

[OWNER/USER CLASS A MEDICAL BUILDING]



OFFICE BUILDING FOR SALE

Ogata Professional Building

22603 NE Inglewood Hill Road, Sammamish, WA 98074

AGM, INC.
2100 124th Avenue NE, Suite 100
Bellevue, WA 98005
425.576.8700 | agmrealestate.com

OFFICE BUILDING FOR SALE

Ogata Professional Building

22603 NE Inglewood Hill Road, Sammamish, WA 98074



OFFERING SUMMARY

Sale Price: \$3,200,000

Year Built: 1999

Building Size: 5,240

Available For Owner/User: 3,120

PROPERTY OVERVIEW

Built in 1999, the Ogata Professional Building is a multi-tenant medical/dental office property located in Sammamish's primary trade area, behind Inglenook Plaza. With strong demographics and a wide-range of area retailers to draw client traffic, the Sammamish Plateau is a highly desirable area to locate a professional services business.

PROPERTY HIGHLIGHTS

- 3,120 SF medical space for owner/user immediately available
- Class A medical space in downtown Sammamish
- Fully built-out with front reception, 9 exam rooms, lab room, procedure room, x-ray room, and staff lounge
- Monument and building signage available on main road entering Sammamish with over 23,000 cars daily
- Nearby tenants include Trader Joe's, Safeway, Starbucks, MOD Pizza, Taco Time, and Jimmy John's
- Sammamish is the fastest growing city in the Puget Sound region
- 2,186 SF second floor space occupied by dentist paying \$44.06 PSF plus utilities.

AGM, INC.

2100 124th Avenue NE, Suite 100, Bellevue, WA 98005
425.576.8700 | agmrealestate.com

AARON MATHIEU

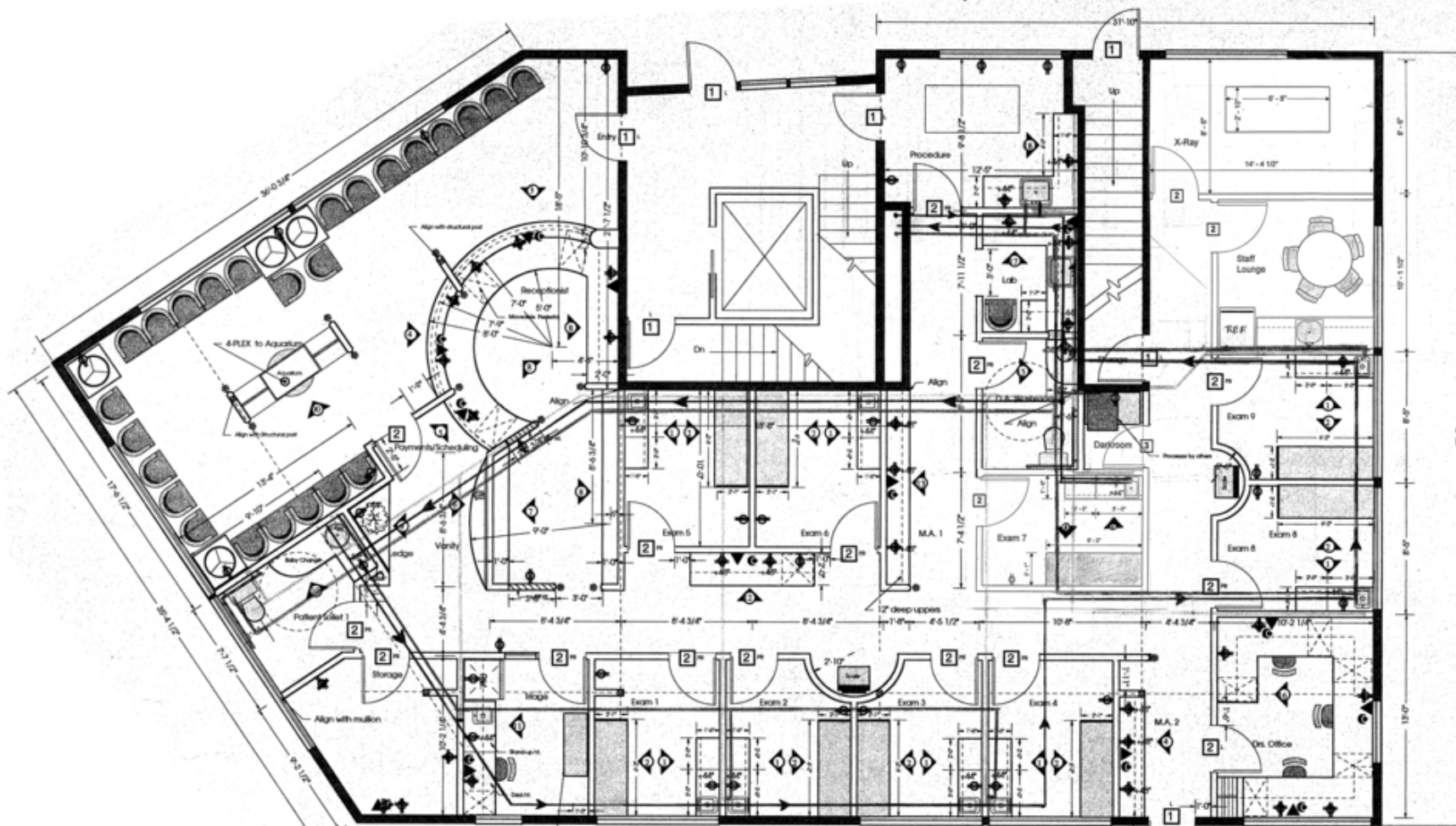
206.210.5207
aaron@agmrealestate.com

The information contained herein, while not guaranteed, has been secured from sources AGM Incorporated, a commercial real estate company, believes to be reliable and is considered the most current and correct data available. Prospective purchaser (or lessee) should verify all such information on their own behalf or have information verified by their attorney, accountant or business advisor.

Ogata Professional Building



*asset
growth
management*



1ST FLOOR PLAN - AVAILABLE TO OWNER/USER

Ogata Professional Building

2100 124th Avenue NE, Suite 100, Bellevue, WA 98005
425.576.8700 | agmrealestate.com

206.210.5207

aaron@agmrealestate.com

The information contained herein, while not guaranteed, has been secured from sources AGM Incorporated, a commercial real estate company, believes to be reliable and is considered the most current and correct data available. Prospective purchaser (or lessee) should verify all such information on their own behalf or have information verified by their attorney, accountant or business advisor.

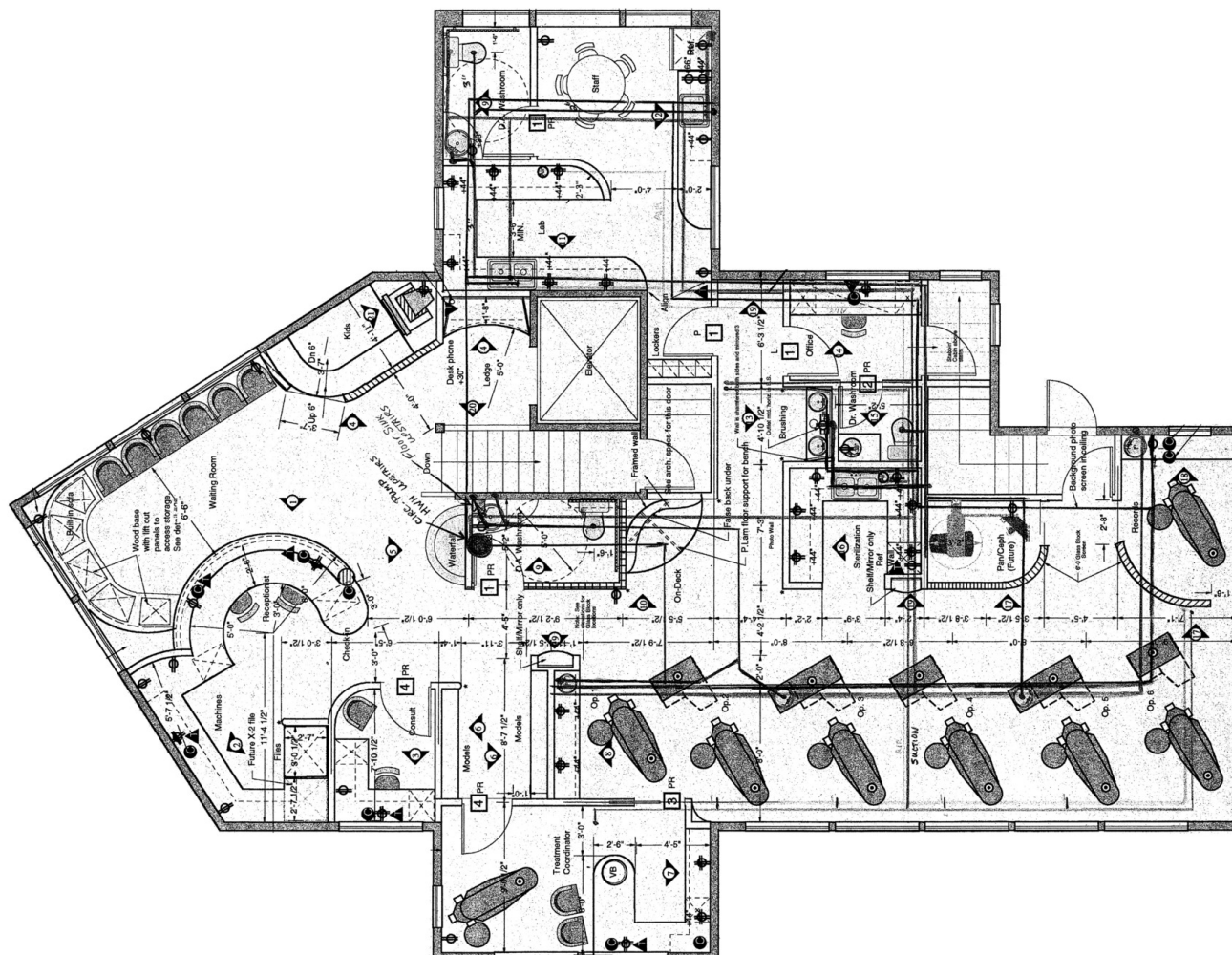
OFFICE BUILDING FOR SALE

Ogata Professional Building

22603 NE Inglewood Hill Road, Sammamish, WA 98074



asset
growth
management



2

SECOND FLOOR PLAN - DENTAL TENANT

Ogata Professional Building

AGM, INC.

2100 124th Avenue NE, Suite 100, Bellevue, WA 98005
425.576.8700 | agmrealestate.com

AARON MATHIEU

206.210.5207

aaron@agmrealestate.com

The information contained herein, while not guaranteed, has been secured from sources AGM Incorporated, a commercial real estate company, believes to be reliable and is considered the most current and correct data available. Prospective purchaser (or lessee) should verify all such information on their own behalf or have information verified by their attorney, accountant or business advisor.

OFFICE BUILDING FOR SALE

Ogata Professional Building

22603 NE Inglewood Hill Road, Sammamish, WA 98074



asset
growth
management

OWNER/USER ANALYSIS

Luz Whitley, First Citizens Bank | 206.326.9887

OWN

Purchase Price	\$3,200,000
Down Payment (15%)	\$480,000
Loan Amount (85% LTV)	\$2,720,000
Costs (.50% Loan Fee + Appraisal + Phase I)	\$15,600
Total Out of Pocket Expense (Down + Costs)	\$495,600
Monthly Payment (15 year@ 4.85%)	\$17,903
Monthly Principal Reduction (Average of 1st 12-months)	\$6,795
Monthly NNN Expense	\$5,413
Monthly 3rd Party Rental Income	\$8,975
Monthly Out of Pocket Expense	\$23,316
Annual Out of Pocket Expense	\$279,794
Net Monthly Expense (Payment - Principal + NNN)	\$7,546

LEASE

Rentable Space	3,120 Total SF
Monthly Rent \$36/SF	\$9,360
Monthly NNN Expense \$10.15/SF	\$5,413
Net Actual Monthly Expense	\$14,773
Net Actual Annual Expense	\$177,280

COMPARISON

Annual Cost of Ownership	\$279,794
Annual Principal Reduction (Year #1)	\$81,543
Annual 3rd Party Rental Income	\$107,700
Net Annual Cost of Ownership (Excluding appreciation)	\$90,551
Net Annual Cost to Lease (Excluding Increases)	\$177,280
Annual Difference in Favor of Ownership	\$86,729

AGM, INC.

2100 124th Avenue NE, Suite 100, Bellevue, WA 98005
425.576.8700 | agmrealestate.com

AARON MATHIEU

206.210.5207

aaron@agmrealestate.com

The information contained herein, while not guaranteed, has been secured from sources AGM Incorporated, a commercial real estate company, believes to be reliable and is considered the most current and correct data available. Prospective purchaser (or lessee) should verify all such information on their own behalf or have information verified by their attorney, accountant or business advisor.

OFFICE BUILDING FOR SALE

Ogata Professional Building

22603 NE Inglewood Hill Road, Sammamish, WA 98074



asset
growth
management



AGM, INC.

2100 124th Avenue NE, Suite 100, Bellevue, WA 98005
425.576.8700 | agmrealestate.com

AARON MATHIEU

206.210.5207

aaron@agmrealestate.com

The information contained herein, while not guaranteed, has been secured from sources AGM Incorporated, a commercial real estate company, believes to be reliable and is considered the most current and correct data available. Prospective purchaser (or lessee) should verify all such information on their own behalf or have information verified by their attorney, accountant or business advisor.

OFFICE BUILDING FOR SALE

Ogata Professional Building

22603 NE Inglewood Hill Road, Sammamish, WA 98074



asset
growth
management



AGM, INC.

2100 124th Avenue NE, Suite 100, Bellevue, WA 98005

425.576.8700 | agmrealestate.com

AARON MATHIEU

206.210.5207

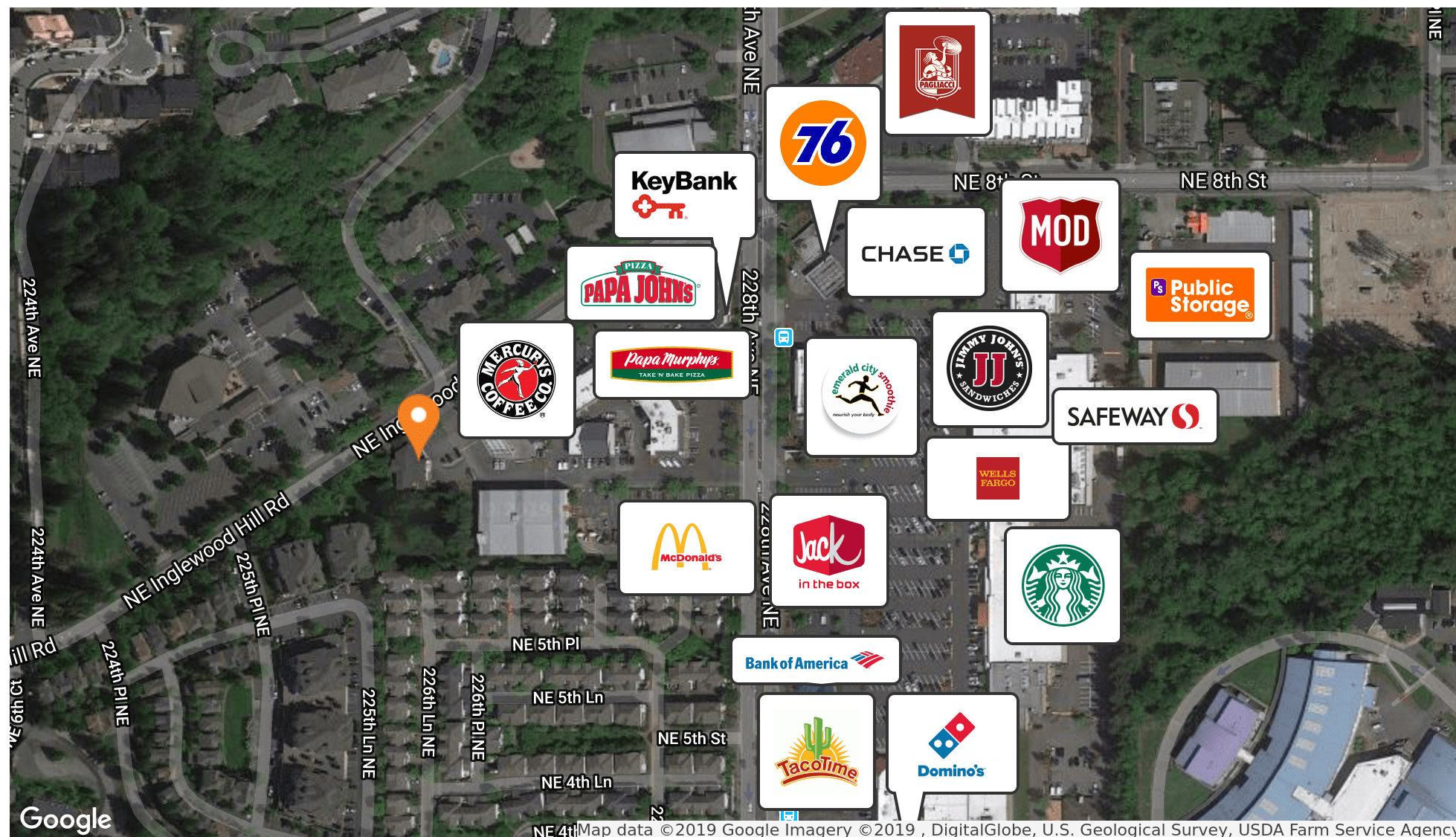
aaron@agmrealestate.com

The information contained herein, while not guaranteed, has been secured from sources AGM Incorporated, a commercial real estate company, believes to be reliable and is considered the most current and correct data available. Prospective purchaser (or lessee) should verify all such information on their own behalf or have information verified by their attorney, accountant or business advisor.

Ogata Professional Building



*asset
growth
management*



2100 124th Avenue NE, Suite 100, Bellevue, WA 98005
425.576.8700 | agmrealestate.com

206.210.5207

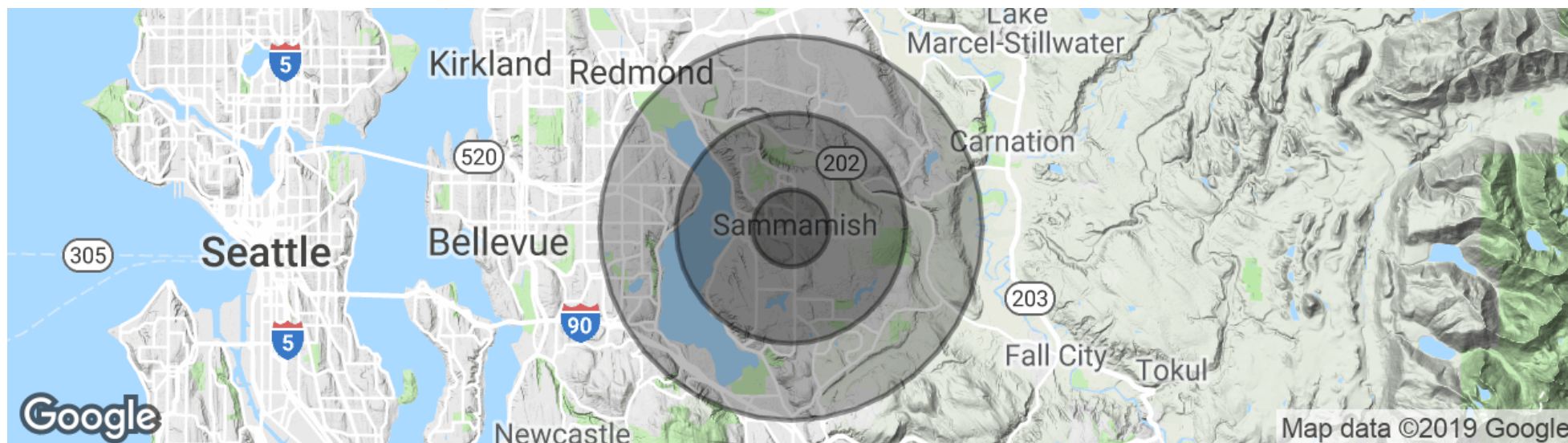
aaron@agmrealestate.com

The information contained herein, while not guaranteed, has been secured from sources AGM Incorporated, a commercial real estate company, believes to be reliable and is considered the most current and correct data available. Prospective purchaser (or lessee) should verify all such information on their own behalf or have information verified by their attorney, accountant or business advisor.

OFFICE BUILDING FOR SALE

Ogata Professional Building

22603 NE Inglewood Hill Road, Sammamish, WA 98074



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,989	48,646	126,168
Median age	36.4	36.7	37.4
Median age (Male)	36.3	36.8	36.6
Median age (Female)	37.3	36.8	38.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,336	16,237	44,800
# of persons per HH	3.0	3.0	2.8
Average HH income	\$146,151	\$149,869	\$138,387
Average house value	\$599,219	\$652,851	\$662,020

** Demographic data derived from 2010 US Census*

AGM, INC.

2100 124th Avenue NE, Suite 100, Bellevue, WA 98005
425.576.8700 | agmrealestate.com

AARON MATHIEU

206.210.5207

aaron@agmrealestate.com

The information contained herein, while not guaranteed, has been secured from sources AGM Incorporated, a commercial real estate company, believes to be reliable and is considered the most current and correct data available. Prospective purchaser (or lessee) should verify all such information on their own behalf or have information verified by their attorney, accountant or business advisor.