

Jun-22

Dwell Roosevelt 1026 NE 65th St Unit A101 Seattle 98115

1276 SF + 2 parking stalls and storage

10 years July 2017 - June 2027 NNN (+3% annual adjustment or CPI whichever is greater)

SCHEDULE GROSS INCOME	4960.59	\$59,527.08
Vacancy	0%	\$0.00
Escal 3%/yr or CPI whichever greater	(Annually in July)	
GROSS OPERATING INCOME		\$59,527.08
NNN		
Maintenance (by tenant)		\$0.00
King County Property Tax (2022)	\$4,847.82	\$0.00
Landlord Insurance (\$165/M)	\$1,980.00	\$0.00
All Utility (by tenant))		\$0.00
Electricity (by tenant)		\$0.00
HOA Fee (2022 at \$474.71/M)	\$5,696.52	\$0.00
Others - tenant insurance, etc (by tenant)		\$0.00
TOTAL LANDLORD EXPENSE		\$0.00
TENANT EXPENSES	\$12,524.34	
NET OPERATING INCOME		\$59,527.08

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Listing Price	Down Payment	Cash Required	Financing
\$1,300,000			
Net Operating Income			\$59,527.08
Cap Rate % (NOI/List Price)	4.58%		

Listing Price	Down Payment	Cash Required	Financing
\$1,275,000			
Net Operating Income			\$59,527.08
Cap Rate % (NOI/List Price)	4.67%		