

PRICE
IMPROVEMENT

\$950,000

SALE PRICE
\$935,000

FOR SALE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

TOWNHOME-STYLE TRIPLEX | RENTAL UPSIDE | FUTURE DEVELOPMENT

1019 18TH ST NE | AUBURN, WA 98002

Offering Summary

PROPERTY DETAIL

LOT SIZE	14,010
RENTABLE SQFT	3,560
ZONING	R-10
PARKING	3
UNITS	3
PRICE PER UNIT	\$311,667
PRICE PER SQFT	\$262.64

OPERATING SUMMARY

	ACTUAL	PROFORMA
Gross Rent	\$75,528	\$82,200
Other Income	0	0
TOTAL INCOME	\$75,528	\$82,200
Operating Expenses	\$17,097	\$17,097
Property Management	\$6,042	0
TOTAL EXPENSES	\$23,139	\$17,097
NET OPERATING INCOME	\$52,389	\$65,103
Cap Rate	5.60%	6.96%
GRM	12.38	11.37

CONTACT

NISHA A TOMAR

Associate

D 253.238.2843

C 253.722.9203

ntomar@lee-associates.com

CANDICE CHEVALLIER

Principal

D 206.773.2696

C 206.604.3400

candice@lee-associates.com

DANIEL LIM

Senior Vice President

D 206.773.2692

C 206.928.2311

dlim@lee-associates.com

DEA SUMANTRI

Vice President

D 206.773.2680

C 206.383.3399

dsumantri@lee-associates.com

SARA BAGO

Associate Vice President

D 206.773.2674

C 425.443.0907

sbago@lee-associates.com