

RENDERING WITH ANTICIPATED IMPROVEMENTS



NARRATIVE

THE MADISON DENTAL BUILDING IS A 8,440 SQUARE FOOT, TWO-STORY OFFICE BUILDING IN SEATTLE’S NORTHGATE NEIGHBORHOOD. FOR OVER 5 YEARS, WE HAVE BEEN WORKING WITH A CONSORTIUM OF DENTIST’S TO TRY TO FIND A BUILDING FOR THEM TO OWN AND OPERATE THEIR PRACTICES OUT OF. THIS GROUP WILL BE CONTRIBUTING ROUGHLY HALF OF THE CAPITAL TO PURCHASE THE PROPERTY WHICH MITIGATES TENANCY RISK NOW AND IN THE FUTURE FOR THE PROJECT. OUR ULTIMATE GOAL OVER THE NEXT 2 YEARS IS TO COSMETICALLY UPGRADE THE PROPERTY, AND AGGRESSIVELY LOOK TO LEASE ANY REMAINING VACANT SPACES TO MEDICAL/DENTAL RELATED TENANTS.

THIS PART OF THE NORTHGATE NEIGHBORHOOD IS JUST ONE BLOCK NORTH OF THE NORTHGATE SHOPPING CENTER WITH ANCHOR TENANT’S SUCH AS NORDSTROM, MACY’S, AND BARNES AND NOBLE. THE NEIGHBORHOOD IS ALSO HOME TO MANY MEDICAL BUILDINGS THAT SURROUND THE RETAIL CORE ALONG NORTHGATE WAY PROVIDING A TRANSITION INTO THE MULTIFAMILY AND SINGLE-FAMILY HOMES GOING NORTHWARD. THE CONVENIENT LOCATION OFFERS QUICK ACCESS TO I-5 AND CLOSE PROXIMITY TO DOWNTOWN AND THE CORE NEIGHBORHOODS OF SEATTLE.

BUILT IN 1984, THE MADISON DENTAL BUILDING FEATURES TWO STORIES OF WOOD-FRAME CONSTRUCTION WITH AMPLE ON SITE PARKING AND DIRECT FRONTAGE ON 5TH AVENUE NE, WHICH IS A MAJOR ARTERIAL ROAD CONNECTING TO NORTHGATE WAY JUST 1 BLOCK SOUTH. IT IS ACROSS THE STREET FROM THE NORTHGATE MALL PARKING GARAGE WHICH SITS ADJACENT TO A NEW CITY PARK THAT IS BEING CONSTRUCTED. THIS PROXIMITY TO THE MALL AND THE NEIGHBORHOOD APPEAL ADDS TO THE DESIRABILITY OF THE PROPERTY AND IMPROVES THE LONG - TERM VALUE OF THE ASSET.

PROPERTY HIGHLIGHTS

- OWNER/TENANT PARTNERSHIP
- ESTABLISHED NORTHGATE PRACTICE TO ANCHOR BUILDING
- HIGH TRAFFIC FRONTAGE
- PLENTY OF OFF - STREET PARKING
- ELEVATOR
- 1 BLOCK NORTH OF NORTHGATE MALL AND 10 MINUTES FROM DOWNTOWN SEATTLE
- ON BUS LINE

**THE MADISON HOUSE
DENTAL BUILDING**

11050 5TH AVE NE
SEATTLE, WASHINGTON
98125

**PREMIER IN-CITY
PROPERTY**

PURCHASE PRICE
\$1,350,000



WHAT MAKES THIS A GIBRALTAR INVESTMENT?

- TENANTS WITH EQUITY IN PROJECT
- EXISTING TENANTS THAT FIT MEDICAL/ DENTAL PROFILE
- EXCELLENT LOCATION
- ADDED - VALUE OPPORTUNITY
- SMALL PARTNERSHIP

INVESTMENT UNITS REMAINING

2 UNITS AT \$40,000 PER UNIT
1 UNIT = 6.40% OWNERSHIP

A SAMPLE OF EXISTING TENANTS



FINANCIAL OVERVIEW

ANTICIPATED CASH-ON-CASH RETURN TO INVESTORS

7.02%

(YEAR 1 - 10)

EST. ANNUALIZED RATE OF RETURN OF PROJECT (IRR

10 YEAR HOLD

13.16%

PROFORMA OR FUTURE RETURNS ARE AN EDUCATED GUESS BASED ON OUR EXPERIENCE AND OUR ESTIMATIONS OF FUTURE MARKET CONDITIONS AND MAY DIFFER FROM THE ACTUAL RETURN OF THE INVESTMENT.

The healing begins here

SEATTLE NATURAL HEALTH
Dr. David Ramaley and Dr. Laurie McQuaig

FOR ADDITIONAL INFORMATION ON THIS OFFERING AND OUR COMPANY, PLEASE CONTACT:

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