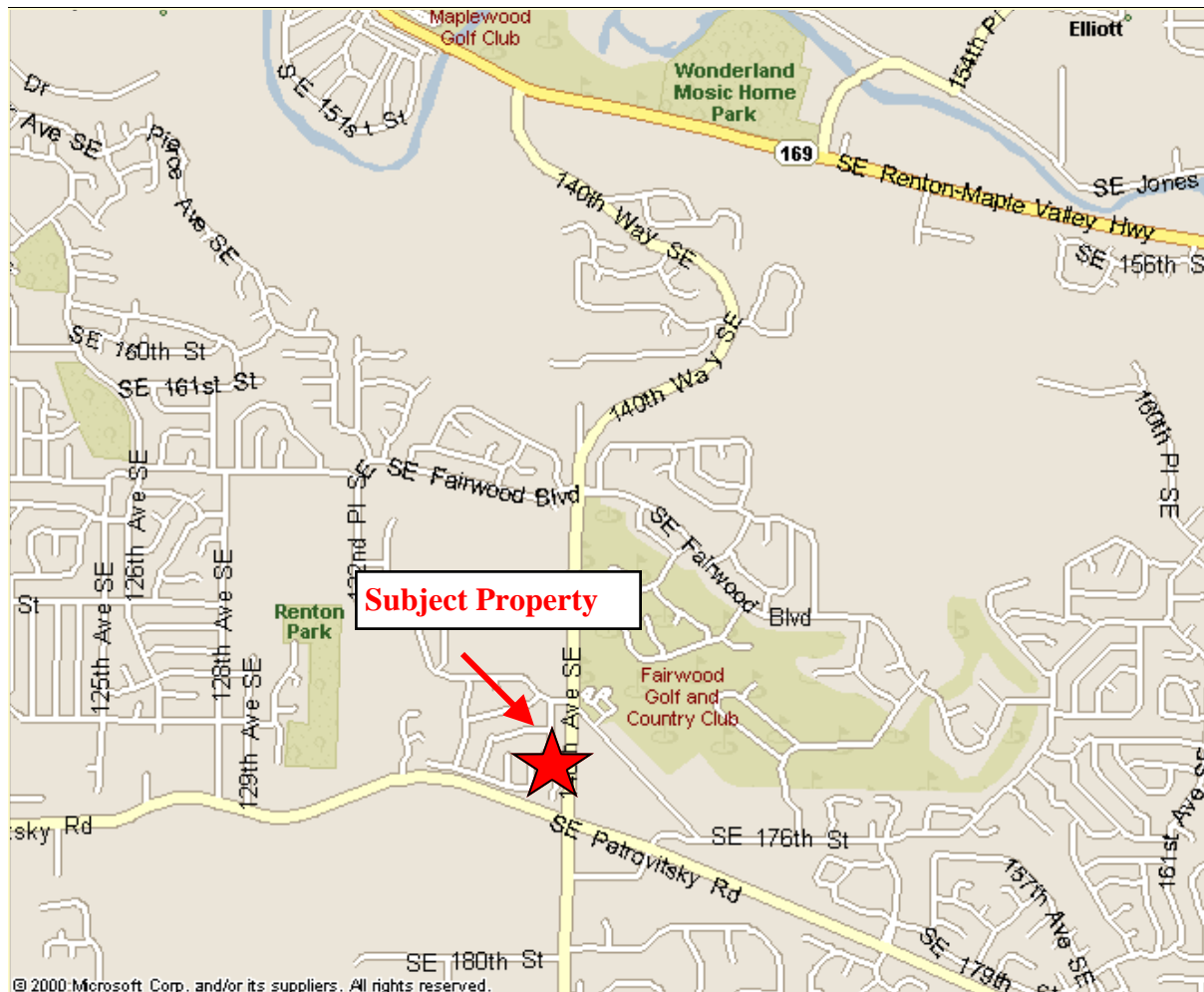


GALLERY AND LOCATION MAP



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Steve Fischer

Associate

Tel: 206-505-9435

fischer@westlakeassociates.com

WA WESTLAKE ASSOCIATES, INC.

A Wealth of Experience

FAIRWOOD FOURPLEX

PROPERTY FEATURES:

- Fantastic Fairwood Location
- Fireplaces and Garages
- Complete Remodel
- Stainless Steel Appliances
- New Kitchen/Bath Cabinets
- Granite Countertops
- Laminate & Ceramic Tile Floors
- New Roof
- New Vinyl Windows

EXCLUSIVELY LISTED FOR SALE BY:

WESTLAKE ASSOCIATES, INC.

STEVE FISCHER

Associate

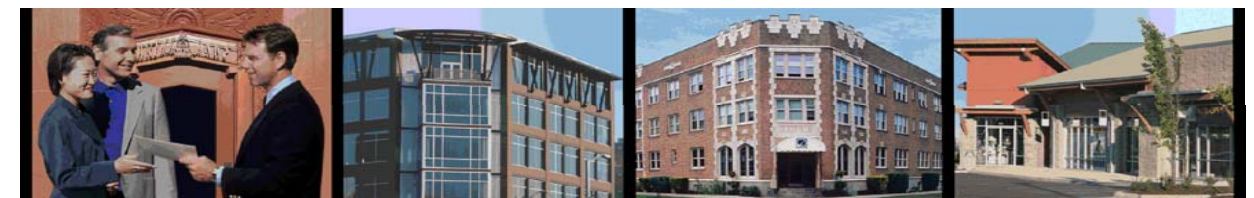
Tel: 206-505-9435

fischer@westlakeassociates.com



Address:	13951 SE 173rd Place, Renton
Price:	\$599,000
Units:	Fourplex
Age:	1967
Approx Lot Size:	7,406 SF
Approx. NRSF:	3,916 SF
Price Per Unit:	\$149,750
Current Cap Rate:	6.30%
Current GRM:	12.67

Westlake Associates, Inc. - 2810 Eastlake Ave E, Seattle, WA 98102 - 206-505-9400 - www.westlakeassociates.com



THE BUILDING:

Constructed in 1968, the two-story building consists of 4 units. It is conveniently located in the Fairwood neighborhood of Renton. The property has undergone an extensive remodel over the past year with improvements in excess of \$75,000. The exterior has received a new torch-down roof and new vinyl windows. The property is within walking distance to local grocery stores, Fairwood public library, Fairwood Country Club and Fairwood Community Center which includes a pool.

THE OFFERING:

The building consists of Four Two Bedroom/One Bath units. The units range from 955 square feet to 1,051 square feet and come with amenities such as a fireplace and individual garage. All units have been completely refurbished with new appliances (some stainless steel), granite and ceramic tile counters, laminate and ceramic tile floors, kitchen and bathroom cabinetry, lighting, fixtures, heaters, paint, carpet and drywall.



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.

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Associate

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