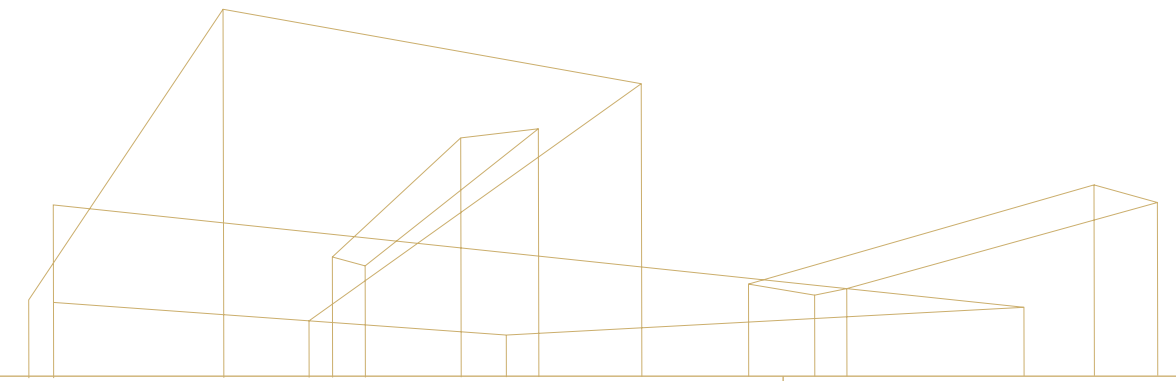


INDUSTRIAL

SALE COMPARABLES



SALE COMPARABLES

Sampling of relevant sale comps over the last twelve months include the following:



	ALLIED FIRE & SECURITY	PACIFIC WIRE	FORMER AUTOMATIC PRODUCTS - 194TH	FORMER AUTOMATIC PRODUCTS - 74TH	SUMMIT SUPPLY	QUEEN CITY BUILDING	KENT GYPSUM
ADDRESS	1015 Central Avenue North	2201 R Street NW	5858 South 194th Street	25329 74th Avenue South	13535 68th Avenue South	22030 84th Avenue South	233 Railroad Avenue South
CITY	Kent	Auburn	Kent	Kent	Seattle	Kent	Kent
BUYER	Blue Box Real Estate LLC	Sebco	EverWest	EverWest	EquipmentShare	Northwest United Properties LLC	Davis Door
SELLER	JTMB LLC	Pacific Wire	Automatic Products	Automatic Products	Summit Supply	Queen City Sheet Metal and Roofing	Kent Gypsum Supply
TOTAL SQUARE FEET (OFFICE)	22,320 (majority)	17,394 (1,800)	46,742 (6,000)	24,175 (2,590)	28,740 (2,784)	18,481 (6,689)	8,444 (1,800)
PURCHASE DATE	10/2019	10/2019	10/2019	10/2019	09/2019	09/2019	08/2019
PURCHASE PRICE	\$4,100,000.00	\$3,075,000.00	\$8,200,000.00	\$4,595,000.00	\$5,175,000.00	\$3,000,000.00	\$950,000.00
PRICE PSF	\$183.69	\$176.79	\$175.43	\$190.07	\$180.06	\$162.33	\$112.51
CLEAR HEIGHT	14' - 22'	22'	24'	24'	14' - 24'	20'	16'
DH / GL	DH / GL	DH / GL	DH / GL	DH / GL	DH / GL	GL	None
YEAR BUILT	1987	1993	2008	1993	1959	1986	1966
COMMENTS	Owner/user purchase.	Sale/leaseback. 5 year lease. 5.4% cap rate. 1031 buyer.	LED Lighting, 1400 amps 277/480V 3-phase power, 3 dock-high & 6 grade-level doors with potential for additional dock-high loading positions.	Listed at \$200 PSF, price drop accounted for usable life remaining on roof (< 3 years). 800 amps/480 volt 3 phase power.	Owner/user sale. Originally listed at \$6M. Over 2.5 acres of fenced yard. Additional covered wash/service/loading bay. 1,200 amps at 480 volt 3-phase.	Owner/user purchase.	Owner/user sale. New owner intends to enclose the three-sided structure.

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