

8100 Delridge Way SW
Seattle WA 98106

FOR SALE



Income & Expenses Proforma

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

Expense Summary

Property Tax (2025)	\$11,131.00
Insurance	\$1,612.00
Utilities (Sewer, Water, Garbage)	\$5,228.00
<u>Miscellaneous.</u>	<u>\$2,852.00</u>
<u>Gross Expenses</u>	<u>\$20,823.00</u>
<u>Net Operating Income</u>	<u>\$50,121.00</u>

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

