



**Property ID:** NWMLS# 715841; CBA #547692  
**Type:** 7 Unit - Park Terrace Apartments  
**Address:** 534 E Division St  
**City/ST/Zip:** Arlington, WA 98223  
 Asking: \$665,000 Any Previous Offers?  
 DOM: Year Built: 1980  
 Rentable SQFT: 7,458 Last Sale:  
 Total Number Units: 7 Purchase Price:

### ANNUAL PROPERTY OPERATING DATA

Date:	2/10/15
Price:	\$655,000
Down Payment	\$166,250
+ Costs of Acquisition	\$3,500
+ Loan Points	
= Cash to Purchase	\$169,750

Assessed/Appraised Values	TOTAL \$	%
Land	\$86,900	16%
Improvement	\$472,100	84%
Personal Property		0%
<b>Total</b>	<b>\$559,000</b>	<b>100%</b>

Potential	Balance	Term	Interest	Total Annual Debt
1st	\$491,250	30yr am, 10yr call	4.00%	\$28,144
2nd				
<b>Existing</b>				
1st				
2nd				

INCOME	\$/SQFT	%	Total \$	Comments/Footnotes
1 Gross Rental Income			\$59,479	Actual 2014
2 Plus Other Income			\$2,844	Actual 2014 - Laundry, Late, etc.
3 = Effective Rental Income			\$62,323	
4 Less: Vac. & Cr. Losses			\$0	Actuals Above
5 = Gross Operating Income			\$62,323	

OPERATING EXPENSES	\$/SQFT	%	Total \$	Comments/Footnotes
6 Real Estate Taxes	\$1	31%	\$6,997	Actual 2014
7 Personal Property Taxes	\$0	0%		
8 Property Insurance	\$0	12%	\$2,700	Previous listing/owner information
Placement Fees	\$0	4%	\$800	Actual 2014
9 Off Site Management	\$0	13%	\$2,987	Actual 2014
10 Payroll-Onsite Personnel	\$0	0%		
11 Expenses/Benefits	\$0	0%		
12 Taxes/Workman's Compensation	\$0	0%		
13 Repairs and Maintenance	\$0	11%	\$2,352	Actual 2014
Utilities:				
14 Water/Sewer/Garbage	\$1	25%	\$5,600	City of Arlington averages
15	\$0	0%		
16	\$0	0%		
17	\$0	0%		
18 Accounting and Legal	\$0	3%	\$779	Actual 2014
19 Real Estate Leasing Commissions	\$0	0%		
20 Advertising/Licenses/Permits	\$0	0%		
21 Supplies	\$0	0%		
22 Miscellaneous	\$0	0%		
Contract Services:				
23 Cleaning	\$0	1%	\$163	Actual 2014
24	\$0	0%		
25	\$0	0%		
26	\$0	0%		
27 <b>TOTAL OPERATING EXPENSES:</b>	<b>\$3</b>	<b>100%</b>	<b>\$22,378</b>	

28 <b>NET OPERATING INCOME</b>		\$39,946	
29 Less Annual Debt Service*		\$28,144	
*(Principal + Interest x 12)			
30 <b>CASH FLOW BEFORE TAXES</b>		\$11,802	
31 <b>CAP:</b>	<u>6.1%</u>	<b>GRM:</b>	<u>11.0</u>
		<b>Cash-On-Cash:</b>	<u>6.95%</u>

This calculation is provided for illustrative purposes only. It is only an estimate of what you might expect your property operating data to be, and its accuracy is not guaranteed. Your actual costs and profits will vary depending on a variety of factors unique to your financial situation and other driving factors in our marketplace.

This information courtesy Jen Hudson - (206) 293-1005 - Jen@HudsonCREG.com - Windermere Real Estate/M2, LLC