

**8100 Delridge Way SW
Seattle WA 98106**

FOR SALE



Income & Expenses Proforma

<i>Gross Rents</i>	\$67,524.00
<i>Utility RUBS</i> (\$75 for 1st tenant and \$20 for 2nd).	+\$3,420.00
<i>Estimated Expenses.</i>	-\$20,823.00
<i>Net Income</i>	<u>\$50,121.00</u>

Expense Summary

<i>Property Tax (2025)</i>	\$11,131.00
<i>Insurance</i>	\$1,612.00
<i>Utilities (Sewer, Water, Garbage)</i>	\$5,228.00
<i>Miscellaneous.</i>	\$2,852.00

Gross Expenses **\$20,823.00**

Net Operating Income **\$50,121.00**

Great opportunity to buy a turn key Triplex. Built in 1981 and renovated with the following: Exterior Hardi plank siding & paint, composite stairs and treated framing, water heaters, windows, roof & some interior remodeling as well. All units have dishwashers & stack washer/dryers in units. Back yard and off street parking make this one a great portfolio piece. Also would be a perfect owner live property. Take advantage of the lower rates and the ability to use standard residential financing.

Income Performance
(*Proforma rents, actual expenses*)

Gross Rent Multiplier 11.97

Cap Rate 5.9%
Based on a purchase price of:
\$849,000.00

