

Pine Terrace Apartments**Listing #591810****Cle Elum, WA 98922****Days on Market: 1****Status: Available****Listing Date: 11/15/2017****Last Modified: 11/17/2017****Price: \$1,380,000****Full Listing Report****Listing Information**

Asset Class: Multi-Family

Price/SF:	\$97.33		Distressed Property:	No	
Land Price/SF:	\$28.04		Investment Prop / Info:	Yes / Proforma	
Price/Unit:	\$69,000	Vacancy Factor:	3.00%	Gross Income:	\$156,342
CAP Rate:	3.15	Operating Expenses:	\$108,133	Net Operating Income:	\$43,519

Property Information

Land Use: Unknown		Construction Type: Framed, Wood			
Property Type:	Multi-Family	Building Total SF:	18,756	# of Buildings:	2
Zoning:	Unknown	Net Rentable SF:	14,178	# of Floors:	2
Amps/Volts/Phase:	Unknown	Retail SF:	N/A	# of Units:	20
LEED Cert/Level:	No	Industrial SF:	N/A	# of Elevators:	N/A
Lot SF/Acres:	49,223/1.13	High Tech Flex SF:	N/A	Sprinkler:	No
Year Built/Remodeled:	1983	Residential SF:	Unknown	Air Conditioning:	No
		Office SF:	Unknown	DH/GL Doors:	Unknown
				Total Parking/Ratio:	28
Tax ID: 184236					

Building Comments

Pine Terrace Apartments is nestled in the quaint Cascade Mountain town of Cle Elum. Conveniently situated within walking distance of schools, downtown shopping/restaurants, parks/walking trails, grocery store, and the Farmers market. Close to Suncadia, Swiftwater fitness, and much more. Nice picnic and play areas, wooded grounds, community garden and coin-op laundry room. Units enjoy private deck/patio and storage room off every unit. 28 open off-street parking are more than ample for all.

Search Parameters: Asset Class: Multi-Family|Listing Type: For Sale|Search Area: Kittitas County

Multi-Family Asset Class Information

Annual Expense Information		Annual Operating Information		Financial Summary		Unit Breakdown		
Expense Year:	2017	Gross Sched Rents:	\$0	CAP Rate:	3.15	# of Units	Beds/Baths	Avg SF
+RE Taxes:	\$4,117	Vacancy %:	300%	GRM:	8.9634	0	Studio	0
+Insurance:	\$5,398	+Laundry Income:	\$2,382	\$/Unit:	\$69,000	6	1 Bed / 1 Bath	585
+Electricity:	\$2,965	+Parking Income:	\$0	Expense/Unit:	\$5,406.65	0	1 Bed / 1.5 Bath	0
+Water/Sewer:	\$12,982	+Other Income:	\$0			0	1 Bed / 2 Bath	0
+Prop. Manager:	\$28,878	+Effective Gross:	\$156,342			14	2 Bed / 1 Bath	762
+Maintenance:	\$15,461	-Total Expenses:	\$108,133	Building Information		0	2 Bed / 1.5 Bath	0
+Supplies:	\$0	NOI:	\$48,209	Units w/Patios:	10	0	2 Bed / 2 Bath	0
+Other Expenses:	\$24,087			Units w/Fireplaces:		0	3 Bed / 1 Bath	0
+Total Expenses:	\$108,133			Units w/Dishwashers:	3	0	3 Bed / 1.5 Bath	0
Reserves:	\$0			Rec Room:	No	0	3 Bed / 2 Bath	0
				Common Laundry:	Yes	0	Other	0

Showing Instructions

Call Listing Agent: Yes

Use Discretion: Yes

Units may be shown once an accepted offer has been accepted. Only offers from non-profits at this time. Open market offers will be considered after May 16, 2018.