

# FREMONT 8-UNIT

## FEATURES

- Highly Desirable Area
- Spacious Units
- Old World Charm
- Classic Architecture

## PROPERTY OVERVIEW

**4420 Dayton Avenue North**  
Seattle, Washington 98103

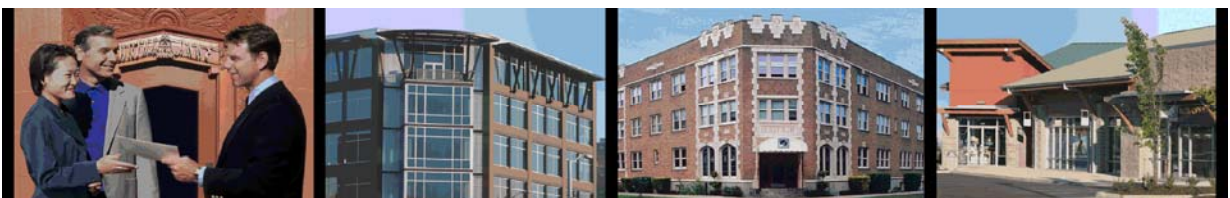
Price	\$1,325,000
Units	8
Approx. Lot Size	5,000 S.F.
Approx. Net RSF	6,800
Year Built	1909
Zoning	L-1

**EXCLUSIVELY OFFERED  
FOR SALE BY:**

**WESTLAKE ASSOCIATES, INC.**

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# FINANCIALS

## Scheduled Income

<u>No. of Units</u>	<u>Bedrooms/ Baths</u>	<u>Average S.F.</u>	<u>Current Rents</u>	<u>Market Rents</u>
1	1/1	850	\$ 835	\$ 995
2	1/1	850	795	995
3	1/1	850	900	900
4	1/1	850	900	995
5	1/1	850	775	995
6	2/1	850	800	900
7	1/1	850	900	900
8	1/1	850	775	900
8		6,800	\$ 6,680	\$ 7,580

	<u>Actual</u>	<u>Market</u>
Total Scheduled Rent	\$ 6,680	\$ 7,580
Other Income: (Late Fees/Non-Ref. Dep./Etc.)	50	50
Laundry Income:	100	100
Total Monthly Income:	\$ 6,830	\$ 7,730
Scheduled Gross Income:	\$ 81,960	\$ 92,760
Rent Per RSF	\$ 0.98	\$ 1.11

## Annualized Operating Data

Scheduled Gross Income:	\$ 81,960	\$ 92,760
Less Physical Vacancy: (3.00%)	(2,459)	(2,783)
Gross Operating Income:	79,501	89,977
Less Expenses	<u>Actual</u>	<u>Market</u>
Real Estate Taxes	\$ 6,306	\$ 6,306
Property Insurance	3,500	3,500
Utilities: W/S/G/E	5,675	5,675
Maint./Repairs/T.O.	5,000	5,000
Advertising	300	1,200
Reserves	2,000	2,000
Manager	5,200	5,200
Total Expenses:	\$ 27,981	\$ 28,881
Expenses Per Unit:	\$ 3,498	\$ 3,610
Expenses Per S.F.	\$ 4.11	\$ 4.25
Net Operating Income:	\$ 51,520	\$ 61,096
Less Loan Payments	(55,758)	(55,758)
Debt Service Coverage Ratio	1.20	1.20
Pre-Tax Cash Flow:	(4,238)	5,338
Plus Principle Reduction:	9,517	9,517
Total Return Before Taxes:	\$ 5,279	\$ 14,855

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