



# PARKVIEW PLACE IN AUBURN



**2929-2939 R Street SE | Auburn, WA | \$950,000**

Parkview Place Apartments in Auburn is a 12 unit complex in an ideal location across from Game Farm Park and near bus lines. Property consists of (2) 6 unit buildings with paved, shared parking. Coin operated laundry on site. (11) 2 bedroom units and (1) 1bd unit. Recent renovation of both buildings in 2011-2012 with new pergo or tile and carpet flooring, newer kitchens and baths. Two separate tax parcels. Great location in very stable and improving market.

- Uncovered paved parking stalls on site
- Coin Operated Laundry approximately \$450/month additional income.
- Additional Storage for each unit
- (11) units are 2bd, 1bath, approx 900sf. (1) unit is 1bd, 1bath, approx 600sf.
- \*\* Seller Financing Available with 30% Down.
- Visit [www.ParkviewPlaceAuburn.com](http://www.ParkviewPlaceAuburn.com) for details.

**WWW.HUDSONCREG.COM**

(206) 293-1005  
Jen@HudsonCREG.com  
Hudson Commercial Real Estate Group  
Windermere Real Estate/M2, LLC

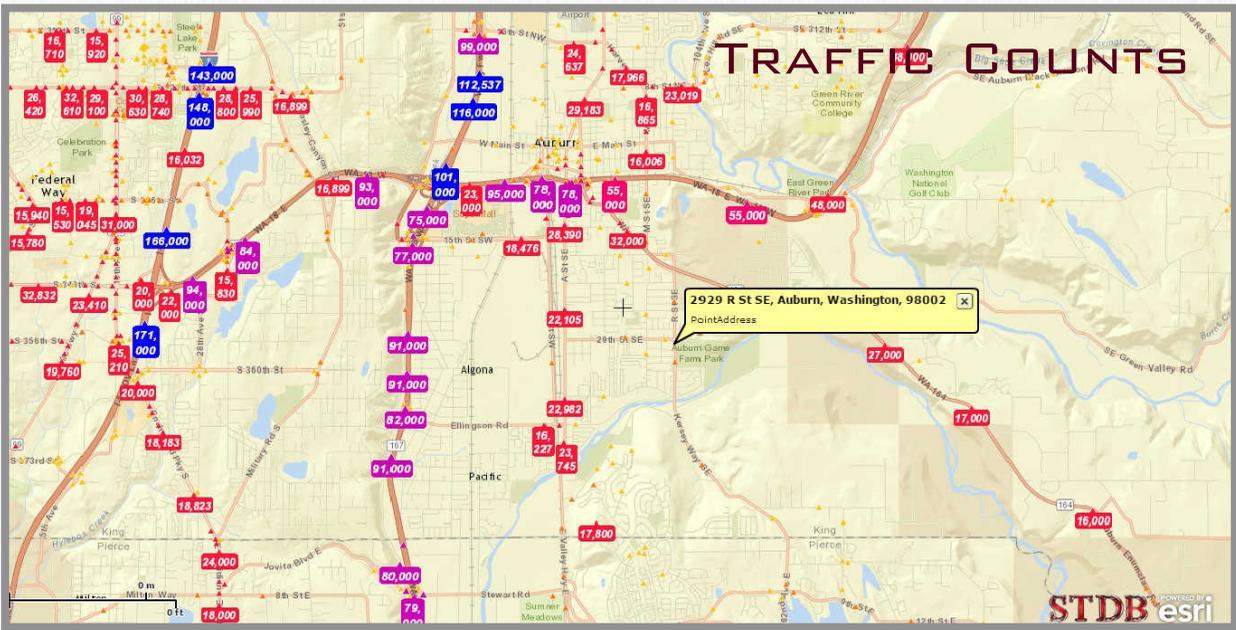
*Jen Hudson*  
Certified Commercial Advisor  
CCIM Candidate



# PARKVIEW PLACE APARTMENTS



# PARKVIEW PLACE APARTMENTS



# RENT ROLLS

## PARKVIEW PLACE APARTMENTS

2929-2939 R Street SE, Auburn WA 98002

12 Unit Apartment  
Offered at \$950,000

Actual Projected Gross \$105,996  
Pro-forma Projected Gross \$122,700



Building	Unit	Lease Date	Lease Expiration	Original Rent	Jan 2015 Rent	Pro-forma Rent	Security
2929 R Street SE	1	3/29/12	M-T-M	\$695	\$695	\$825	\$500
<i>(Unit 2 &amp; 3 reversed?)</i>	2	1/17/14	M-T-M	\$695	\$695	\$825	\$500
	3	12/2/10	M-T-M	\$695	\$700	\$825	\$500
	4	3/27/12	M-T-M	\$695	\$695	\$825	\$500
	5	12/30/14	12/31/15	\$745	\$745	\$825	\$500
	6	5/29/14	5/31/15	\$745	\$745	\$825	\$500
2939 R Street SE	1	2/7/14	1/31/15	\$695	\$695	\$825	\$500
	2	10/8/12	M-T-M	\$695	\$695	\$825	\$500
	3	9/17/14	8/31/15?	\$745	\$745	\$825	\$600
	4	9/4/12	M-T-M	\$695	\$695	\$825	\$300+695
<i>(KCHA two bedroom)</i>	5	8/21/08	M-T-M	\$683*	\$116/\$567*	\$825	\$276
<i>(one bedroom)</i>	6	12/18/14	12/31/15	\$595	\$595	\$700	\$300
<b>TOTALS</b>					<b>\$8,383</b>	<b>\$9,775</b>	<b>\$5476</b>

### EXISTING LEASE NOTES:

Rental Assistance (KCHA)\* \$567 (included above)  
Tenant Credits \$695 (2939/4 last month)

### ADDITIONAL MONTHLY INCOME:

Laundry \$450  
Late Fees \$35  
**TOTAL ADDITIONAL \$485**