

7TH AVENUE PLAZA









OFFERING

Paragon Real Estate Advisors is pleased to offer for sale the 7th Avenue Plaza located in Everett, Washington. This property sits on the hard corner of Everett Mall Way and 7th Avenue SE which provide 40,550+ and 9,500+ VPD traffic counts respectively. The three retail buildings provide 52,057 NRSF with plentiful parking. The 232,610 SF site is zoned B (Business) a dense zoning allowing for up to 7 – 9 floors and includes mixed use (multifamily). The property was built in phases between 1985 and 1987 and is fully occupied. This property is being offered for sale for the first time by the builder who also manages the property. There is substantial rental upside on lease renewal by bringing rents to market and also charging triple nets. This center historically is quite stable with the most recent tenant moving in 5 years ago and the average tenant moving in 10 years ago. 7th Avenue Plaza provides lots of upside and very little downside.

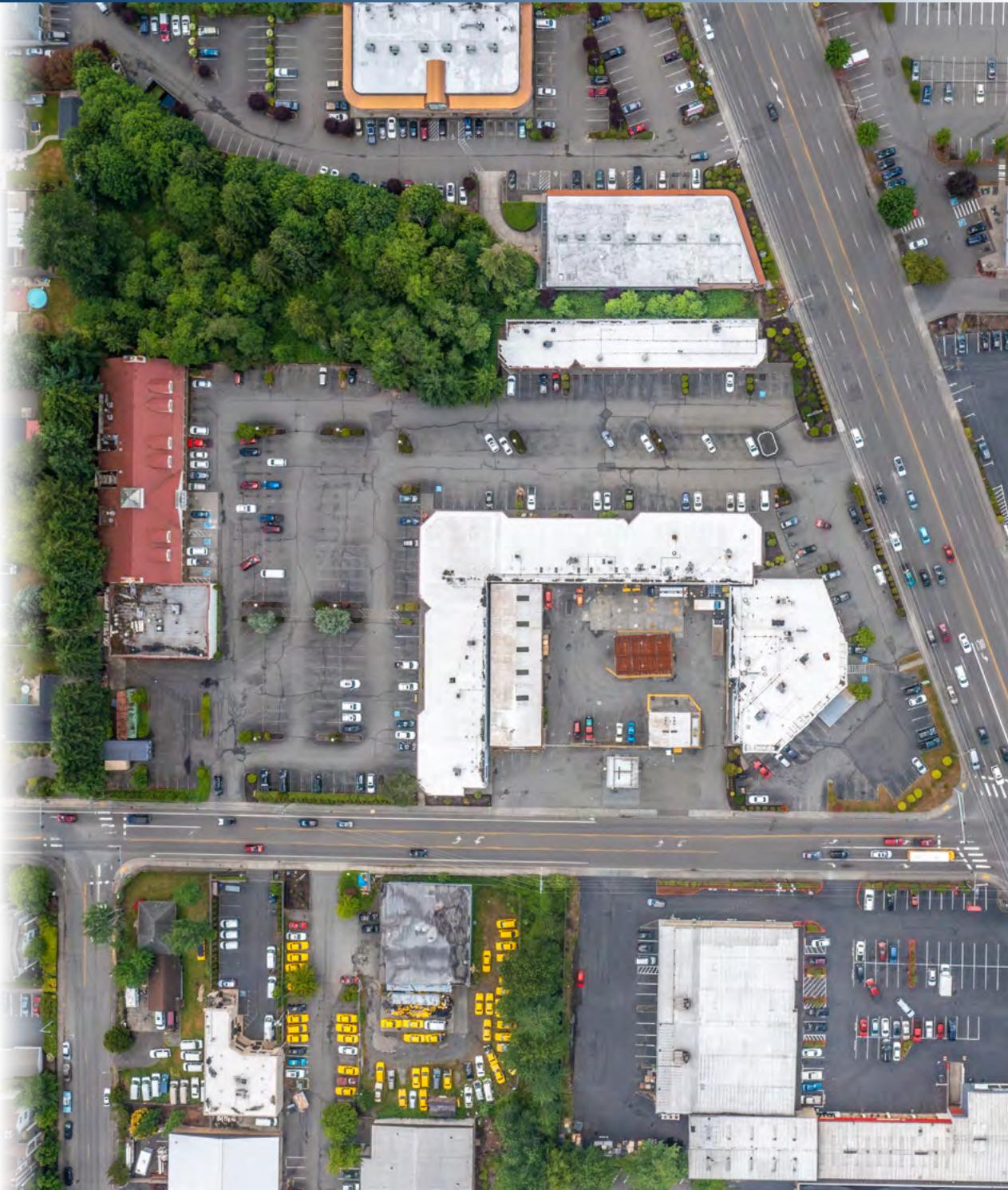
NAME	7th Avenue Plaza
ADDRESS	620 SE Everett Mall Way, Everett, WA 98208
BUILT	1985 - 1987
SQUARE FEET	52,057 Total Net Rentable
PRICE	\$7,400,000
PRICE PER FOOT	\$142.15
PRICE PER LOT FOOT	\$31.81
CURRENT GRM/CAP	5.70%
MARKET GRM/CAP	7.70%
LOT SIZE	232,610 Square Feet
ZONING	B Zoning – Commercial Mixed-Use

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.



INVESTMENT HIGHLIGHTS

- Strong stable in place income
- Significant rent upside
- Frontage on 2 major streets
- Located on the hard corner - 40,550+ and 9,500+ VPD traffic counts
- Long-term tenants
- High historic occupancy
- Dense B zoning which allows for mixed use



EVERETT

Everett is the county seat of and the largest city in [Snohomish County](#), Washington, United States. It is 25 miles (40 km) north of Seattle and is one of the main cities in the metropolitan area and the [Puget Sound](#) region.

Everett remains a major employment center for Snohomish County, but has also become a bedroom community for [Seattle](#) in recent decades. Everett stages several annual festivals and is also home to minor league sports teams, including the Everett Silvertips at Angel of the Winds Arena.

The city's economy is centered around aerospace manufacturing, maritime activities, the technology sector, and the service industry. The largest employer in the city is airplane manufacturer [Boeing](#), with 31 percent of all jobs.



POPULATION

109,766



MEDIAN HOUSEHOLD INCOME

\$60,759



RENTER-OCCUPIED HOUSING

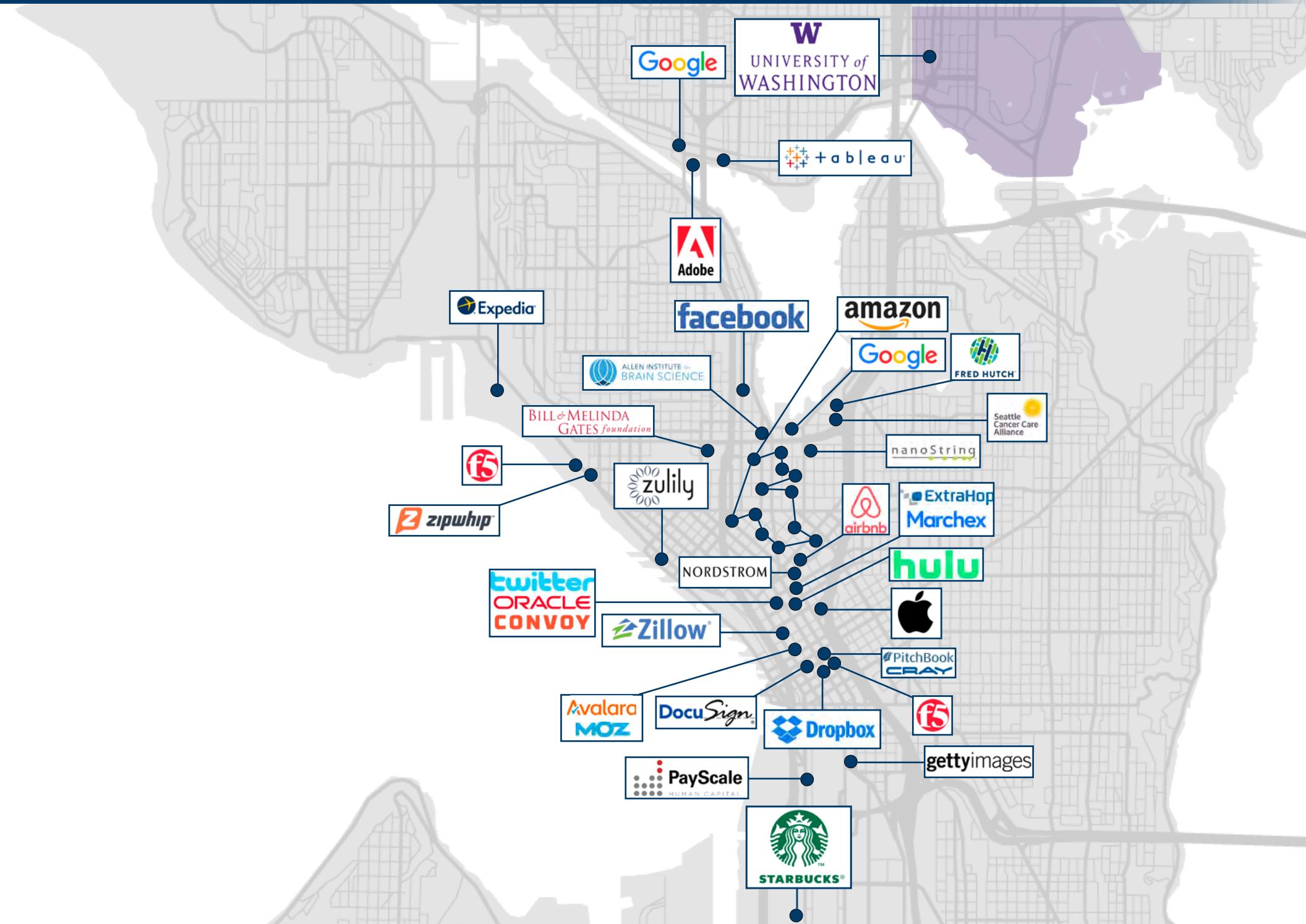
54%



MEDIAN RENT

\$1,241

SEATTLE EMPLOYER MAP



SEATTLE'S BOOMING TECH MARKET



LOCAL TECH COMPANIES IN SEATTLE



SEATTLE

PACIFIC OCEAN

SAN FRANCISCO

BUILDING PHOTOS



BUILDING PHOTOS



Unit Breakdown

UNIT	TYPE	APPROX. UNIT SIZE SF	CURRENT RENT	CURRENT RENT/SQ.FT.	STABILIZED RENT	STABILIZED RENT/SQ.FT.	ORIGINAL MOVE IN DATE	LEASE EXPIRATION	COMMENTS
200	La Hacienda Restaurant	4,510	\$7,170	\$19.08	\$8,268	\$22.00	06/20/2005	12/01/2023	1 - 2 year option at market
400&600	Gyro House	3,672	\$3,500	\$11.44	\$6,732	\$22.00	10/01/2016	05/30/2024	2 - 5 year option at market
500	Smoke Plus	720	\$2,100	\$35.00	\$2,100	\$35.00	05/15/2020	05/31/2025	1 - 5 year option at market
210	Sevan Pharmacy	1,854	\$3,100	\$20.06	\$3,399	\$22.00	04/1/2011	12/01/2023	1 - 3 year option at market
210 A	Natural Healing Spa	1,100	\$1,700	\$18.55	\$1,700	\$18.55	06/28/2011	12/01/2023	1 - 2 year option at market
210 B	Advanced Foot & Ankle	1,000	\$1,400	\$16.80	\$1,400	\$16.80	03/01/2012	03/31/2024	1 - 2 year option at market
240	Image Plus Barber	1,000	\$1,350	\$16.20	\$1,350	\$16.20	03/01/2014	12/01/2023	None
260	European Deli	4,227	\$3,500	\$9.94	\$5,636	\$16.00	07/01/2011	07/01/2021	1 - 10 year option at market
220	Adult & Child Medicine	1,100	\$1,500	\$16.36	\$1,500	\$16.36	11/01/2014	11/01/2024	1 - 3 year option at market
290	CosmoProf	4,020	\$6,405	\$19.12	\$6,405	\$19.12	02/07/1996	12/31/2021	None
225	Romashka Bridal	2,815	\$3,800	\$16.20	\$3,800	\$16.20	02/01/2012	12/01/2023	1 - 2 year option at market
265	Platinum Studio	2,884	\$3,500	\$14.56	\$3,845	\$16.00	04/01/2013	03/31/2023	1 - 5 year option at market
310	Everett Dental Care	2,227	\$3,689	\$19.88	\$4,083	\$22.00	04/01/2011	11/05/2023	1 - 3 year option at market
320	Eyes Rite Optical	1,375	\$1,900	\$16.58	\$2,521	\$22.00	04/01/2011	08/12/2025	1 - 5 year option at market
340	Family Storage/Vacant	1,056	\$1,408	\$16.00	\$1,408	\$16.00	-	MTM	
350	Family Suite - Packard Investments	1,000	\$1,333	\$16.00	\$1,333	\$16.00	-	MTM	
360	Owners Suite	717	\$956	\$16.00	\$956	\$16.00	-		
888	V Star Buffet	16,780	\$17,000	\$12.16	\$17,000	\$12.16	03/01/2010	08/31/2025	3 - 5 year options at \$17,000/mo, then \$19,000/mo, then \$21,000/mo. \$17,000 rent commences 1/1/2021
Totals/Avg		52,057	\$65,312	\$17.22	\$73,437	\$18.91			

Income and Expenses

Year built	1985 -1987	Price	\$7,400,000
Rentable Area	52,057	Per Sq. Ft.	\$142.15
Down Payment	\$2,650,000	Price / SF Land	\$31.81
Loan Amount	\$4,750,000	Current CAP	5.70%
Interest Rate	3.900%	Stabilized CAP	7.70%
Amortization	25 Years		
Lot Size	232,610		
Zoning	B (Business)		

UNITS	TYPE	SIZE	CURRENT RENT	STABILIZED RENT
17	Various Tenants	717 - 4,510	\$16.43	\$19.20
1	V Star	16,780	\$12.16	\$12.16
18	Total/Avg	52,057	\$15.06	\$16.93

MONTHLY INCOME		CURRENT	STABILIZED
Gross Potential Rent		\$65,312	\$73,437
NNN Recapture		\$0	\$11,759
Gross Potential Income		\$65,312	\$85,196

ANNUALIZED OPERATING DATA		CURRENT	STABILIZED
Scheduled Gross Income		\$783,744	\$1,022,346
Less Vacancy	8.50%	\$66,618	5.00% \$51,117
Gross Operating Income		\$717,126	\$971,229
Less Expenses		\$295,541	\$401,424
Net Operating Income		\$421,585	\$569,805
Annual Debt Service	(\$24,810.72)	\$297,729	\$297,729
Cash Flow Before Tax	4.67%	\$123,856	10.27% \$272,077
Principal Reduction		\$114,511	\$114,511
Total Return Before Tax	8.99%	\$238,367	14.59% \$386,588

ANNUALIZED OPERATING EXPENSES		CURRENT	STABILIZED
Real Estate Taxes		\$105,464	\$105,464
Insurance		\$18,220	\$18,220
Utilities Electric		\$2,094	\$2,094
Utilities Garbage		\$16,690	\$16,690
Utilities Gas		\$268	\$268
Utilities Water & Sewer		\$25,837	\$25,837
Mgmt - Proforma 3.0%		\$21,514	\$29,137
CAM		\$57,912	\$156,171
Leasing Reserves		\$21,514	\$21,514
Capital Reserves		\$26,029	\$26,029
Total Expenses		\$295,541	\$401,424

CURRENT OPERATIONS	Expense/Foot	\$5.68	STABILIZED OPERATIONS	Expense/Foot	\$7.71
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Historical Operations

ANNUALIZED INCOME	DEC - 18 YEAR END	DEC - 19 YEAR END	DEC - 20 YEAR END	APRIL - 20 YTD ANNUAL.	MARKETING PROFORMA	
Monthly Scheduled Rent				65,312		
Annual Scheduled Rent				783,744		
% of Scheduled Rent Collected						
Rent Received	688,075	684,882	659,907	671,563		
Add owners rent not on P&L	41,968	42,968	40,968	41,368	-	
NNN Recapture	-	-	-	-	-	
Annual Scheduled Gross Income	\$730,043	\$727,850	\$700,875	\$712,931	\$783,744	
Vacancy	Included	Included	Included	Included	\$(66,618) -8.50%	
Concessions	Included	Included	Included	Included	- 0.00%	
Bad Debt	Included	Included	Included	Included	- 0.00%	
Economic Rent Loss	\$-	\$-	\$-	\$-	\$(66,618) -8.50%	
GROSS OPERATING INCOME	\$730,043	\$727,850	\$700,875	\$712,931	\$717,125	
ANNUALIZED EXPENSES	DEC - 18 YEAR END	DEC - 19 YEAR END	DEC - 20 YEAR END	APRIL - 20 YTD ANNUAL.	MARKETING PROFORMA	EXPENSE \$ / SF
Real Estate Taxes	\$107,700	\$94,159	\$98,986	\$105,465	\$105,464	\$105,464
Insurance	\$4,960	\$7,637	\$13,743	-	\$18,220	\$18,220
Utilities Electric	\$1,940	\$2,637	\$1,552	\$859	\$2,094	\$2,094
Utilities Garbage	\$15,842	\$16,984	\$16,397	\$18,691	\$16,690	\$16,690
Utilities Gas	\$422	\$428	\$108	-	\$268	\$268
Utilities Water & Sewer	\$21,181	\$25,837	\$18,947	\$8,581	\$25,837	\$25,837
Management - Proforma 3.0%	\$10,466	\$12,306	\$21,715	\$7,799	\$21,514	\$21,514
CAM	\$39,717	\$61,510	\$54,313	\$59,419	\$57,912	\$57,912
Administrative	\$ 92	\$89	\$369	\$5,395	-	-
Leasing Reserves	-	-	-	-	\$21,514	\$21,514
Capital Reserves	-	-	-	-	\$26,029	\$26,029
Total Expenses	\$202,319	\$221,587	\$226,130	\$206,209	\$295,541	\$295,541
NET OPERATING INCOME	\$527,724	\$506,263	\$474,745	\$506,722	\$421,584	
EXPENSE ANALYSIS						
Expense per Square Foot:	\$3.89	\$4.26	\$4.34	\$3.96	\$5.68	
Percent of Collected Income	27.7%	30.4%	32.3%	28.9%	41.2%	

SALES COMPARABLES



7th Avenue Plaza

620 SE Everett Mall Way, Everett, WA 98208

Year Built	1985 -1987
Sales Price	\$7,400,000
Price/Foot	\$142.15
Price/Lot Foot	\$31.81
Current CAP	5.70%
Market CAP	7.70%



Year Built	1985
Building SF	24,800
Sales Price	\$5,835,000
Price/Foot	\$235.28
Status	Pending

Everett Crown Plaza
811 SE Everett Mall Way
Everett, WA 98208



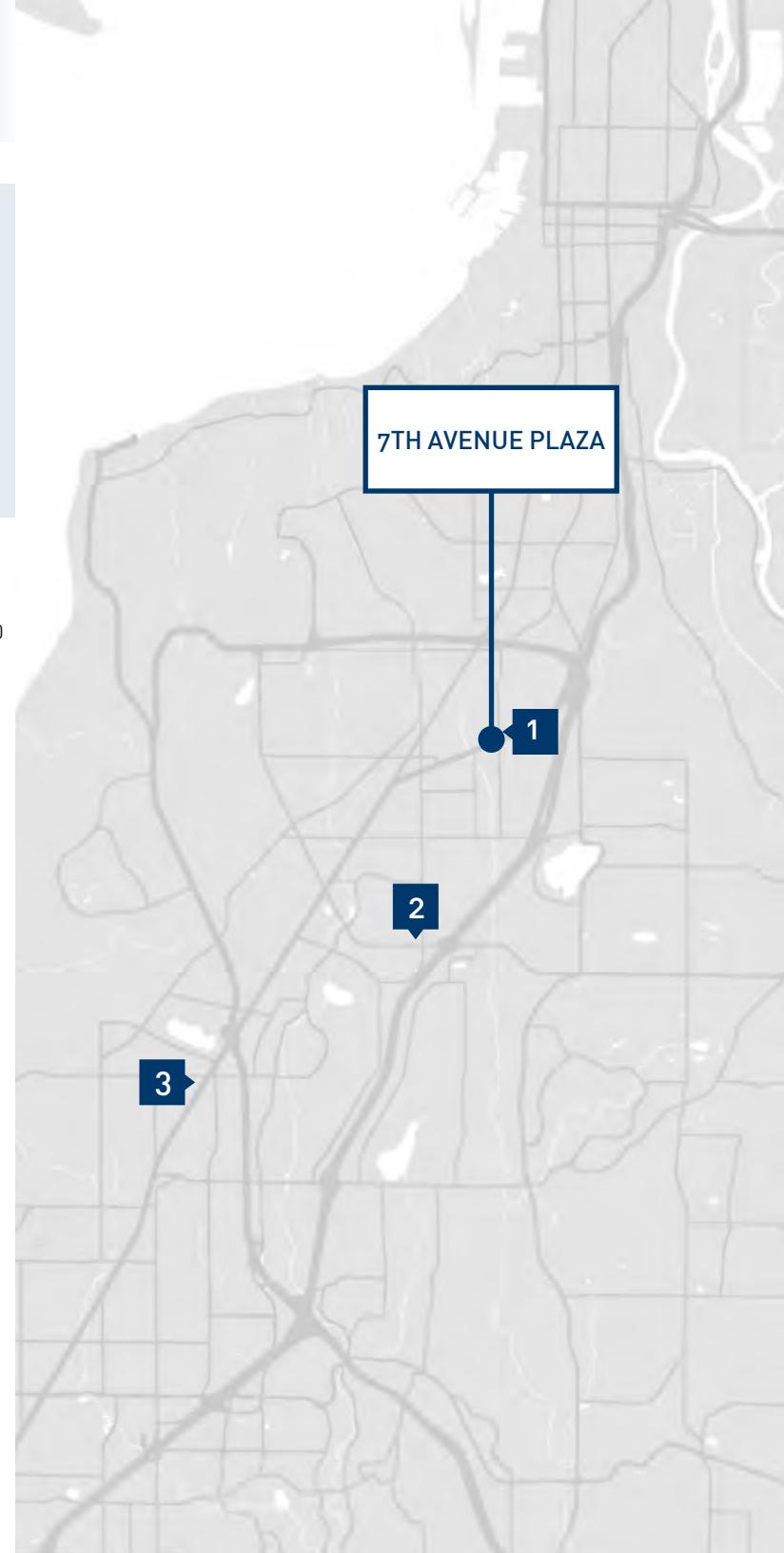
Year Built	1984
Building SF	14,491
Sales Price	\$4,080,000
Price/Foot	\$281.55
Sales Date	03.01.2021

Mariner Marketplace
12720 4th Ave W
Everett, WA 98204



Year Built	1985/1986
Building SF	18,976
Sales Price	\$5,200,000
Price/Foot	\$274.03
Sales Date	10.24.2019

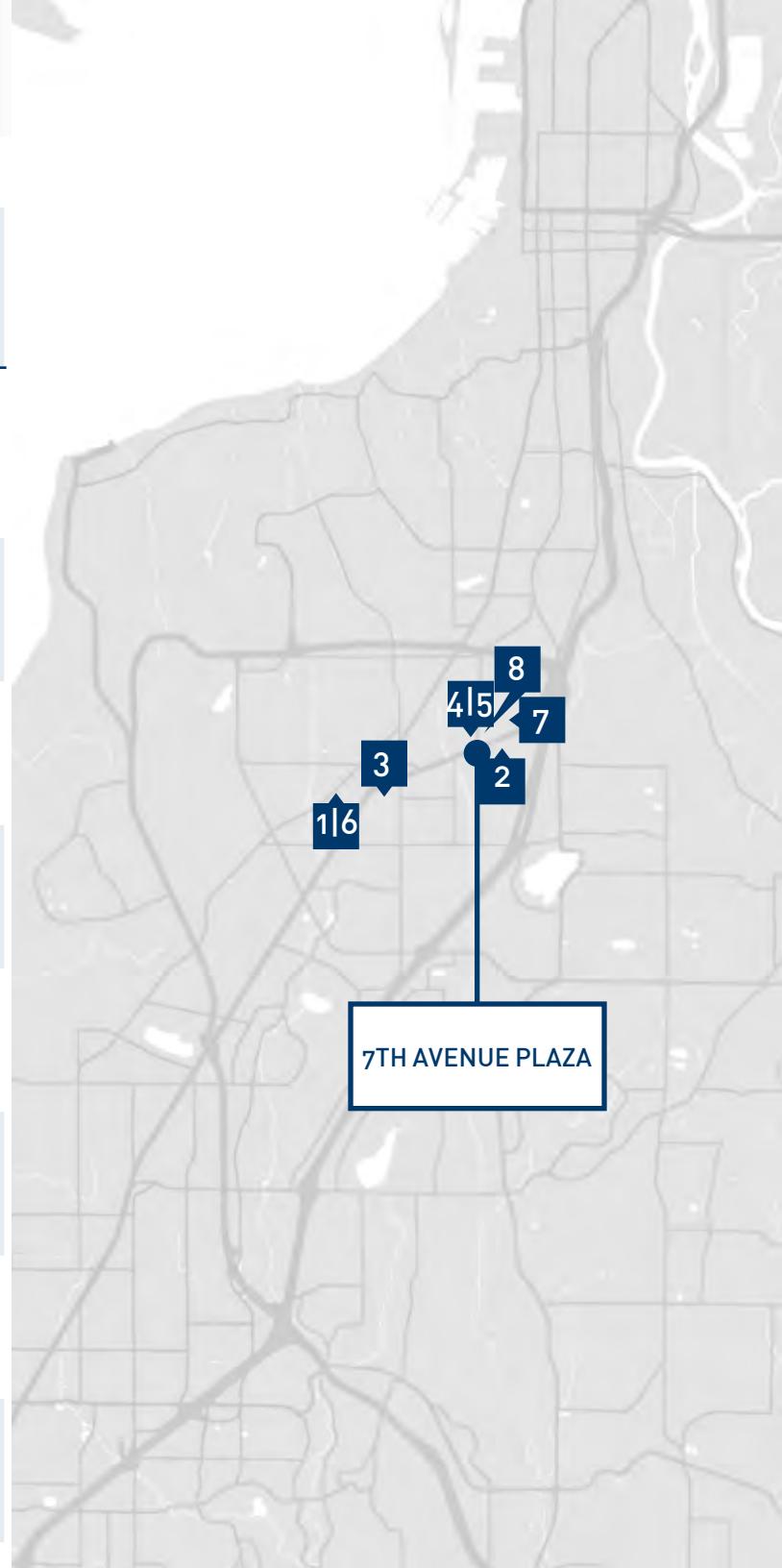
High Point Plaza
14920 - 14928 Highway 99
Lynnwood, WA 98087



LEASE COMPARABLES



		Built	Total SF	Available SF	Rate	Lease Type
1	7th Avenue Plaza 620 SE Everett Mall Way Everett, WA 98208	1985 - 1987	52,057	52,057	\$15.06	NNN
2	Everett Summit Retail Ctr (Frontage) 15 SW Everett Mall Way Everett, WA 98208	2008	25,360	4,875	\$28.00 Est \$6.72	NNN
3	910 Center (frontage) 910 SE Everett Mall Way Everett, WA 98208	2005	7,683	2,338	\$26.00	NNN
4	Everett Forum Retail (Frontage) 530 SW Everett Mall Way Everett, WA 98208	1995	42,251	2,800	\$25.00 Est \$7.00	NNN
5	607 Marketplace (Frontage) 607 SE Everett Mall Way Everett, WA 98208	1979	70,000	6,020	\$16.00 - \$22.00 Est \$5.49	NNN
6	Greentree Plaza 607 SE Everett Mall Way Everett, WA 98208	1979	88,638	6,020	\$22.00 Est \$7.96	NNN
7	Everett Summit Retail Center 15 SW Everett Mall Way Everett, WA 98208	2008	25,360	5,057	\$20.00 - \$25.00 Est \$6.72	NNN
8	909 Business Center 909 SE Everett Mall Way Everett, WA 98208	1980	10,705	4,043	\$17.00 Est \$3.50	NNN
	Cronin Family Properties 713 SE Everett Mall Way Everett, WA 98208	1978	12,807	1,024	\$16.00 Est \$2.00	NNN





600 University St, Suite 2018

Seattle Washington 98101

206 623-8880 / info@ParagonREA.com

www.ParagonREA.com

Saint Newton

Saint@ParagonREA.com

206 623-8586

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