

1417 E Howell St Seattle WA 98122





Agent information	
Showing Instructions	

Showing Instructions		
Call Listing Age	nt	Yes
Use Discretion		Yes
	Curran Hagstrom (206) 505-9426 curran@westlakeassociates.com	
	Collin Hagstrom (206) 505-9436 hagstrom@westlakeassociates.com	
Westlake Associates, Inc. (206) 505-9400		

Price Listing Price \$/SF \$ 651.30 Selling Ofc Com \$/Unit 2.5% \$ 325,000.00

Listing Status Days On Market Asset Class Multi-Family **Closed Sales Only**

Actual Sold Price Closing Date

Investment Information

Investment Type	Actual
Investment Prop	Yes
Gross Income	\$ 160,020
Vacancy Factor %	3.00%
Operating Expenses	\$ 45,094
Net Operating Income	\$ 110,125
CAP Rate	4.24 %
GRM	17.01

Documents (Num of Years Available)

YTD Operating Statement	Yes

Annual Expense Information

Expense Year	2017/2018
Real Estate Taxes	\$ 21,704
+Insurance	\$ 2,400
+Water/Sewer	\$ 10,830
+Res. Mgr	\$ 3,360
+Maintenance	\$ 4,800
+Other Expenses	\$ 2,000
=Total Exp.	\$ 45.094

Annual Operating Information

Gross Sch Rents	\$ 152,820.00
Vacancy \$	\$ 4,801.00
+Laundry Income	\$ 0
+Parking Income	\$ 0
+Other Income	\$ 7,200
=Effective Gross	\$ 155,219
-Total Expenses	\$ 45,094
=NOI	\$ 110,125

Financial Summary

CAP Rate	4.24 %
GRM	\$ 17.01
\$/Unit	\$ 325,000.00
Expense/Unit	\$ 5 636 75

Asset Class Information

# Units	Beds/Baths	Avg SqFT
8	1Bed/1Bath	499

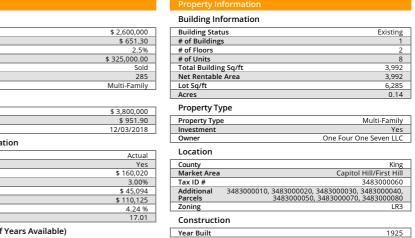
Associated Files

ASSOCIATED FILES
Howell House OM
CPA Elvor

Turn-Key Investment on Capitol Hill

Public Comments: Turn-key 8 unit condo-conversion currently operating as apartments in prime Capitol Hill location. Walk, bus, or bike to Pike/Pine, Broadway, 15th Ave, downtown, SLU in minutes. All charming 1 bedroom, 1 bath units with nice updating done in the early 2000s- new kitchens, baths, floors, and private laundry in each unit. Updated systems- electric heat, electric H20. All 8 units with separate tax parcels make for multiple exit strategies- sell as an apartment property or individually as condos. 6,285 SF LR3 Urban Village lot. Showing Instructions: Viewing with signed PSA only. Offers to be reviewed upon receipt.

Member Listing Comments: Turn-key 8 unit condo-conversion currently operating as apartments in prime Capitol Hill location. Walk, bus, or bike to Pike/Pine, Broadway, 15th Ave, downtown, SLU in minutes. All charming 1 bedroom, 1 bath units with nice updating done in the early 2000s- new kitchens, baths, floors, and private laundry in each unit. Updated systems- electric heat, electric H20. All 8 units with separate tax parcels make for multiple exit strategies- sell as an apartment property or individually as condos. 6,285 SF LR3 Urban Village lot.





For Sale 1417 E Howell Apartments











History For Sale

\$ 2,600,000 \$ 3,800,000 12/03/2018 Sold 02/20/2018 594752