

EPO Commerce Center

2501-2509 SE Mile Hill Drive Port Orchard, WA



FOR SALE

Mixed-Use Business Park &
Automated Self Storage

Josh Heyum
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VISTA PACIFIC GROUP
LEASING AND ACQUISITIONS

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Offering Summary

- **List Price: \$4,200,000.00**
 - Rentable Square Feet: 32,951 SF
 - Land Area: 3.06 Acres
 - Year Built: 1971/2002
 - Price / SF: \$127.46
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- Occupancy: 96%
 - CAP Rate: 7.25%
 - Net Operating Income: \$315,842



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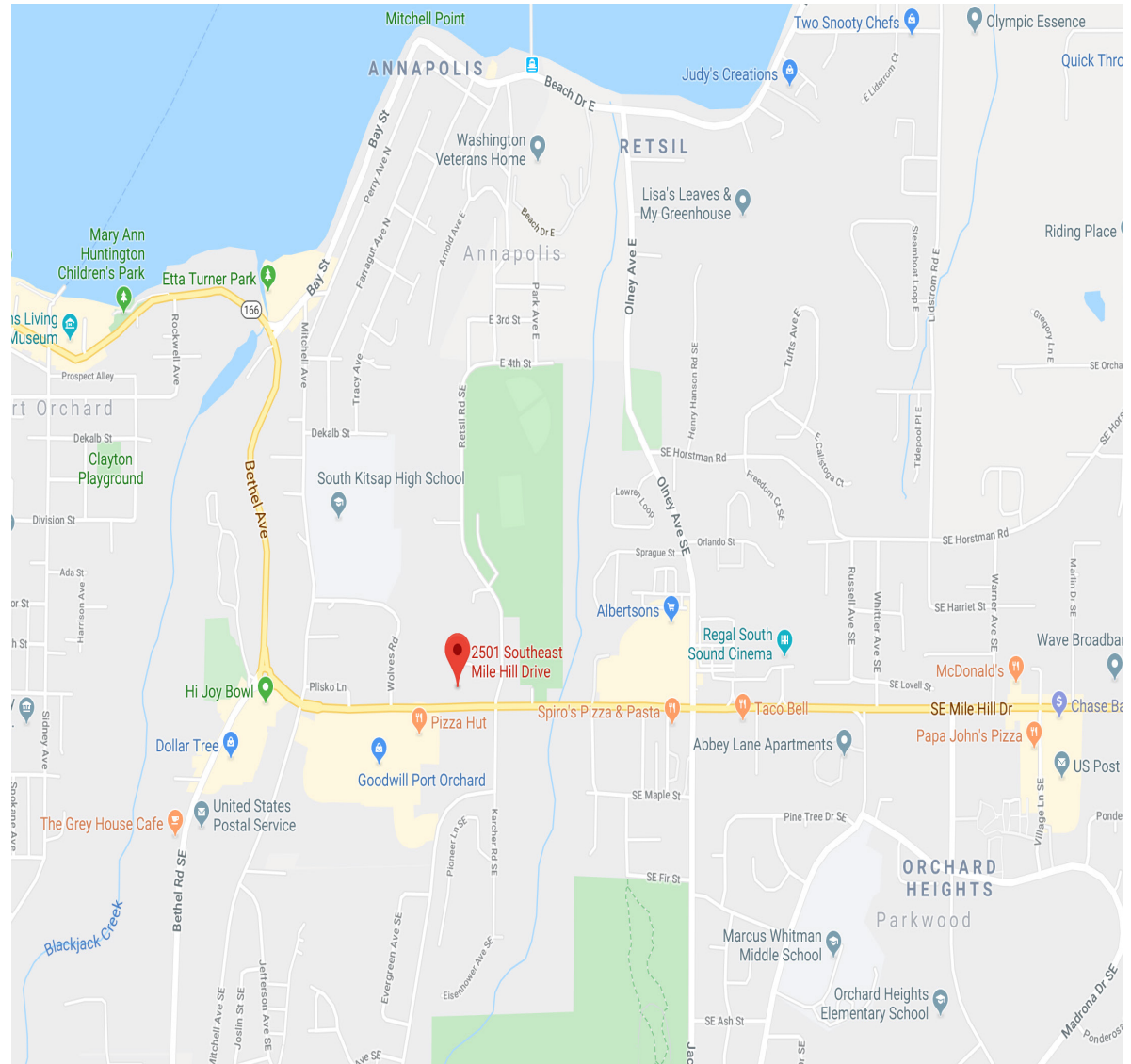


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Financial Summary

Office Income	\$240,553
Office Reimbursements	\$59,508
Self Storage Income	\$137,071
Signage Income	\$480
Gross Income	\$437,613
5% Vacancy	<\$21,880>
Operating Expenses	<\$111,510>
NOI	\$304,223
CAP	7.25%
List Price	\$4,200,000



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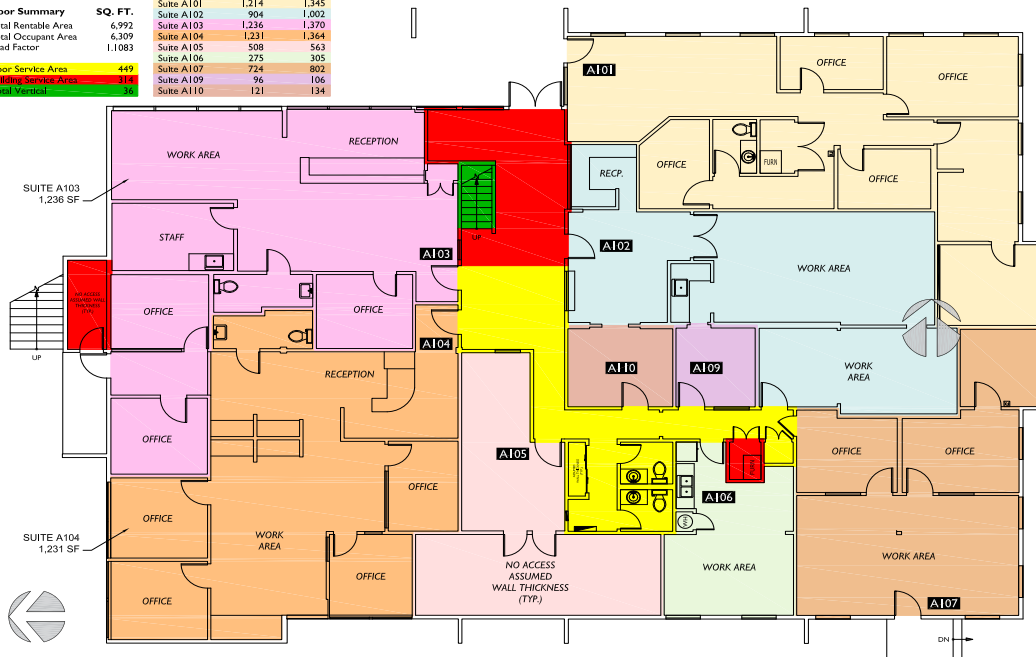
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Floor Plans: Building A

FIRST FLOOR

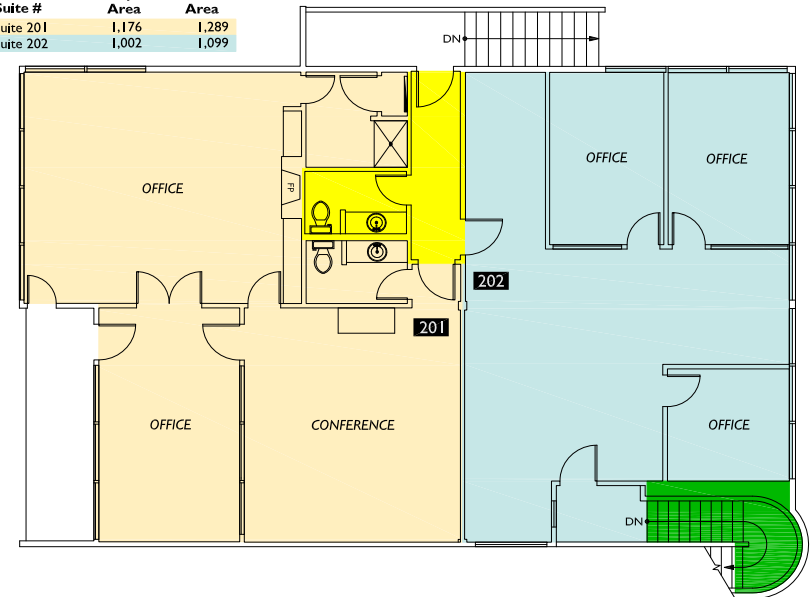
Floor Summary	SQ. FT.	Suite #	Occupant Area	Rentable Area
Total Rentable Area	6,992	Suite A101	1,214	1,345
Total Occupant Area	6,309	Suite A102	904	1,002
Load Factor	1.1083	Suite A103	1,236	1,370
		Suite A104	1,231	1,364
		Suite A105	508	563
		Suite A106	275	305
		Suite A107	724	802
		Suite A109	96	106
		Suite A110	121	134
Floor Service Area	449			
Building Service Area	318			
Total Vertical	81			



Floor Summary	SQ. FT.
Total Rentable Area	2,388
Total Occupant Area	2,178
Load Factor	1.0964

Floor Service Area	130
Building Service Area	0
Total Vertical	81

Suite #	Occupant Area	Rentable Area
Suite 201	1,176	1,289
Suite 202	1,002	1,099



SECOND FLOOR

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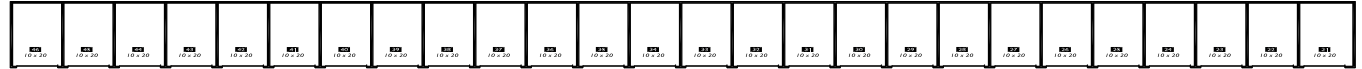


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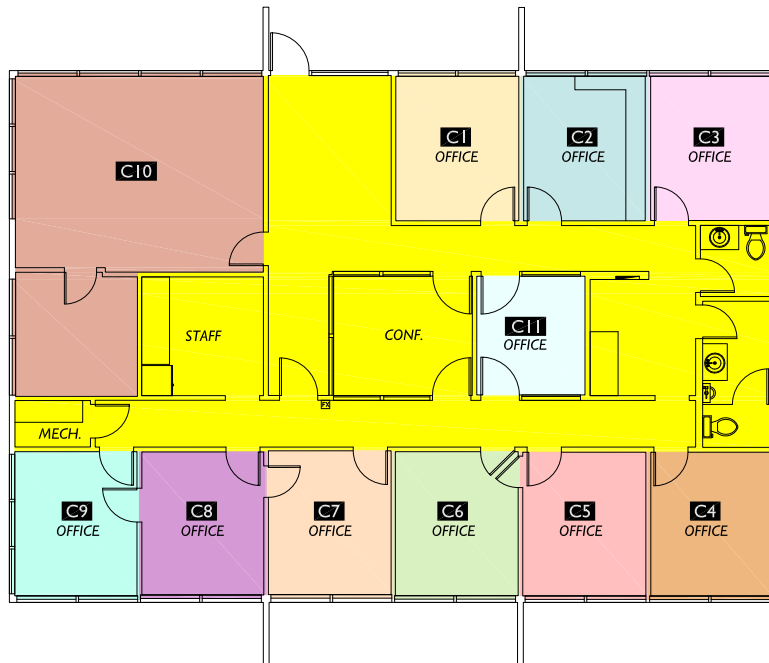
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Floor Plans: Building C, Storage Building D&E

STORAGE BUILDING E



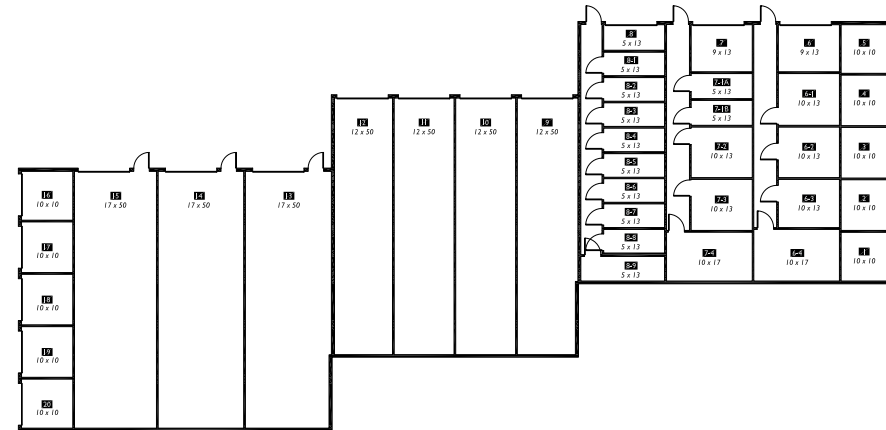
BUILDING C



Floor Summary	SQ. FT.
Total Rentable Area	2,482
Total Occupant Area	1,527

Floor Service Area	955
Building Service Area	0
Total Vertical	0

Suite #	Occupant Area	Rentable Area
Suite C1	115	187
Suite C2	116	189
Suite C3	114	185
Suite C4	114	185
Suite C5	117	190
Suite C6	117	190
Suite C7	116	189
Suite C8	115	187
Suite C9	117	190
Suite C10	406	660
Suite C11	80	130



STORAGE BUILDING D

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