

1489 S Columbian Way
Seattle, WA 98144

Schedule of Income

<u>Unit</u>	<u>Bed</u>	<u>Bath</u>	<u>Est Sq ft</u>	<u>Mo. Rent</u>	<u>An. Rent</u>
1489	2	1.0		\$1,550	\$18,600
1487	2	1.0		\$1,250	\$15,000
Studio		1.0		\$900	\$10,800
Total:			2,760	<u>\$3,700</u>	<u>\$44,400</u>

Annual Expenses

Property Tax: 2018	(\$5,561)
Insurance:	(\$847)
Utilities	(\$3,007)
Maintenance & Repairs	(\$1,817)
Total Expenses:	(\$11,232)
Per Unit:	\$3,744.00

Annualized Operating Data

Gross Scheduled Income:	\$44,400
Less Expenses:	\$11,232
Net Operating Income:	\$33,168

Summary

Price:	\$799,500.00
Number of Units:	3
Price per Unit:	\$266,500.00
Price Per Sq. Ft.	\$289.67
Year Built	1956
Total Livable Sq Ft:	2,760
Lot Size: *** Zoned LR2	Square Feet 5,740
Gross Rent Multiplier	18.01
Capitalization Rate	4.15%

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