

**KENT RITE AID
24044 104th Ave SE
Kent, WA 98030**

INVESTMENT SUMMARY

Building Square Footage:	35,112 +/-
Property Square Footage:	140,822 +/- (3.23 acres)
Price:	\$2,400,000
Price per Square Foot	\$68.35

PROFORMA "As-Is"		
Rental Income	35,112 sf @\$7.00/sf	\$245,784
(less vacancy)	5%	(\$13,167)
(less reserves)	2%	(\$5,267)
Net Operating Income		\$227,350
CAP Rate	9.50%	

PROFORMA w/Improvements		
Rental Income	15,112 sf @\$10.00/sf	\$151,120
	20,000 sf @\$9.00/sf	\$180,000
		\$331,120
(less vacancy)	5%	(\$16,556)
(less reserves)	2%	(\$6,622)
Net Operating Income		\$307,942
CAP Rate	10.00%	\$3,079,420
Less Tenant Improvement Cost	35,112 sf @\$19.35/sf	(\$679,240)
PRICE		\$2,400,000