021

Property Description:

A storage warehouse with office space on a 1.42 acre lot in Enumclaw.

Property Characteristics

Total Building SQFT:	20,549	**Parcel:**	2361000060
Total Building NRA:	20,549	**Market Area:**	415 - Black Diamond/Enumclaw
Year Built:	1966	**Anchors / Tenants:**	/
Year Renovated:	1980	**Down Payment:**	$ N/A
Number of Floors:	1	**Payments ($/mo):**	$ N/A
Number of Elevators:		**Dock High Doors:**	
Total Office SQFT:	3,014	**Rail Doors:**	
Total Industrial SQFT:	17,535	**Truck Doors:**	4
Total Lot SQFT:	61,829	**Min Clearance:**	
Total Acres:	1.4194	**Max Clearance:**	
Number of Buildings:	1	**Property Type:**	Industrial
		Office Type:	
		Office Class:	
		Park Name:	
		Zoning:	LI
		Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20210304001395
Sale Price:	$ 2,250,000
$/SF:	$ 109.49
$/Land SF:	$ 36.39
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	20070608002257
Prior Sale Price:	$ 1,250,000

Financial (Investment)

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ 1,545,588
Excise Tax:	$ 50,180
Lender:	Timberland Bank
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Building 5, LLC & D&E Enterprises** **Troy Thomas et al** 319 D St #104 Auburn WA 98001
Buyer Broker(s):	

Seller Information

Seller:	**Christopher D. Johnson** 1724 A Garrett St Enumclaw WA 98022
Listing Broker(s):	

Additional Information

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

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

11809 Valley Ave E

11809 Valley Ave E Puyallup WA 98372 Pierce County

Sale Price: $ 600,000

$/SF:	$ 396.30
Date Sold:	01/27/2021
Research Confirmed:	No - 02/25/2021

Property Description:

Mini storage located along Valley Ave.

Property Characteristics

Total Building SQFT:	1,514
Total Building NRA:	1,514
Year Built:	1900
Year Renovated:	1985
Number of Floors:	2
Number of Elevators:	
Total Residential SQFT:	1,514
Total Lot SQFT:	22,235
Total Acres:	0.51045
Number of Buildings:	3

Parcel:	0420233187
Additional Parcel(s)	0420233188
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:	202101270766
Sale Price:	$ 600,000
$/SF:	$ 396.30
$/Land SF:	$ 26.98
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	
Prior Sale Price:	$ N/A

Financial

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ 500,000
Excise Tax:	$ 9,785
Lender:	Private
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**J&J Mini Storage LLC** 14440 Union Ave SW #1 Lakewood WA 98498
Buyer Broker(s):	

Seller Information

Seller:	**Judith Kitchen** PO Box 847 Sumner WA 98390
Listing Broker(s):	

Additional Information

Notes: CMA entered 2/25/21.

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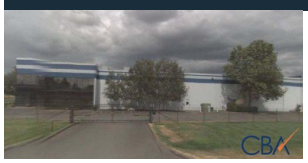
CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report



Cascade Plastics Co

7009 45th St Ct E Fife WA 98424 Pierce County

Sale Price: $ 6,800,000

$/SF:	$ 153.69
Date Sold:	01/04/2021
Research Confirmed:	No - 02/08/2021

Property Description:

Chemical manufacturing building located along 45th St Ct E.

Property Characteristics

Total Building SQFT:	44,244
Total Building NRA:	44,244
Year Built:	1990
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	44,244
Total Lot SQFT:	174,240
Total Acres:	4
Number of Buildings:	1

Parcel:	0420177004
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:	G
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	202101040326
Sale Price:	$ 6,800,000
$/SF:	$ 153.69
$/Land SF:	$ 39.03
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	200906301114
Prior Sale Price:	$ 3,328,900

Financial (Investment)

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ N/A
Excise Tax:	$ 207,555
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**ProLogis-Exchange WA 2002 LLC** 1800 Wazee St, Ste 500 Denver CO 80202
Buyer Broker(s):	

Seller Information

Seller:	**Cralising LLC** 29 Country Club Dr SW Lakewood WA 94898
Listing Broker(s):	

Additional Information

Notes: CMA entered 2/8/21.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

Riverside Industrial Park

3900 150th Ave Ct E Sumner WA 98390 Pierce County

Sale Price: $ 8,000,000

$/SF:	$ 177.68
Date Sold:	02/23/2021
Research Confirmed:	No - 02/26/2021

Property Description:

Warehouse located along 150th Ave Ct E.

Property Characteristics

Total Building SQFT:	45,025	**Parcel:**	6026510020
Total Building NRA:	45,025	**Market Area:**	620 - Puyallup/Sumner
Year Built:	2015	**Anchors / Tenants:**	/
Year Renovated:		**Down Payment:**	$ N/A
Number of Floors:	1	**Payments ($/mo):**	$ N/A
Number of Elevators:		**Dock High Doors:**	8
Total Industrial SQFT:	45,025	**Rail Doors:**	
Total Lot SQFT:	107,593	**Truck Doors:**	
Total Acres:	2.47	**Min Clearance:**	
Number of Buildings:	1	**Max Clearance:**	26
		Property Type:	Industrial
		Office Type:	
		Office Class:	
		Park Name:	
		Zoning:	
		Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	202102230684
Sale Price:	$ 8,000,000
$/SF:	$ 177.68
$/Land SF:	$ 74.35
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	20160203163
Prior Sale Price:	$ 4,683,000

Financial (Investment)

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ N/A
Excise Tax:	$ 249,555
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**BPREP 3900 150th Ave LLC** 2101 Rosecrans Ave Ste 6250 El Segundo CA 90245 310-765-3232
Buyer Broker(s):	

Seller Information

Seller:	**3900 150th LLC** 20720 Snag Island Dr E Lake Tapps WA 98391 253-279-3807
Listing Broker(s):	

Additional Information

Notes: CMA entered 2/26/21.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

3011 S Fife Street

3011 S Fife St Tacoma WA 98409 Pierce County

Sale Price: $ 650,000

$/SF:	$ 95.50
Date Sold:	03/02/2021
Research Confirmed:	No - 04/05/2021

Property Description:

Warehouse located along Fife St.

Property Characteristics

Total Building SQFT:	6,806
Total Building NRA:	6,806
Year Built:	1980
Year Renovated:	
Number of Floors:	1
Number of Elevators:	0
Total Industrial SQFT:	6,806
Total Lot SQFT:	24,217
Total Acres:	0.56
Number of Buildings:	1

Parcel:	4860000130
Additional Parcel(s)	4860000140
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:	M2
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	202103020026
Sale Price:	$ 650,000
$/SF:	$ 95.50
$/Land SF:	$ 26.84
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	200502091463
Prior Sale Price:	$ 326,250

Financial

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ 650,000
Excise Tax:	$ 10,675
Lender:	Seller
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Ataman USA LLC** 3012 S Fife St Tacoma WA 98409 253-292-7726
Buyer Broker(s):	

Seller Information

Seller:	**Justin Pae; Son & Helen Pae** 11420 Durgin Rd SE Olympia WA 98513 253-273-1253
Listing Broker(s):	

Additional Information

Notes: CMA entered 4/5/21.

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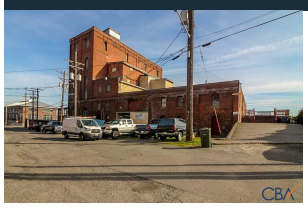
CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report



Historic Old Pacific Brewery

2509 - 2515 S Holgate St Tacoma WA 98402 Pierce County

Sale Price: $ 1,150,000

$/SF:	$ 28.07
Date Sold:	03/10/2021
Research Confirmed:	No - 04/06/2021

Property Description:

Warehouse located along Holgate St.

Property Characteristics

Total Building SQFT:	58,981	**Parcel:**	2025060020
Total Building NRA:	40,965	Additional Parcel(s)	2025060041
Year Built:	1918	**Market Area:**	635 - TacomaCBD
Year Renovated:		**Anchors / Tenants:**	/ 4
Number of Floors:	3	**Down Payment:**	$ N/A
Number of Elevators:		**Payments ($/mo):**	$ N/A
Total Industrial SQFT:	40,965	**Dock High Doors:**	
Total Lot SQFT:	22,897	**Rail Doors:**	
Total Acres:	0.53	**Truck Doors:**	
Number of Buildings:	1	**Min Clearance:**	8
		Max Clearance:	16
		Property Type:	Industrial
		Office Type:	
		Office Class:	
		Park Name:	
		Zoning:	Commercial
		Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	202103101138
Sale Price:	$ 1,150,000
$/SF:	$ 28.07
$/Land SF:	$ 50.22
Exchange:	Unknown
Days on Market:	1482
Conditions of Sale:	

Prior Sale

Document Number:	
Prior Sale Price:	$ N/A

Financial (Investment)

Gross Income:	$ 163,200
Vacancy %:	0.00%
Operating Expense:	$ 56,040
Net Oper Income:	$ 107,160
Cap Rate:	9.32 %
Balance:	$ 747,750
Excise Tax:	$ 19,575
Lender:	First Sound Bank
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Brewery Tower LLC** 419 Berkeley Ave, Ste A Fircrest WA 98466
Buyer Broker(s):	**James Marso** Better Properties North Proctor 2609 N Proctor TacomaWA98407 (253) 759-1776

Seller Information

Seller:	**Teri Parks** 6727 Glen Echo Dr SW Lakewood WA 98499
Listing Broker(s):	**James Marso** Better Properties North Proctor 2609 N Proctor TacomaWA98407 (253) 759-1776

Additional Information

Notes: CMA entered 4/6/21.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

3701 20th Street E

3701 20th St E Fife WA 98424 Pierce County

Sale Price: $ 14,000,000

$/SF:	$ 229.78
Date Sold:	02/08/2021
Research Confirmed:	No - 02/26/2021

Property Description:

Boat sales located along 20th St.

Property Characteristics

Total Building SQFT:	62,528
Total Building NRA:	60,928
Year Built:	1968
Year Renovated:	1995
Number of Floors:	1
Number of Elevators:	0
Total Industrial SQFT:	60,928
Total Lot SQFT:	162,490
Total Acres:	3.73
Number of Buildings:	1

Parcel:	0320111019
Additional Parcel(s)	0320122009
Market Area:	615 - Port of Tacoma/Fife
Anchors / Tenants:	/
Down Payment:	$ N/A
Payments ($/mo):	$ N/A
Dock High Doors:	9
Rail Doors:	
Truck Doors:	6
Min Clearance:	24
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	M4
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	202102080137
Sale Price:	$ 14,000,000
$/SF:	$ 229.78
$/Land SF:	$ 86.16
Exchange:	Unknown
Days on Market:	830
Conditions of Sale:	

Prior Sale

Document Number:	20120830844
Prior Sale Price:	$ 4,300,000

Financial (Owner User)

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ 15,076,800
Excise Tax:	$ 459,555
Lender:	Independent Bank
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Drake Motor Partners Four LLC** c/o 496 S Broadway Denver CO 80206
Buyer Broker(s):	

Seller Information

Seller:	**RJ3701 LLC** 7815 S Tacoma Way Tacoma WA 98409
Listing Broker(s):	**Aaron Rosen** **Derrick Urquhart** NAI Puget Sound Properties 1201 Pacific Avenue, Ste 1703 TacomaWA98402 (253) 203-1319

Additional Information

Notes: CMA entered 2/26/21.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

North Sumner Industrial

14017 16th St E Sumner WA 98390 Pierce County

Sale Price: $ 850,000

$/SF:	$ N/A
Date Sold:	01/14/2021
Research Confirmed:	No - 02/12/2021

Property Description:

Property Characteristics

Total Building SQFT:	2,400
Total Building NRA:	N/A
Year Built:	1968
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	600
Total Residential SQFT:	1,800
Total Lot SQFT:	51,732
Total Acres:	1.19
Number of Buildings:	2

Parcel:	7965000030
Additional Parcel(s)	7965000040
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:	M1
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	202101140291
Sale Price:	$ 850,000
$/SF:	$ N/A
$/Land SF:	$ 16.43
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	201710230672
Prior Sale Price:	$ 350,000

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:	$ 14,235
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**City of Sumner** 1104 Maple St Sumner WA 98390
Buyer Broker(s):	

Seller Information

Seller:	**Eagle Asphalt Sealcoating Co LLC** PO Box 1564 Sumner WA 98390
Listing Broker(s):	

Additional Information

Notes: CMA entered 2/12/21.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

Tideflats Yard with Shop

1101 - 1501 E Portland Ave Tacoma WA 98421 Pierce County

Sale Price: $ 4,900,000

$/SF:	$ 850.69
Date Sold:	02/17/2021
Research Confirmed:	No - 02/26/2021

Property Description:

5 acres of yard with shop near Port of Tacoma.

Property Characteristics

Total Building SQFT:	5,760
Total Building NRA:	5,760
Year Built:	1995
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	5,760
Total Lot SQFT:	219,865
Total Acres:	5.04741
Number of Buildings:	1

Parcel:	8950000440
Additional Parcel(s)	0320032011, 8950000430, 8950000450
Market Area:	615 - Port of Tacoma/Fife
Anchors / Tenants:	/
Down Payment:	$ N/A
Payments ($/mo):	$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	2
Min Clearance:	
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	Industrial
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	202102170310
Sale Price:	$ 4,900,000
$/SF:	$ 850.69
$/Land SF:	$ 22.29
Exchange:	Unknown
Days on Market:	182
Conditions of Sale:	

Prior Sale

Document Number:	
Prior Sale Price:	$ N/A

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:	$ 141,055
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Singh Bros Express LLC** 1501 E Portland Ave Tacoma WA 98421
Buyer Broker(s):	**Shane Crook** The Andover Company, Inc. 900 SW 16th Street, Suite 100 RentonWA98057 (206) 336-5330

Seller Information

Seller:	**Rodia Properties LLC** 11751 NW 18th St Plantation FL 33323
Listing Broker(s):	**Hugh Winskill** Madison Bay Commercial 1326 Fifth Ave. Ste 425 SeattleWA98101 (206) 330-1794

Additional Information

Notes: CMA entered 2/26/21.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

Portside 55

3401 Lincoln Ave Tacoma WA 98421 Pierce County

Sale Price: $ 61,320,000

$/SF:	$ 143.60
Date Sold:	03/04/2021
Research Confirmed:	No - 03/13/2021

Property Description:

Industrial buildings located along Taylor Way.

Property Characteristics

Total Building SQFT:	427,010
Total Building NRA:	427,010
Year Built:	2018
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	427,010
Total Lot SQFT:	858,432
Total Acres:	19.71
Number of Buildings:	3

Parcel:	0321355007
Additional Parcel(s)	0321267005, 0321351051, 0321356008
Market Area:	615 - Port of Tacoma/Fife
Anchors / Tenants:	/
Down Payment:	$ N/A
Payments ($/mo):	$ N/A
Dock High Doors:	92
Rail Doors:	
Truck Doors:	
Min Clearance:	30
Max Clearance:	30
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	PMI
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	202103040008, 202103030972
Sale Price:	$ 61,320,000
$/SF:	$ 143.60
$/Land SF:	$ 71.43
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	2007.01.10.335
Prior Sale Price:	$ 4,323,300

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:	$ 2,086,613
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**CPUS Portside LP** 601 S Figueroa St, 49th Fl Los Angeles CA 90017
Buyer Broker(s):	

Seller Information

Seller:	**Portside 55 North LLC** PO Box 1837 Tacoma WA 98404
Listing Broker(s):	

Additional Information

Notes: CMA entered 3/13/21.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

Imaginetics Building

3410 A St SE Auburn WA 98002 King County

Sale Price: $ 7,000,000

$/SF:	$ 131.19
Date Sold:	01/15/2021
Research Confirmed:	Yes - 02/09/2021

Property Description:

A fully leased investment opportunity in Auburn. The industrial complex sits on 3.08 acres.

Property Characteristics

Total Building SQFT:	56,556	**Parcel:**	3021059032
Total Building NRA:	53,356	**Market Area:**	410 - Auburn
Year Built:	1969	**Anchors / Tenants:**	/
Year Renovated:	1993	**Down Payment:**	$ N/A
Number of Floors:	2	**Payments ($/mo):**	$ N/A
Number of Elevators:		**Dock High Doors:**	0
Total Office SQFT:	6,456	**Rail Doors:**	
Total Industrial SQFT:	46,900	**Truck Doors:**	6
Total Lot SQFT:	134,117	**Min Clearance:**	22
Total Acres:	3.0789	**Max Clearance:**	
Number of Buildings:	2	**Property Type:**	Industrial
		Office Type:	
		Office Class:	
		Park Name:	
		Zoning:	C3
		Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20210115001650
Sale Price:	$ 7,000,000
$/SF:	$ 131.19
$/Land SF:	$ 52.19
Exchange:	Yes
Days on Market:	63
Conditions of Sale:	

Prior Sale

Document Number:	20061121001342
Prior Sale Price:	$ 3,170,000

Financial (Investment)

Gross Income:	$ 595,020
Vacancy %:	0.00%
Operating Expense:	$ 163,147
Net Oper Income:	$ 431,873
Cap Rate:	6.17 %
Balance:	$ N/A
Excise Tax:	$ 214,555
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Black Dog Properties LLC** **Hugh W. Hall & Lynne B. Hall** 5801 88th St SW Mukilteo WA 98275
Buyer Broker(s):	**Barry Kelly** NAI Puget Sound Properties 600 108th Ave NE Suite 340 BellevueWA98004 (425) 444-9357

Seller Information

Seller:	**3410 A Street LLC** 3410 A St SE Auburn WA 98002
Listing Broker(s):	**Arie Salomon, CCIM** **Jeff Forsberg, CCIM** NAI Puget Sound Properties 600 108th Ave NE Suite 340 BellevueWA98004 (425) 246-9280

Additional Information

Notes: This property was purchased as an investment opportunity. The sole tenant is Imaginetics.This parcel is zoned Heavy Commercial, City of Auburn. Confirmed by Arie Salomon.

Prepared by Phil Newell, CCIM https://www.commercialmls.com

CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

1510 Boundary Boulevard

1510 Boundary Blvd Auburn WA 98001 King County

Sale Price: $ 4,850,000

$/SF:	$ 211.18
Date Sold:	01/08/2021
Research Confirmed:	No - 01/13/2021

Property Description:

An Auburn warehouse with 6 dock high doors and 1 grade level door.

Property Characteristics

Total Building SQFT:	22,966
Total Building NRA:	22,966
Year Built:	2005
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	2,100
Total Industrial SQFT:	20,866
Total Lot SQFT:	46,336
Total Acres:	1.06
Number of Buildings:	1

Parcel:	0301500040
Market Area:	410 - Auburn
Anchors / Tenants:	/ 2
Down Payment:	$ N/A
Payments ($/mo):	$ N/A
Dock High Doors:	4
Rail Doors:	
Truck Doors:	1
Min Clearance:	24
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	Auburn 400 Corporate Park Div. 1
Zoning:	C3
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20210108000091
Sale Price:	$ 4,850,000
$/SF:	$ 211.18
$/Land SF:	$ 104.67
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	20151030001877
Prior Sale Price:	$ 2,550,000

Financial (Investment)

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ N/A
Excise Tax:	$ 139,305
Lender:	Bank of Hope
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Seoul Trading Inc** **Joong Gab Kwon** 1602 Boundary Blvd Auburn WA 98001
Buyer Broker(s):	

Seller Information

Seller:	**Huong, LLC** 17220 12th Pl W Lynnwood WA 98037
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Heavy Commercial District, City of Auburn.

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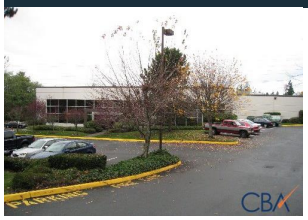
CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report



West Campus Industrial Building

822 S 333rd St Federal Way WA 98003 King County

Sale Price: $ 4,736,320

$/SF:	$ 190.00
Date Sold:	02/04/2021
Research Confirmed:	No - 03/05/2021

Property Description:

A 24,928 sf warehouse with office space on a 1.87 acre lot in Federal Way.

Property Characteristics

Total Building SQFT:	24,928
Total Building NRA:	24,928
Year Built:	1987
Year Renovated:	1990
Number of Floors:	1
Number of Elevators:	0
Total Office SQFT:	4,931
Total Industrial SQFT:	19,997
Total Lot SQFT:	81,400
Total Acres:	1.87
Number of Buildings:	1

Parcel:	9265000160
Market Area:	435 - Federal Way
Anchors / Tenants:	/
Down Payment:	$ N/A
Payments ($/mo):	$ N/A
Dock High Doors:	4
Rail Doors:	
Truck Doors:	
Min Clearance:	24
Max Clearance:	24
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	OP
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20210204001799
Sale Price:	$ 4,736,320
$/SF:	$ 190.00
$/Land SF:	$ 58.19
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	20001020000521
Prior Sale Price:	$ 1,705,000

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:	$ 135,326
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**MCR RI FW, LLC** **MCR Cos** 4112 East Indian School Rd Phoenix AZ 85018 602-297-7527
Buyer Broker(s):	

Seller Information

Seller:	**Concentric 2, LLC** 2641 East Lake Sammamish Prkwy NE Sammamish WA 98074
Listing Broker(s):	

Additional Information

Notes: This property was purchased as an investment opportunity. The buyer is a value-add investor. This parcel is zoned Office Park, City of Federal Way.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

Grandma's Garage and Storage

1012 12th Street NE Auburn WA 98002 King County

Sale Price: $ 307,200

$/SF:	$ 142.02
Date Sold:	02/16/2021
Research Confirmed:	No - 03/15/2021

Property Description:

A storage garage on a .21 acre lot in Auburn.

Property Characteristics

Total Building SQFT:	2,163
Total Building NRA:	2,163
Year Built:	1954
Year Renovated:	1990
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	2,163
Total Lot SQFT:	9,150
Total Acres:	0.21006
Number of Buildings:	1

Parcel:	3339900890
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:	
Zoning:	RO
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20210216004539
Sale Price:	$ 307,200
$/SF:	$ 142.02
$/Land SF:	$ 33.57
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	
Prior Sale Price:	$ N/A

Financial

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ N/A
Excise Tax:	$ 4,920
Lender:	Seller
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Ronald & Diana Holz** 1214 W St NW Auburn WA 98001
Buyer Broker(s):	

Seller Information

Seller:	**Joyce Wikum, Trustee** **Lowell & Joyce Wikum Living Trust** 11054 W Campana St Sun City AZ 85351
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Residential Office Zone, City of Auburn.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

AIM Aerospace

1215 W Valley Hwy N Auburn WA 98001 King County

Sale Price: $ 2,000,000

$/SF:	$ 114.67
Date Sold:	02/04/2021
Research Confirmed:	No - 03/11/2021

Property Description:

An industrial complex with an 11,00 sf storage warehouse, a 6,250 sf warehouse, and a 192 sf coffee stand on 4.47 acres in Auburn.

Property Characteristics

Total Building SQFT:	17,442	**Parcel:**	1121049031
Total Building NRA:	17,442	**Market Area:**	410 - Auburn
Year Built:	1985	**Anchors / Tenants:**	/
Year Renovated:	2003	**Down Payment:**	$ N/A
Number of Floors:	1	**Payments ($/mo):**	$ N/A
Number of Elevators:		**Dock High Doors:**	
Total Industrial SQFT:	17,250	**Rail Doors:**	
Total Retail SQFT:	192	**Truck Doors:**	
Total Lot SQFT:	194,713	**Min Clearance:**	
Total Acres:	4.47	**Max Clearance:**	20
Number of Buildings:	3	**Property Type:**	Industrial
		Office Type:	
		Office Class:	
		Park Name:	
		Zoning:	M1
		Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20210204002420
Sale Price:	$ 2,000,000
$/SF:	$ 114.67
$/Land SF:	$ 10.27
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	20070711000732
Prior Sale Price:	$ 1,410,000

Financial

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ 1,650,000
Excise Tax:	$ 42,055
Lender:	Alaska FCU
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Auburn 1215, LLC** 2711 W Valley Hwy N #200 Auburn WA 98001 253-293-7001
Buyer Broker(s):	

Seller Information

Seller:	**Store Master Funding III, LLC** 8377 E Hartford Dr #100 Scottsdale AZ 85255 480-256-1100
Listing Broker(s):	

Additional Information

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

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

Raceway Heated Storage - Auburn

30402 132nd Ave SE Auburn WA 98092 King County

Sale Price: $ 14,000,000

$/SF:	$ 164.80
Date Sold:	03/25/2021
Research Confirmed:	No - 04/08/2021

Property Description:

A 5-building mini storage facility on a 4.87 acre lot in Auburn.

Property Characteristics

Total Building SQFT:	111,355	**Parcel:**	1021059058
Total Building NRA:	84,954	**Market Area:**	410 - Auburn
Year Built:	2017	**Anchors / Tenants:**	/
Year Renovated:		**Down Payment:**	$ N/A
Number of Floors:	3	**Payments ($/mo):**	$ N/A
Number of Elevators:		**Dock High Doors:**	
Total Office SQFT:	900	**Rail Doors:**	
Total Industrial SQFT:	84,054	**Truck Doors:**	
Total Lot SQFT:	212,109	**Min Clearance:**	
Total Acres:	4.86935	**Max Clearance:**	
Number of Buildings:	5	**Property Type:**	Industrial
		Office Type:	
		Office Class:	
		Park Name:	
		Zoning:	C1
		Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20210325003085
Sale Price:	$ 14,000,000
$/SF:	$ 164.80
$/Land SF:	$ 66.00
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	20070104001193
Prior Sale Price:	$ 1,000,000

Financial

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ N/A
Excise Tax:	$ 459,555
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Life Storage, LP** 6467 Main St Buffalo NY 14221
Buyer Broker(s):	

Seller Information

Seller:	**Highlands at Cedar Downs LLC** 26250 238th Lane SE #101 Maple Valley WA 98038 425-432-3284
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Light Commercial, City of Auburn. The buyer purchased another mini-storage facility in Covington on 3/26/21.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

Raceway Heated Storage - Covington

26901 185th Ave SE Covington WA 98042 King County

Sale Price: $ 13,510,000

$/SF:	$ 151.74
Date Sold:	03/26/2021
Research Confirmed:	No - 04/08/2021

Property Description:

A 5 building mini-storage facility on a 3.85 acre lot in Covington.

Property Characteristics

Total Building SQFT:	112,626
Total Building NRA:	89,033
Year Built:	2018
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	2,510
Total Industrial SQFT:	86,523
Total Lot SQFT:	167,493
Total Acres:	3.84511
Number of Buildings:	5

Parcel:	1796310080
Market Area:	425 - Covington
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:	MC
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20210326000151
Sale Price:	$ 13,510,000
$/SF:	$ 151.74
$/Land SF:	$ 80.66
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	20170111000834
Prior Sale Price:	$ 1,550,000

Financial (Investment)

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ N/A
Excise Tax:	$ 442,405
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Life Storage LP** 6467 Main St Buffalo NY 14221
Buyer Broker(s):	

Seller Information

Seller:	**Covington Heated Storage, LLC** 26250 238th Lane SE #101 Maple Valley WA 98038 425-432-3284
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Mixed Commercial, City of Covington. On 3/25/21 the buyer also purchased a mini-storage facility in Auburn.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

918 Central Avenue S

918 Central Ave S Kent WA 98032 King County

Sale Price: $ 1,400,000

$/SF:	$ 455.14
Date Sold:	02/01/2021
Research Confirmed:	No - 03/09/2021

Property Description:

A 2,500 sf storage garage and a 576 sf office building on a 1.45 acre lot in Kent.

Property Characteristics

Total Building SQFT:	3,076
Total Building NRA:	3,076
Year Built:	1960
Year Renovated:	1980
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	576
Total Industrial SQFT:	2,500
Total Lot SQFT:	63,011
Total Acres:	1.44653
Number of Buildings:	2

Parcel:	0006600065
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:	CM-2
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20210201000520
Sale Price:	$ 1,400,000
$/SF:	$ 455.14
$/Land SF:	$ 22.22
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	$825,000 of the sale price was gifted with no monetary consideration, not taxable. The taxable price was $575,000.

Prior Sale

Document Number:	
Prior Sale Price:	$ N/A

Financial

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ 525,000
Excise Tax:	$ 9,340
Lender:	Seller
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**BBBHH, LLC** **Brent Harwood & Brooke Harwood** 918 Central Ave S Kent WA 98032
Buyer Broker(s):	

Seller Information

Seller:	**Gary B Harwood** 7910 SE 384th St Auburn WA 98092
Listing Broker(s):	

Additional Information

Notes: This parcel is zoned Commercial Manufacturing 2, City of Kent.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

Tect Aerospace Buildings

19414 - 19424 84th Ave S Kent WA 98032 King County

Sale Price: $ 8,484,000

$/SF:	$ 152.33
Date Sold:	02/05/2021
Research Confirmed:	No - 03/04/2021

Property Description:

A 6 building industrial complex on 4.96 acres in Kent.

Property Characteristics

Total Building SQFT:	55,696
Total Building NRA:	55,696
Year Built:	1962
Year Renovated:	1979
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	3,746
Total Industrial SQFT:	51,950
Total Lot SQFT:	216,166
Total Acres:	4.96
Number of Buildings:	6

Parcel:	0622059109
Additional Parcel(s)	0622059003, 0622059110, 0622059111, 0622059112
Market Area:	440 - Kent
Anchors / Tenants:	/
Down Payment:	$ N/A
Payments ($/mo):	$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	17
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:	20210205002960
Sale Price:	$ 8,484,000
$/SF:	$ 152.33
$/Land SF:	$ 39.25
Exchange:	Unknown
Days on Market:	298
Conditions of Sale:	

Prior Sale

Document Number:	20041020001911
Prior Sale Price:	$ 2,700,000

Financial (Owner User)

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ 3,034,500
Excise Tax:	$ 266,495
Lender:	Stearns Bank NA
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**PB05 LLC** **Hardeep Singh** 8611 S 228th #103 Kent WA 98031
Buyer Broker(s):	**Thad Mallory** Newmark 10900 NE 4th St. Ste. 1430 BellevueWA98004 (425) 362-1410

Seller Information

Seller:	**Utica Realty Kent, LLC** 2 Town Square Blvd #310 Asheville NC 28803
Listing Broker(s):	**Taylor Hoff, SIOR** **Thad Mallory** Newmark 10900 NE 4th St. Ste. 1430 BellevueWA98004 (425) 362-1388

Additional Information

Notes: These buildings were used by the seller for aerospace parts manufacturing. The buildings are currently vacant. This transaction was a multi-parcel sale. Parcel #0622059112 is a .19 acre lot with a 4,000 sf warehouse. Parcel #0622059003 is a 1.17 acre lot with a 22,400 sf warehouse and a 5,250 sf warehouse. Parcel #0622059110 is a 2.92 acre lot with a 20,300 sf warehouse. Parcel #0622059109 is a .21 acre lot with a 750 sf office building. Parcel #0622059111 is a .47 acre lot with a 2,996 sf office building. These parcels are zoned Limited Industrial District, City of Kent.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

River Park Corporate Center

5866 S 194th St Kent WA 98032 King County

Sale Price: $ 4,950,000

$/SF:	$ 201.70
Date Sold:	03/30/2021
Research Confirmed:	No - 04/06/2021

Property Description:

A 2-story office/warehouse building on a 1.59 acre lot in Kent.

Property Characteristics

Total Building SQFT:	24,542
Total Building NRA:	24,542
Year Built:	1991
Year Renovated:	
Number of Floors:	2
Number of Elevators:	0
Total Lot SQFT:	69,088
Total Acres:	1.59
Number of Buildings:	1

Parcel:	7888800150
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:	River Park Corporate Center
Zoning:	M1
Total Parking:	50

Sale & Financial Information

Sale Information

Document Number:	20210330002416
Sale Price:	$ 4,950,000
$/SF:	$ 201.70
$/Land SF:	$ 71.65
Exchange:	Unknown
Days on Market:	186
Conditions of Sale:	

Prior Sale

Document Number:	20030815001093
Prior Sale Price:	$ 2,350,000

Financial

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ 3,960,000
Excise Tax:	$ 142,805
Lender:	US Bank NA
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Beyondtrust Global LLC** **Gyu Cho** 5866 S 194th St Kent WA 98032
Buyer Broker(s):	

Seller Information

Seller:	**Robbins Holdings, LLC** 29100 Hall St Solon OH 44139
Listing Broker(s):	**Dane Dahline** **Mike Newton** Kidder Mathews 12886 Interurban Ave. S. SeattleWA98168 (206) 248-6519

Additional Information

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

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

Western Packaging

17100 W Valley Hwy Tukwila WA 98188 King County

Sale Price: $ 12,150,000

$/SF:	$ 128.68
Date Sold:	02/18/2021
Research Confirmed:	No - 03/04/2021

Property Description:

Two manufacturing and distribution warehouses on 3.23 acres in Tukwila.

Property Characteristics

Total Building SQFT:	94,417
Total Building NRA:	94,417
Year Built:	1964
Year Renovated:	1975
Number of Floors:	1
Number of Elevators:	0
Total Office SQFT:	6,675
Total Industrial SQFT:	87,742
Total Lot SQFT:	140,698
Total Acres:	3.23
Number of Buildings:	2

Parcel:	2523049052
Additional Parcel(s)	2523049055
Market Area:	460 - Tukwila
Anchors / Tenants:	Redi-Bag / 1
Down Payment:	$ N/A
Payments ($/mo):	$ N/A
Dock High Doors:	1
Rail Doors:	
Truck Doors:	6
Min Clearance:	20
Max Clearance:	
Property Type:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	C/Li
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20210218002409
Sale Price:	$ 12,150,000
$/SF:	$ 128.68
$/Land SF:	$ 86.36
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	20170705001783
Prior Sale Price:	$ 6,000,000

Financial (Investment)

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ N/A
Excise Tax:	$ 394,805
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**USPF 17100 West Valley LP** **EverWest Real Estate Investors** 1099 18th St #2900 Denver CO 80202
Buyer Broker(s):	

Seller Information

Seller:	**West Valley Highway Real Estate Holdings** 17100 West Valley Hwy Tukwila WA 98188
Listing Broker(s):	

Additional Information

Notes: This property was purchased as an investment opportunity. The seller will be leasing back the property, Redi-Bag Plant. This transaction was a multi-parcel sale. Parcel #2523049052 is a 2.05 acre lot with two warehouses. Parcel #2523049055 is a 1.18 acre lot. These parcels are zoned Commercial/ Light Industrial, City of Tukwila.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

740 Building

740 SW 34th St Renton WA 98055 King County

Sale Price: $ 5,700,000

$/SF:	$ 208.26
Date Sold:	03/12/2021
Research Confirmed:	Yes - 03/17/2021

Property Description:

A 27,370 sf industrial flex building with 8 DH and 2 GL doors on a 1.60 acre lot in Renton.

Property Characteristics

Total Building SQFT:	27,370
Total Building NRA:	27,370
Year Built:	2005
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Office SQFT:	13,082
Total Industrial SQFT:	14,288
Total Lot SQFT:	69,892
Total Acres:	1.6045
Number of Buildings:	1

Parcel:	6308490010
Market Area:	460 - Tukwila
Anchors / Tenants:	Salon Services /
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:	Oakesdale Commerce Center East
Zoning:	IL
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20210312001668
Sale Price:	$ 5,700,000
$/SF:	$ 208.26
$/Land SF:	$ 81.55
Exchange:	Yes
Days on Market:	234
Conditions of Sale:	

Prior Sale

Document Number:	
Prior Sale Price:	$ N/A

Financial (Owner User)

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ 4,237,500
Excise Tax:	$ 169,055
Lender:	Washington Trust Bank
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**JAAKA LLC & Ocean 3 LLC** **Richard Morse** 6315 Whitaker Lane SE Snoqualmie WA 98065
Buyer Broker(s):	**Sophia Wong** Kidder Mathews 500 108th Ave NE, Ste 2400 BellevueWA98004 (425) 450-1136

Seller Information

Seller:	**SGM LLC** 740 SW 34th St Renton WA 98057
Listing Broker(s):	**Jeff Forsberg, CCIM** **Arie Salomon, CCIM** **Connor Powell** NAI Puget Sound Properties 600 108th Ave NE Suite 340 BellevueWA98004 (425) 586-5610

Additional Information

Notes: This property was purchased by an owner user. The buyer will run a window company on this site. The roof will need to be replaced soon. This parcel is zoned Light Industrial, City of Renton. Confirmed by Patty Bell for Arie Salomon.

Prepared by Phil Newell, CCIM https://www.commercialmls.com

CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

402 Baker Building

402 Baker Blvd Tukwila WA 98188 King County

Sale Price: $ 4,825,000

$/SF:	$ 325.46
Date Sold:	02/24/2021
Research Confirmed:	No - 03/05/2021

Property Description:

An industrial building on a .75 acre lot near South Center. The building has most recently been used as a brewery.

Property Characteristics

Total Building SQFT:	14,825
Total Building NRA:	14,825
Year Built:	1963
Year Renovated:	1995
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	14,825
Total Lot SQFT:	53,579
Total Acres:	1.23
Number of Buildings:	1

Parcel:	0223100031
Additional Parcel(s)	0223100032, 0223100034
Market Area:	460 - Tukwila
Anchors / Tenants:	/
Down Payment:	$ N/A
Payments ($/mo):	$ N/A
Dock High Doors:	
Rail Doors:	
Truck Doors:	
Min Clearance:	12
Max Clearance:	23
Property Type:	Industrial
Office Type:	Single Tenant
Office Class:	
Park Name:	
Zoning:	TUC-TOD
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20210224001529
Sale Price:	$ 4,825,000
$/SF:	$ 325.46
$/Land SF:	$ 90.05
Exchange:	Unknown
Days on Market:	231
Conditions of Sale:	

Prior Sale

Document Number:	20130628000874
Prior Sale Price:	$ 1,222,000

Financial

Gross Income:	$ 0
Vacancy %:	0.00%
Operating Expense:	$ 0
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ N/A
Excise Tax:	$ 138,430
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Terravet Tukwila LLC** **Daniel Eisenstadt** 33 Rock Hill Rd #320 Bala Cynwyd PA 19004 215-395-6210
Buyer Broker(s):	**Jacob Morgan** JSH Properties, Inc. 7325 166th Ave NE, Ste. F-260 RedmondWA98052 (206) 550-2515

Seller Information

Seller:	**MRFH, LLC** 2305 Hughes Ave SW Seattle WA 98116 206-799-5010
Listing Broker(s):	**Jacob Morgan** JSH Properties, Inc. 7325 166th Ave NE, Ste. F-260 RedmondWA98052 (206) 550-2515

Additional Information

Notes: This parcel is zoned Tukwila Urban Center-Transit Oriented Development, City of Tukwila.

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CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report

Ryerson Steel

600 SW 10th St Renton WA 98055 King County

Sale Price: $ 27,650,000

$/SF:	$ 241.42
Date Sold:	01/28/2021
Research Confirmed:	Yes - 02/16/2021

Property Description:

A 114,531 sf manufacturing warehouse on a 10.01 acre lot in Renton.

Property Characteristics

Total Building SQFT:	114,531	**Parcel:**	2146000050
Total Building NRA:	114,531	**Market Area:**	460 - Tukwila
Year Built:	1975	**Anchors / Tenants:**	/
Year Renovated:	1985	**Down Payment:**	$ N/A
Number of Floors:	1	**Payments ($/mo):**	$ N/A
Number of Elevators:		**Dock High Doors:**	
Total Office SQFT:	9,006	**Rail Doors:**	
Total Industrial SQFT:	105,525	**Truck Doors:**	
Total Lot SQFT:	436,044	**Min Clearance:**	
Total Acres:	10.01	**Max Clearance:**	
Number of Buildings:	1	**Property Type:**	Industrial
		Office Type:	
		Office Class:	
		Park Name:	
		Zoning:	IM
		Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20210128002675
Sale Price:	$ 27,650,000
$/SF:	$ 241.42
$/Land SF:	$ 63.41
Exchange:	No
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	
Prior Sale Price:	$ N/A

Financial

Gross Income:	$ N/A
Vacancy %:	0.00 %
Operating Expense:	$ N/A
Net Oper Income:	$ 0
Cap Rate:	
Balance:	$ 15,400,000
Excise Tax:	$ 937,305
Lender:	California Bank & Trust

Financing Notes:

Cash transaction with permanent financing after the fact.

Buyer & Seller Information

Buyer Information

Buyer:	**EV 600, LLC** **Elion Partners** 3323 NE 163rd St #600 Miami FL 33160 305-933-3539
Buyer Broker(s):	**Christian Mattson** **Billy Moultrie** **Chris Peterson, SIOR, CCIM** Lee & Associates Commercial Real Estate Services 701 Pike St. Ste. #1025 SeattleWA98101 (253) 444-3021

Seller Information

Seller:	**Joseph Ryerson & Sons, Inc** 227 W Monroe St, 27th Floor Chicago IL 60606 312-292-5014
Listing Broker(s):	

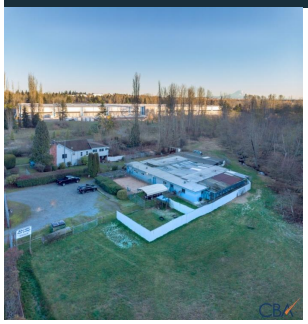
Additional Information

Notes: This property was purchased as an investment opportunity. The seller, sole tenant, is leasing back the property. This parcel is zoned Medium Industrial, City of Renton. Andrew Hull also represented the buyer. Confirmed by Christian Mattson.

Prepared by Phil Newell, CCIM https://www.commercialmls.com

CBA COMMERCIAL BROKERS ASSOCIATION

CMA Detail Report



Adorable Pet Lodging

1043 S 140th St Burien WA 98168 King County

Sale Price: $ 550,000

$/SF:	$ 109.61
Date Sold:	02/17/2021
Research Confirmed:	No - 03/11/2021

Property Description:

A kennel and a single family residence on a 4.7 acre lot in Burien.

Property Characteristics

Total Building SQFT:	5,018
Total Building NRA:	5,018
Year Built:	1958
Year Renovated:	
Number of Floors:	1
Number of Elevators:	
Total Industrial SQFT:	5,018
Total Lot SQFT:	204,778
Total Acres:	4.70106
Number of Buildings:	2

Parcel:	1723049036
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:	Industrial
Office Type:	
Office Class:	
Park Name:	
Zoning:	AI2
Total Parking:	

Sale & Financial Information

Sale Information

Document Number:	20210217001855
Sale Price:	$ 550,000
$/SF:	$ 109.61
$/Land SF:	$ 2.69
Exchange:	Unknown
Days on Market:	
Conditions of Sale:	

Prior Sale

Document Number:	
Prior Sale Price:	$ N/A

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:	$ 8,895
Lender:	
Financing Notes:	

Buyer & Seller Information

Buyer Information

Buyer:	**Rodia Properties, LLC** **Gary D. Rodia** 11751 NW 18th St Plantation FL 33323
Buyer Broker(s):	**Dane Johnston** Listings.com 600 Stewart St #400 Seattle WA 98101

Seller Information

Seller:	**Carmelo & Cheryl Zappala** 1043 S 140th St Burien WA 98168
Listing Broker(s):	**Chad Ohrt** Windermere South - Burien 401 SW 152nd St Burien WA98166 (206) 227-4500

Additional Information

Notes: This parcel is zoned Airport Industrial Zone 2, City of Burien.