

Listing # **1219627**      **906 W 2nd St , Cle Elum 98922**      STAT: **Active**      LP: **\$1,380,000**  
 County: **Kittitas**      LT:      BLK:      CMTY: **Cle Elum**



Type: **Multi-Family**      CDOM: **0**  
 AR: **948**      TAX: **184236**      OLP: **\$1,380,000**  
 MAP: **4**      GRD: **9-E**      Internet: **Yes**  
 DD: **I-90 East- Cle Elum Exit 84- W. 1st**      FIN:  
**St- L@ N. Pines St- L@ W. 2nd St- Pine**      LD: **11/16/2017**  
**Terrace Apartments on Right (before**      XD: **05/31/2018**  
**Denny Ave).**      OMD:

LAG: **Peter T. Rivera (84231)**      PH: **(360) 675-5811 x4132**  
 FAX: **(888) 826-8781**      PH Type: **Office**  
 LO: **Coldwell Banker Koetje R.E. (4247)**      PH: **(360) 675-5811 x4132**  
 SOC: **2.0**      Cmnts:  
 CLA:      PH:  
 CLO:      PTO: **Yes**      F17: **Provided**  
 OTVP: **Tenant**      OCC: **Multiple Tenants**  
 OWN: **Cle Elum Associates, AWLP**      OPH: **(425) 454-8205**  
 KEY: **See Remarks**  
 PTS: **(360) 929-6113**      OAD: **Bellevue, WA**  
 POS: **Sub. Tenant's Rights**  
 TRM: **Assumable, Cash Out, Conventional, State Bond, USDA**  
 Right of First Refusal:

NOU: **20**      ACR: **1.130**      LSF: **49,223**      TXY: **2017**      TXS: **\$4,117**      GSI: **\$153,960**  
 SIB: **2**      LSZ:      WFT:      SqFt: **14,178**      INS: **\$5,398**      VAC: **3%**  
 UBG: **No**      LDE: **Paved Street**      WSG: **\$21,109**      GAI: **\$151,960**  
 YBT: **1983**      NC:      FND: **Poured Concrete**      ELEX: **\$2,965**      EXP: **\$108,133**  
 STY: **56 - 10+ Units**      TRSF: **14,178**      EXT: **Wood, Wood Products**      BDC: **Good**      HET: **\$0**      NOI: **\$43,590**  
 POL:      RF: **Metal**      OTX: **\$74,544**      CAP: **3%**  
 VEW:      SWR: **Sewer Connected**      TEX: **\$108,133**      GRM: **9%**  
 SIT: **Cable TV, Deck, Disabled Access, High Speed Internet, Patio**

NCS: **0**      GSP: **0**      USP: **28**      TSP: **28**  
 GZC: **Multi-Family**      ENS: **Electric**  
 ZJD:      HTC: **Baseboard**  
 FLS:      AMN:

WAS: **Public**      SD: **Cle Elum-Roslyn**      AIN: **\$199**      TIN: **\$13,029**  
 WAC: **City of Cle Elum**      EL: **Buyer To Verify**  
 POC: **Puget Sound Energy**      JH: **Buyer To Verify**      3rd Party Aprvl Req: **None**  
 SWC: **City of Cle Elum**      SH: **Buyer To Verify**      Bank/REO Owned Y/N: **No**  
 Built Green:      HERS Score:      EPS Score:      LEED:  
 NWMLS Cert:      Cnstrct Mths:

Unit #:	<b>101</b>	Beds:	<b>2</b>	Baths:	<b>1</b>	SqFt:	<b>762</b>	Rent:	<b>\$649</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					
Unit #:	<b>102</b>	Beds:	<b>2</b>	Baths:	<b>1</b>	SqFt:	<b>762</b>	Rent:	<b>\$649</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					
Unit #:	<b>103</b>	Beds:	<b>1</b>	Baths:	<b>1</b>	SqFt:	<b>585</b>	Rent:	<b>\$624</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					
Unit #:	<b>104</b>	Beds:	<b>1</b>	Baths:	<b>1</b>	SqFt:	<b>585</b>	Rent:	<b>\$624</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					
Unit #:	<b>105</b>	Beds:	<b>1</b>	Baths:	<b>1</b>	SqFt:	<b>585</b>	Rent:	<b>\$649</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					
Unit #:	<b>106</b>	Beds:	<b>2</b>	Baths:	<b>1</b>	SqFt:	<b>762</b>	Rent:	<b>\$649</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					
Unit #:	<b>107</b>	Beds:	<b>2</b>	Baths:	<b>1</b>	SqFt:	<b>762</b>	Rent:	<b>\$649</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					
Unit #:	<b>108</b>	Beds:	<b>2</b>	Baths:	<b>1</b>	SqFt:	<b>762</b>	Rent:	<b>\$649</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					
Unit #:	<b>109</b>	Beds:	<b>2</b>	Baths:	<b>1</b>	SqFt:	<b>762</b>	Rent:	<b>\$649</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					
Unit #:	<b>110</b>	Beds:	<b>2</b>	Baths:	<b>1</b>	SqFt:	<b>762</b>	Rent:	<b>\$649</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					
Unit #:	<b>201</b>	Beds:	<b>2</b>	Baths:	<b>1</b>	SqFt:	<b>762</b>	Rent:	<b>\$649</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					
Unit #:	<b>202</b>	Beds:	<b>2</b>	Baths:	<b>1</b>	SqFt:	<b>762</b>	Rent:	<b>\$649</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					
Unit #:	<b>203</b>	Beds:	<b>1</b>	Baths:	<b>1</b>	SqFt:	<b>585</b>	Rent:	<b>\$624</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					
Unit #:	<b>204</b>	Beds:	<b>1</b>	Baths:	<b>1</b>	SqFt:	<b>585</b>	Rent:	<b>\$624</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					
Unit #:	<b>205</b>	Beds:	<b>1</b>	Baths:	<b>1</b>	SqFt:	<b>585</b>	Rent:	<b>\$624</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					
Unit #:	<b>206</b>	Beds:	<b>2</b>	Baths:	<b>1</b>	SqFt:	<b>762</b>	Rent:	<b>\$649</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					
Unit #:	<b>207</b>	Beds:	<b>2</b>	Baths:	<b>1</b>	SqFt:	<b>762</b>	Rent:	<b>\$649</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					
Unit #:	<b>208</b>	Beds:	<b>2</b>	Baths:	<b>1</b>	SqFt:	<b>762</b>	Rent:	<b>\$649</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					
Unit #:	<b>209</b>	Beds:	<b>2</b>	Baths:	<b>1</b>	SqFt:	<b>762</b>	Rent:	<b>\$649</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					
Unit #:	<b>210</b>	Beds:	<b>2</b>	Baths:	<b>1</b>	SqFt:	<b>762</b>	Rent:	<b>\$649</b>	# Fp:	
Rng/Ovn:	<b>Yes</b>	Refr:	<b>Yes</b>	Dish:		Wash/Dry:					

Agent Only Remarks: **Pine Terrace Apartments presently operated as an affordable housing community. The mortgage is currently held by USDA. The sellers are in the process of converting the property to a market rate community. See attached Supplement.**

Marketing Remarks: **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.**

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