

BURIEN FOUR-PLEX

1015 SW 149TH STREET
LISTED FOR \$549,000

PROPERTY FEATURES

- Located in Quiet, Residential Neighborhood
- Blocks away from New Burien Town Square
- Rent Upside
- High Occupancy
- Pride of Ownership

EXCLUSIVELY LISTED FOR SALE BY:

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LOCATION:

Westlake Associates is proud to present the 1015 SW 149th Street property available for sale for the first time since its construction in 1981. This Burien 4-plex is located in a very, quiet residential community just 5 blocks away from the Burien Town Square. A major bus line is 1 block away and the highly anticipated Sound Transit light rail system will have a station stop approximately 2 miles northeast of the building.

PROPERTY DESCRIPTION:

The original/current owner has exceptionally maintained the building which will provide the next ownership with a turn-key investment, however, future ownership will inherit a building potential rent upside. The long-term tenants have provided the building with stable occupancy over the years. The 4-plex at 1016 SW 151st Street is also available for sale. Both can be purchased separately or together.



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

UNIT MIX

<u>UNIT #</u>	<u>TYPE</u>	<u>SF</u>	<u>CURRENT RENT</u>	<u>MARKET RENT</u>
1	1 bedroom / 1 bath	840	\$650	\$775
2	2 bedroom / 1 bath	925	\$750	\$850
3	2 bedroom / 1 bath	925	\$750	\$850
4	2 bedroom / 1 bath	925	\$750	\$850

BUILDING SUMMARY

Price:	\$549,000
Units:	4
Year Built:	1981
Lot Size:	7,620 SF
Approx Net RSF:	3,615 SF
Gross Operating Income:	\$33,607
Less Expenses:	(\$8,677)
Net Operating Income:	\$24,930



BURIEN TOWN SQUARE

As mentioned before, the Burien Town Square is located only 5 blocks from the property. Investors and residents eagerly await the completion of the Burien Town Square. The Burien Town Square is a mixed use



development of over 40,000 square feet of retail, 300 residential units consisting of condominiums & high end apartments, an urban public park, a city hall and a new King County Library.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. All square footage references are approximate. Buyer should verify the information and bears all risk for inaccuracies.

