

WESTWIND CONDOMINIUM PROJECT – SUPPLEMENTAL PROPERTY INFORMATION

315 W Gibson Avenue | Chelan, WA 98816

Westwind consists of thirteen separately established residential condominium interests offered together as a single acquisition opportunity in downtown Chelan. Located across from Don Morse Memorial Park and within walking distance to Lake Chelan, the marina, restaurants, shopping, and recreation amenities, the property combines existing income with the flexibility associated with separate condominium ownership. Zoning: Downtown Mixed Residential (DMR), City of Chelan.

UNIT SUMMARY

Unit	Current Rent	Description
1	Manager	On-site manager unit; est. market rent \$1,500/mo
2	\$800	Carpet and paint only
3	\$1,200	Fully remodeled; mini split; W/D hookups
4	\$800	Not remodeled
5	\$700	Not remodeled
6	\$800	Partial remodel; flooring and tiled shower
7	\$800	Partial remodel; flooring and tiled shower
8	Vacant	Extensive remodel underway; est. rent \$1,300/mo
9	\$900	Partial remodel; flooring and tiled shower
10	\$1,200	Fully remodeled; electrical upgrades; mini split
11	\$1,100	Fully remodeled
12	\$850	Approx. 1,035 SF; lawn care credit
13	\$800	Fully remodeled except mini split

INCOME SUMMARY • Current Collections: Approximately **\$9,950/month** (\$119,400 annually)

- Economic Income: Approximately **\$11,450/month** (\$137,400 annually)
- Stabilized Potential: Approximately **\$12,750/month** (\$153,000 annually)

PROJECT HIGHLIGHTS • 13 condominium interests conveyed together • 6 garage interests • Existing income with renovation upside • Municipal water/sewer (City of Chelan) • Chelan County PUD electric service • Subject to tenant rights

BUYER NOTICE: Buyers should independently verify all information material to their intended use, including rents, expenses, square footage, condominium structure, zoning, parking and garage allocations, title matters, and any potential development rights. Information believed reliable but not independently verified by Listing Broker.