

**JUANITA TRIPLEX**  
**9912 NE 119TH COURT, KIRKLAND**  
**LISTED FOR \$705,000**

**PROPERTY FEATURES**

- Three Covered Parking Stalls
- Great Views of Lake Washington
- Minutes to Downtown Kirkland
- All New Plumbing
- Washer/dryers in Top Units

**EXCLUSIVELY LISTED  
FOR SALE BY:**

**WESTLAKE ASSOCIATES, INC.**

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**LOCATION:**

The Juanita Triplex is located on the Eastside of Lake Washington in Kirkland's Juanita neighborhood. The property is minutes to Kirkland's waterfront downtown that offers numerous retail boutiques, restaurants, public parks and a large collection of public art. The area boasts a strong employment base with Amazon, Clearwire and Google nearby. Kirkland is also the home of the Seattle Seahawks training facility.

**PROPERTY DESCRIPTION:**

The Juanita Triplex consists of two 1-bedroom/1-bath units measuring approximately 768 square feet and one 2-bedroom/1-bath unit measuring approximately 900 square feet. Unit amenities include dishwashers in all units and washer/dryers in the two top units. All units have fantastic views of Lake Washington.



*Although all information furnished regarding for sale, rental or financing is from sources we deemed reliable, such information has not been verified, and no express representation is made or is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.*

# FINANCIALS

<b>JUANITA TRIPLEX</b>	Units	3	Price	\$705,000
9912 NE 119th Court	Age	1966	Per Unit	\$235,000
Kirkland, WA	Parking	3	Per SF (NRA)	\$289.41
	Land Area	10,019 SF	Current GRM	23.74
	Zoning	RM1.8	Market GRM	20.54
	Net Rentable Area	2,436 SF	Current CAP	2.81%
			Market CAP	3.44%

## RENT ROLL

TYPE	No.	APPROX. SF	CURRENT RENT	RENT/SF	MARKET RENT	RENT/SF
1-Bedroom/1-Bath	1	768	\$ 725	\$ 0.94	\$ 875	\$ 1.14
1-Bedroom/1-Bath	1	768	845	\$ 1.10	875	\$ 1.14
2-Bedroom/1-Bath	1	900	895	\$ 0.99	1,100	\$ 1.22
<b>Totals</b>	<b>3</b>	<b>2,436</b>	<b>\$ 2,465</b>		<b>\$ 2,850</b>	

## INCOME

	CURRENT	MARKET
SCHEDULED MONTHLY RENTS	\$ 2,465	\$ 2,850
Plus: Laundry	10	10
OTHER	0	0
<b>TOTAL MONTHLY INCOME</b>	<b>\$ 2,475</b>	<b>\$ 2,860</b>
ANNUAL SCHEDULED INCOME (SGI)	\$ 29,700	\$ 34,320
Less: Vacancy & Cr Losses (3.0%)	(891)	(1,030)
<b>EFFECTIVE GROSS INCOME (EGI)</b>	<b>\$ 28,809</b>	<b>\$ 33,290</b>

## EXPENSES

	CURRENT	MARKET
Real Estate Taxes	\$ 3,718	\$ 3,718
Property Insurance	700	700
Utilities	3,600	3,600
Repairs & Maintenance	1,000	1,000
<b>TOTAL EXPENSES</b>	<b>\$ 9,018</b>	<b>\$ 9,018</b>
Annual Expenses Per Unit	\$ 3,006	\$ 3,006
Annual Expenses Per SF	\$ 3.70	\$ 3.70
Expenses	\$ 9,018	\$ 9,018
<b>NET OPERATING INCOME (NOI)</b>	<b>\$ 19,791</b>	<b>\$ 24,272</b>

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