

## Executive Summary

The Tacoma Rhodes Complex has stood proudly in the City's downtown business corridor since the late 1800's, early 1900's (consisting of three buildings). The buildings were extensively renovated in 1999-2000.

The subject properties include a 157,883-square foot (NRA) office property and attached parking garage located at 950 Broadway (Broadway Building), 949 Market Street (Market Street Building), and 940 Market Street (parking garage), in Tacoma, Washington. The property consists of two mid-rise office buildings and one parking garage. The improvements are situated on three, noncontiguous parcels across 2.11 acres, which are generally located on the north side of S. 11th Street between Broadway and S. Court D Street. Two sky-bridges connect the three buildings. The Broadway Building was originally constructed in 1891, and the Market Building and parking garage were constructed in 1902 and 1960, respectively. Approximately \$10,000,000 was spent extensively renovating the subject property between 1999 and 2001. The subject's notable tenants are the Department of Labor & Industries, Court of Appeals, and Pierce County Assigned Counsel. Notably, aside from the delicatessen and Enterprise Rental Car, all the current tenants are government entities. The subject is currently 77.3% occupied and is not stabilized. It is considered to be a Class B (investment class) property in the market if offered for sale.

### Details;

<b>Property Name</b>	<b>Tacoma Rhodes Complex</b>
<b>Location</b>	<b>950 Broadway, 940 &amp; 939 Market Street Tacoma, WA. 98402 200906-0080</b>
<b>Parcel Number(s)</b>	
<b>Highest and Best Use</b>	
As If Vacant	
As Improved	Existing office use
<b>Property Rights Appraised</b>	
<b>Estimated Exposure Time</b>	<b>One (1) year or less</b>
<b>Estimated Marketing Time</b>	
<b>Primary Land Area</b>	2.12 AC 92,326 SF
<b>Zoning</b>	<b>DCC- Downtown Commercial Core</b>
<b>Improvements</b>	<b>Multi tenanted office</b>
Property Type	Office
Number of Buildings	Three (3)
Number of Stories	Broadway building, 5 – Market building, Parking - 3 plus roof top
Gross Building Area	183,300 Square Feet
Net Rentable Area	153,951 Square Feet
Year Built 1891-1960 Renovated:	2001
Condition	Average
<b>Buyer Profile</b>	<b>Investor- Local</b>
<b>Financial Indicators</b>	
Current Occupancy	77.3%
Stabilized Occupancy	91.0%
Stabilized Credit Loss	1.0%
Estimated Lease-up Period	6 Months
Overall Capitalization Rate	7.75%
Discount Rate	(As-Is) 9.75%
Discount Rate (Upon Stabilization) 9.25%	
Terminal Capitalization Rate	8.25%
<b>Pro Forma Operating Data (Stabilized) Total Per SF</b>	
Effective Gross Income	\$4,320,295 \$28.06
Operating Expenses	\$1,656,377 \$10.76
Expense Ratio	38.34%
Net Operating Income	\$2,481,256

Market Value Conclusion

Appraisal Premise	Interest Appraised	Date of the Value	Value Conclusion
As Is	Leased Fee Interest	November 15, 2019	\$23,700.00
Upon Stabilization	Leased Fee Interest	November 1, 2021	\$32,100.00