

Spring Peak at Talus

Commercial Condominiums For Sale



FOR SALE

Appreciate the Value of Ownership

Aaron Kraft
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Spring Peak at Talus

NW Talus Drive & Shy Bear Way NW, Issaquah

Commercial 1

184 SHY BEAR WAY NW

PRICE	\$499,000
SIZE	871 SF; one floor
PARKING	2 covered stalls

Commercial 2

188 SHY BEAR WAY NW

JUST SOLD

Commercial 3

2067 NW TALUS DRIVE

PRICE	\$899,000
SIZE	2,040 SF; two floors
PARKING	4 covered stalls

Potential Uses

General office, retail, personal services, day-care, schools, bank services and several others.



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GENERAL INFORMATION

	Purchase Price	Size	Parking
Commercial 1	\$499,000	871 SF	2 covered stalls
Commercial 3	\$899,000	2,040 SF	4 covered stalls
Potential Uses	General office, retail, personal services, schools, bank services and many others.		

SPECIAL FINANCING OPTIONS

Conventional Commercial Real Estate Loan

	Purchase Price	Down Payment (15%)	Loan Amount	Property Valuation	Loan Fee (1/2%)	Total Fees
Commercial 1	\$499,000	\$74,850	\$424,150	\$500	\$2,121	\$2,521
Commercial 3	\$899,000	\$134,850	\$764,150	\$500	\$3,820	\$4,320

Monthly Payment Options	2.80% Fixed 3-Year Term 20-Year Amortization	3.25% Fixed 5-Year Term 20-Year Amortization	3.55% Fixed 5-Year Re-price 20-Year Fully Amortized Loan	3.75% Fixed 7-Year Term 20-Year Amortization	4.25% Fixed 10-Year Term 20-Year Amortization	4.25% Fixed 15-Year Fully Amortized Loan	3.75% Fixed 10-Year Fully Amortized Loan
(Principal Reduction on First Payment)	\$1,183	\$1,125	\$1,088	\$1,064	\$1,005	\$1,512	\$2,911
Commercial 1	\$2,359	\$2,415	\$2,482	\$2,526	\$2,640	\$3,203	\$4,255
Commercial 3	\$4,162	\$4,334	\$4,451	\$4,531	\$4,732	\$5,749	\$7,646



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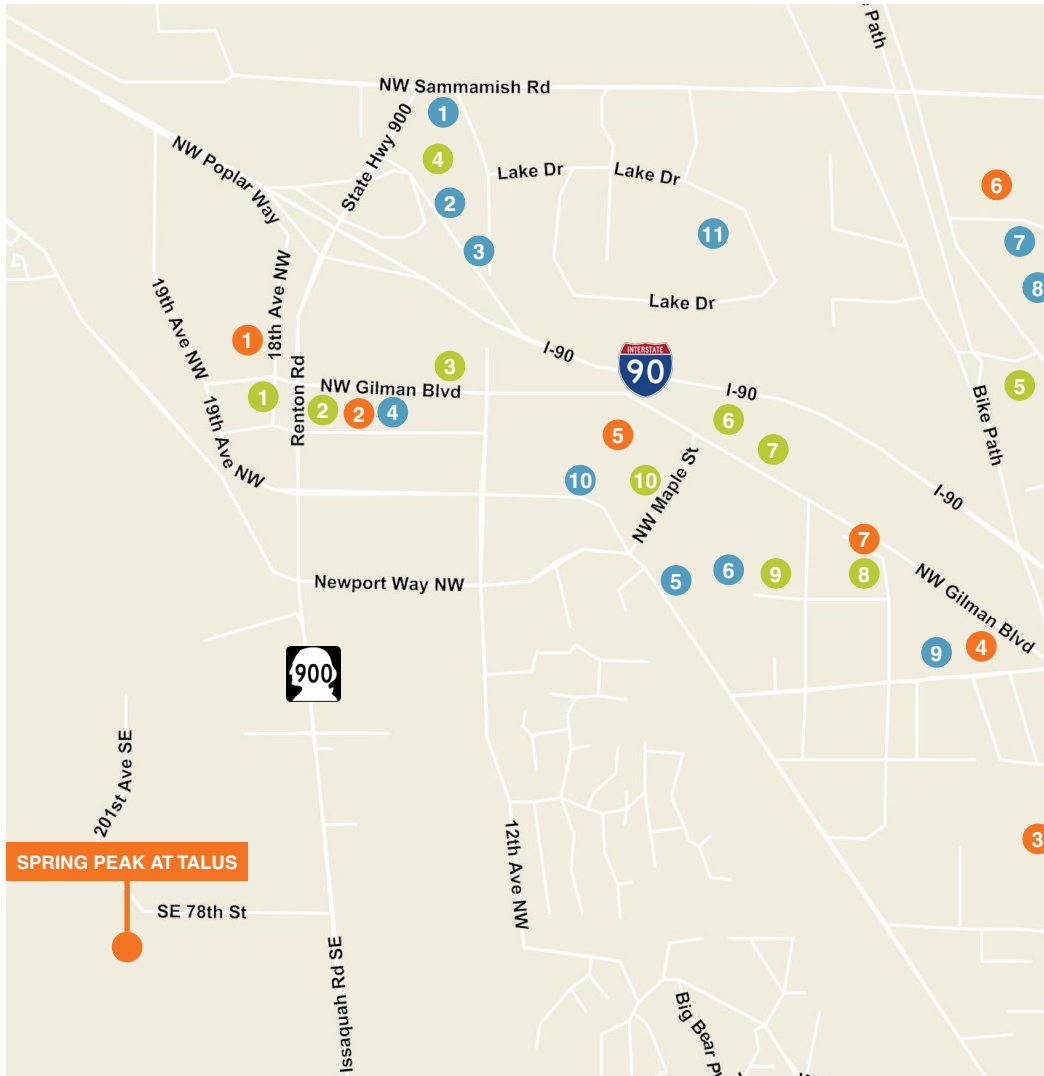


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Amenities Map



FOOD & BEVERAGE

- | | |
|---------------------|-----------------|
| 1 Burger King | 7 Denny's |
| 2 McDonalds | 8 KFC |
| 3 Starbucks | 9 Safeway |
| 4 PCC Market | 10 Trader Joe's |
| 5 Jamba Juice | |
| 6 Round Table Pizza | |

SHOPPING

- | | |
|------------------------|------------------|
| 1 BIG 5 Sporting Goods | 7 FredMeyer |
| 2 Lowe's | 8 The Home Depot |
| 3 PetSmart | 9 Gilman Village |
| 4 Sports Authority | 10 Rite Aid |
| 5 Target | 11 Costco |
| 6 REI | |

LIFESTYLE / HOTELS

- | | |
|--------------------------|----------------------------|
| 1 Hilton Garden Inn | 5 Gold's Gym |
| 2 Issaquah Dance Theatre | 6 24 Hr Fitness |
| 3 Up Front Art | 7 Olympic Physical Therapy |
| 4 Revolution Gallery LLC | |

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