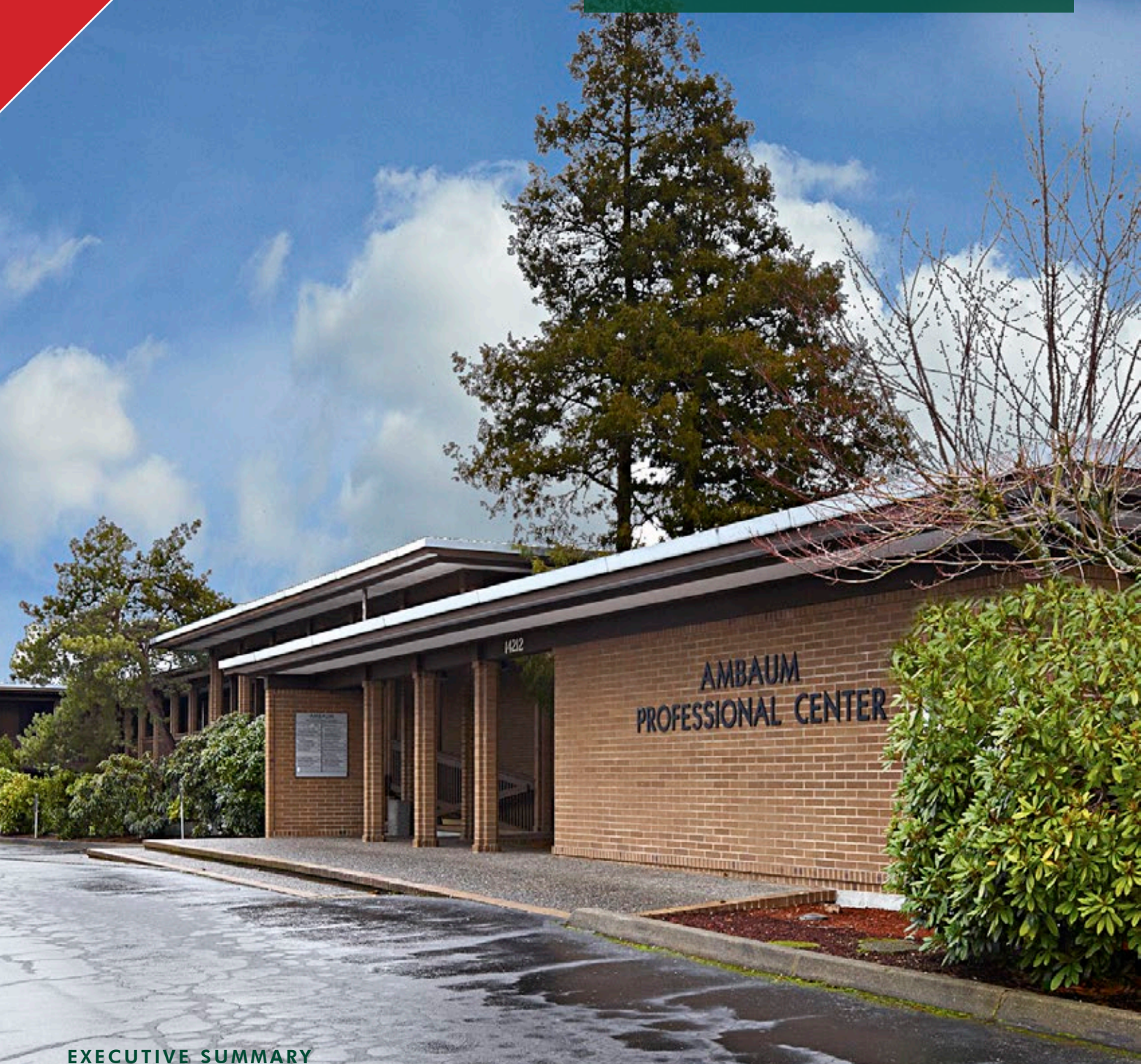


8.25% CAP

AMBAUM PROFESSIONAL CENTER

14212 AMBAUM BLVD SW
BURIEN, WASHINGTON 98166



EXECUTIVE SUMMARY

WELL ESTABLISHED MEDICAL OFFICE INVESTMENT

Capital Markets | Investment Properties

CBRE

INVESTMENT HIGHLIGHTS

Long-Term Stable Tenants – Most of the medical practices currently in-place have occupied space at the Property for 10 – 40 years. Practices change hands, yet new practitioners maintain their presence at Ambaum Professional Center due to location, access and client familiarity.

Outstanding Yields – The Property is attractively priced to yield an 8.25% capitalization rate on in-place net income at 90.44% occupancy. Utilizing the debt structure shown on page 15, cash on cash yields in Year One should exceed 11.00% net of vacancy and capital reserves.

Minimal Near-Term Lease Expirations - Tenant lease expirations average 2,717 square feet per year through January 2020 while no leases expire before June 2016.

No Anchor Tenant Exposure – The largest tenant in the Property occupies just 16.55% of the total space while the average tenant occupies 9.01%.

No In-Place Debt – The Property will be delivered free of all financial encumbrances allowing the new owner to utilize current historically low debt availability.

Strong Submarket Fundamentals – The Buriem Medical Office Market, as surveyed by CoStar and CBRE, contains nine properties totaling 149,439 square feet with a current overall vacancy rate of 2.61%. There are no medical office properties under construction and none expected in the near future.

Substantial Discount To Replacement Cost – The Property is being offered at approximately \$172 per square foot. Current cost to replace the land and existing improvements as shown on page 20 are estimated at \$339 per square foot thus providing the new owner substantial rental protection from future development.



INVESTMENT OVERVIEW

Asking Price	\$3,575,000
In-Place NOI (As of June 2015)	\$294,990
Capitalization Rate on In-Place NOI	8.25%
Current Occupancy	90.44%
Estimated Capital to Stabilize	\$65,722
Estimated NOI at Stabilization	\$338,047
Capitalization Rate at Stabilization (Including estimated capital above)	9.56%
Estimated 5/10 Year Unleveraged IRR	9.91%/10.31%
Estimated 5/7 Year Leveraged IRR	18.30%/17.51%



PROJECT SPECIFICS

Location	
Street	14212 Ambaum Blvd SW
City	Burien
County	King
State	Washington
Property Size	
Gross SF	25,984
NRA	20,230
Land	1.2 Acres
Property Age	
	1985
Parking Stalls/Ratio	86 Stalls/4.3 per 1,000 SF
Adjoining Property Uses	
North	Church/Religious Facility
South	Law Offices/Dental Practice
East	Residential
West	Medical/Dental Practices
Zoning	O - Office (City of Burien)
Utilities	
Water	Water District No. 20
Sewer	Southwest Suburban Sewer District
Natural Gas	Seattle City Light
Electricity	Seattle City Light





INVESTMENT PROPERTIES

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