

• Indicates Required information ( ) Indicates Maximum Choice

LISTING #

**ADDRESS**

Kittitas Cle Elum 98922 1407  
 • County • City • ZIP Code + 4

948 - Upper Kittitas C Cle Elum  
 • Area • Community/District

906 W 2nd  
 • Street # (HSN) Modifier Direction • Street Name

Street  
 Suffix Post Direction Unit #

**LISTING**

\$ 1,380,000.00 11/16/2017 5/31/2018 184236 Yes  
 • Listing Price • Listing Date • Expiration Date • Tax ID# • Preliminary Title Ordered

No  
 • Offers (1)  
 Seller intends to review offers upon receipt  
 Seller to review offers on Offer Review Date (may review/accept sooner)  
 Offer Review Date (required if 2nd "Offers" option is selected)  
 • FIRPTA withholding required?

**LOCATION**

Lot Number Block Pine Terrace Apartments  
 Plat/Subdivision/Building Name

Phoenix - Kittitas 4 9 E  
 MAP BOOK Map Page Top Map Coord. Side Map Coord.

**PROPERTY INFORMATION**

Yes Yes Yes Yes Yes  
 • Prohibit Blogging • Allow Automated Valuation • Show Map Link • Internet Advertising • Show Address to Public

2.0  
 • SOC (Selling Office Com.) Selling Office Commission Comments (40 characters maximum)

1983  
 • Year Built Effective Year Built Effective Year Built Source

14,178 49,223 Realist  
 ASF - Total (Square Feet) • Lot Size (Square Feet) • Lot Size Source

PineTerrace4sale.com  
 Virtual Tour URL (Please include http:// )

**BROKER INFORMATION**

84231 Peter Rivera (360) 929-6113 4247 Coldwell Banker Koetje RE (360) 675-5811  
 • LAG Listing Broker ID# Broker Name and Phone Listing Firm - ID# Firm Name and Phone

Co Broker - ID# Co Broker Name and Phone Co Firm- ID# Co Firm Name and Phone

**LISTING INFORMATION**

\$ Provided City Possession (3)  
 Annual Assoc. Dues • Form 17 Zoning Jurisdiction Right of First Refusal  
 Closing  See Remarks  
 Negotiable  Sub. Tenant's Rights

14,178 2  
 • Total Rentable SqFt. • No. Stories in Bldg

Showing Information (10) Potential Terms (10) General Zoning Class. (6)  
 Appointment  Pet in House  Assumable  Rehab Loan  Agricultural  Multi-Family  
 Call Listing Office  Power Off  Cash Out  See Remarks  Business  Office  
 Day Sleeper  Renter-Call First  Conventional  State Bond  Commercial  Residential  
 Gate Code Needed  Security System  Farm Home Loan  USDA  Farm & Ranch  Retail  
 MLS Keybox  See Remarks  FHA  VA  Forestry  See  
 Other Keybox  Vacant  Lease/Purchase  Industrial  Industrial-Light  
 Owner-Call First  Owner Financing  Industrial-Light

Remarks  
 • Units Below Grade  
 Yes  No  
 Total No. of Units 20

INITIALS: AMWB 11/16/2017 PTR 11/16/2017  
 Seller Date Seller Date Broker Date

Listing Address: **906 W. 2nd Street - Cle Elum**

LAG # **84231**

SCHOOL & OWNER INFO.

<b>Cle Elum-Roslyn</b>	<b>Buyer To Verify</b>	<b>Buyer To Verify</b>	<b>Buyer To Verify</b>
• School District	Elementary School	Junior High/Middle School	Senior High School
<b>City of Cle Elum</b>	<b>Puget Sound Energy</b>	<b>City of Cle Elum</b>	<b>Water Source (3)</b>
Water Company	Power Company	Sewer Company	<input type="checkbox"/> Community <input type="checkbox"/> See Remarks <input type="checkbox"/> Individual Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Lake <input type="checkbox"/> Shares <input type="checkbox"/> Private <input type="checkbox"/> Well Needed <input checked="" type="checkbox"/> Public
<b>Cle Elum Associates, AWLP</b>	<b>Annette M. Wood-Brannen, Gener</b>	<b>(425) 454-8205</b>	
• Owner Name	Owner Name 2	• Owner's Phone	
<b>Bellevue, WA</b>	<b>Multiple</b>	<b>Tenant</b>	<b>(360) 929-6113</b>
• Owner's City and State	Occupant's Name	• Occupant Type	• Phone to Show
	<b>No</b>	• 3rd Party Aprvl Req. (2)	<b>No</b>
	• Bank Owned/REO	<input checked="" type="checkbox"/> None <input type="checkbox"/> Short Sale <input type="checkbox"/> Other - See Remarks	• Auction

SITE INFORMATION

<b>Lot Details (7)</b>	<b>Waterfront (5)</b>	<b>Site Features (14)</b>
<input type="checkbox"/> Alley <input type="checkbox"/> Open Space <input type="checkbox"/> Comm. Golf Course <input checked="" type="checkbox"/> Paved Street <input type="checkbox"/> Corner Lot <input type="checkbox"/> Secluded <input type="checkbox"/> Cul-de-sac <input type="checkbox"/> Sidewalk <input type="checkbox"/> Curbs <input type="checkbox"/> Value in Land <input type="checkbox"/> Dead End Street <input type="checkbox"/> High Voltage Line	<input type="checkbox"/> Bank-High <input type="checkbox"/> Lake <input type="checkbox"/> Bank-Low <input type="checkbox"/> No Bank <input type="checkbox"/> Bank-Medium <input type="checkbox"/> Ocean <input type="checkbox"/> Bay <input type="checkbox"/> River <input type="checkbox"/> Bulkhead <input type="checkbox"/> Saltwater <input type="checkbox"/> Canal <input type="checkbox"/> Sound <input type="checkbox"/> Creek <input type="checkbox"/> Strait <input type="checkbox"/> Jetty	<input type="checkbox"/> Arena-Indoor <input type="checkbox"/> Dock <input type="checkbox"/> Arena-Outdoor <input type="checkbox"/> Dog Run <input type="checkbox"/> Athletic Court <input type="checkbox"/> Fenced-Fully <input type="checkbox"/> Barn <input type="checkbox"/> Fenced-Partially <input type="checkbox"/> Boat House <input type="checkbox"/> Gas Available <input type="checkbox"/> Cabana/Gazebo <input type="checkbox"/> Gated Entry <input checked="" type="checkbox"/> Cable TV <input type="checkbox"/> Green House <input checked="" type="checkbox"/> Deck <input checked="" type="checkbox"/> High Speed Internet <input checked="" type="checkbox"/> Disabled Access <input type="checkbox"/> Hot Tub/Spa
<b>Lot Dimensions (Feet)</b>	<b>Pool</b>	<b>Aprvd # of Bedrooms</b>
		• Sewer (2)
<b>View (6)</b>		<input type="checkbox"/> Available <input checked="" type="checkbox"/> Sewer Connected <input type="checkbox"/> Septic
<input type="checkbox"/> Bay <input type="checkbox"/> Mountain <input type="checkbox"/> Strait <input type="checkbox"/> Canal <input type="checkbox"/> Ocean <input type="checkbox"/> Territorial <input type="checkbox"/> City <input type="checkbox"/> Partial <input type="checkbox"/> Golf Course <input type="checkbox"/> River <input type="checkbox"/> Jetty <input type="checkbox"/> See Remarks <input type="checkbox"/> Lake <input type="checkbox"/> Sound	• No. of Carport Spaces	<b>28</b>
		• No. of Garage Spaces
		<b>28</b>
		• No. of Uncovered Spaces
		<b>28</b>
		• Total No. of Parking Spaces

BUILDING INFORMATION

<b>No</b>	<b>Foundation (3)</b>
• New Construction	<input type="checkbox"/> Concrete Block <input type="checkbox"/> Post & Pillar <input type="checkbox"/> Slab <input type="checkbox"/> Concrete Ribbon <input checked="" type="checkbox"/> Poured Concrete <input type="checkbox"/> Tie down <input type="checkbox"/> Post & Block <input type="checkbox"/> See Remarks
<b>New Construction State</b>	
• Style Code	
<b>Good</b>	<b>Roof (3)</b>
<b>Building Condition</b>	<input type="checkbox"/> Built-up <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Cedar Shake <input type="checkbox"/> See Remarks <input type="checkbox"/> Composition <input type="checkbox"/> Tile <input type="checkbox"/> Flat <input type="checkbox"/> Torch Down <input type="checkbox"/> Green (Living)
	<b>Exterior (4)</b>
	<input type="checkbox"/> Brick <input type="checkbox"/> See Remarks <input type="checkbox"/> Cement Planked <input type="checkbox"/> Stone <input type="checkbox"/> Cement/Concrete <input type="checkbox"/> Stucco <input type="checkbox"/> Log <input type="checkbox"/> Wood <input type="checkbox"/> Metal/Vinyl <input checked="" type="checkbox"/> Wood Products

GREEN BUILDING INFO

<b>Green Certification (4)</b>	<b>Built Green™</b>	<b>LEED™</b>	<b>Northwest ENERGY STAR®</b>
<input type="checkbox"/> Built Green™ <input type="checkbox"/> LEED™ <input type="checkbox"/> Northwest ENERGY STAR® <input type="checkbox"/> Other - See Remarks			
<b>Construction Methods (2)</b>		<b>EPS Energy Score</b>	<b>HERS Index Score</b>
<input type="checkbox"/> Advanced Wall <input type="checkbox"/> Post & Beam <input type="checkbox"/> Strawbale <input type="checkbox"/> Double Wall <input type="checkbox"/> Standard Frame <input type="checkbox"/> Structural Ins. Panel (SIPs) <input type="checkbox"/> Ins. Concrete Form (ICF) <input type="checkbox"/> Steel & Concrete <input type="checkbox"/> Tilt-up		(0-99,999kWh)	(0-150)

INITIALS: AWB 11/16/2017 PSR 11/16/2017

Seller Date Seller Date Broker Date

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INTERIOR FEATURES

• Energy Source (6)

- Electric
- Geothermal
- Ground Source
- Natural Gas
- Oil
- Pellet
- Propane
- See Remarks
- Solar Hot Water
- Solar PV
- Wood

• Heating/Cooling (8)

- 90%+ High Efficiency
- Baseboard
- Central A/C
- Ductless HP-Mini Split
- Forced Air
- Heat Pump
- HEPA Air Filtration
- Hot Water Recirc Pump
- HRV/ERV System
- Insert
- Radiant
- Radiator
- Stove/Free Standing
- Tankless Water Heater
- Wall

Floor Covering (5)

- Ceramic Tile
- Concrete
- Fir/Softwood
- Hardwood
- Laminate Hardwood
- Laminate Tile
- See Remarks
- Slate
- Vinyl
- Wall to Wall Carpet

Amenities (10)

- Basement
- Coin Op Laundry
- Clubhouse
- Elevator
- Energy Package
- Fire Sprinklers
- Playground
- Storage
- Thermal Windows
- See Remarks

• Leased Items(4)

- Furnace/Burner
- Security System
- Washer/Dryer
- Water Tank
- None

FINANCIAL INFORMATION

• Tax Expenses \$ 4,117

• Insurance Expenses \$ 5,398

• Water/Sewage/Garbage \$ 21,109

• Electrical Expenses \$ 2,965

• Heating Expenses \$ \_\_\_\_\_

• Other Expenses \$ 74,544

• Total Expenses \$ 108,133

• Gross Scheduled Income \$ 153,960 **2017**

• Vacancy Rate 3 % **Tax Year**

• Gross Adjusted Income \$ 151,960

• Net Operating Income \$ 43,590

• Cap Rate (NOI div by LP) 3.16 %

• Gross Rent Multiplier 9 % (LP div by GSI)

UNIT INFORMATION

•UN1 Unit #1 <u>6</u>	UN3 Unit #3 _____	UN5 Unit #5 _____
•BR1 Unit 1 Beds <u>1</u>	BR3 Unit 3 Beds _____	BR5 Unit 5 Beds _____
•BA1 Unit 1 Bathrooms <u>1</u>	BA3 Unit 3 Bathrooms _____	BA5 Unit 5 Bathrooms _____
•RO1 Range/Oven (Y/N) <u>Yes</u>	RO3 Range/Oven (Y/N) _____	RO5 Range/Oven (Y/N) _____
•FG1 Refrigerator (Y/N) <u>Yes</u>	FG3 Refrigerator (Y/N) _____	FG5 Refrigerator (Y/N) _____
•DW1 Dishwasher (Y/N) _____	DW3 Dishwasher (Y/N) _____	DW5 Dishwasher (Y/N) _____
•WD1 Washer/Dryer (Y/N) _____	WD3 Washer/Dryer (Y/N) _____	WD5 Washer/Dryer (Y/N) _____
•FP1 # of Fireplaces _____	FP3 # of Fireplaces _____	FP5 # of Fireplaces _____
•SF1 Approx. Sq Ft <u>585</u>	SF3 Approx. Sq Ft _____	SF5 Approx. Sq Ft _____
•RN1 Monthly Rent \$ <u>624</u>	RN3 Monthly Rent \$ _____	RN5 Monthly Rent \$ _____
UN2 Unit #2 <u>14</u>	UN4 Unit #4 _____	UN6 Unit #6 _____
BR2 Unit 2 Beds <u>1</u>	BR4 Unit 4 Beds _____	BR6 Unit 6 Beds _____
BA2 Unit 2 Bathrooms <u>1</u>	BA4 Unit 4 Bathrooms _____	BA6 Unit 6 Bathrooms _____
RO2 Range/Oven (Y/N) <u>Yes</u>	RO4 Range/Oven (Y/N) _____	RO6 Range/Oven (Y/N) _____
FG2 Refrigerator (Y/N) <u>Yes</u>	FG4 Refrigerator (Y/N) _____	FG6 Refrigerator (Y/N) _____
DW2 Dishwasher (Y/N) _____	DW4 Dishwasher (Y/N) _____	DW6 Dishwasher (Y/N) _____
WD2 Washer/Dryer (Y/N) _____	WD4 Washer/Dryer (Y/N) _____	WD6 Washer/Dryer (Y/N) _____
FP2 # of Fireplaces _____	FP4 # of Fireplaces _____	FP6 # of Fireplaces _____
SF2 Approx. Sq Ft <u>762</u>	SF4 Approx. Sq Ft _____	SF6 Approx. Sq Ft _____
RN2 Monthly Rent \$ <u>649</u>	RN4 Monthly Rent \$ _____	RN6 Monthly Rent \$ _____

• AIN Addl Monthly Income \$ 199

• TIN Total Monthly Income \$ 13,029

INITIALS:

AMW

11/16/2017

Seller

Date

PTR

11/16/2017

Broker

Date

Listing Address: **906 W. 2nd Street - Cle Elum**

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REMARKS

**Marketing Remarks.** CAUTION! The comments you make in the following lines are limited to descriptions of the land and improvements only. These remarks will appear in the client handouts and websites. (500)

**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.**

**Confidential Broker-Only Remarks.** Comments in this category are for broker's use only. (250)

**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.**

• **Driving Directions to Property** (200)

**I-90 East-> Cle Elum Exit 84-> W. 1st St-> L@ N. Pines St-> L@ W. 2nd St- Pine Terrace Apartments on Right (before Denny Ave).**