

**Clyde Hill Duplex**

2314 103rd Ave NE Bellevue WA 98004

Listing #: 599066 | Status: Expired | Listing Date: 6/22/2018 |



For Sale

**2314 103rd Ave NE Bellevue WA 98004****Agent Information****Showing Instructions**

Call Listing Agent	Yes
Use Discretion	No
<b>Pavel Stepanov</b> (206) 683-4386 pavel@mynexusrealty.com	
<b>Nexus Realty International</b> (425) 429-7880 www.mynexusrealty.com	

**Listing Information****Price**

Listing Price	\$ 2,828,500
\$/SF	\$ 582.00
Selling Ofc Com	2%
\$/Unit	\$ 1,414,250.00
Listing Status	Expired
Asset Class	Multi-Family

**Investment Information**

Investment Type	Proforma
Investment Prop	Yes
Gross Income	\$ 96,000
Vacancy Factor %	0.00%
Operating Expenses	\$ 18,241
Net Operating Income	\$ 77,759
CAP Rate	2.75 %

**Utilities**

Sanitary Sewer	City
Water	City
Electricity	City
Storm Sewer	City
Gas Lines	City

**Multi-Family Asset Class General Information**

Num of Units w/Patios	2
Num of Units w/Fireplaces	2
Num Dishwashers	2

**Financial Summary**

\$/Unit	\$ 1,414,250.00
Expense/Unit	\$ 9,120.50

**Asset Class Information**

# Units	Beds/Baths	Avg SqFT
Unknown		

**Associated Files**

CBA Flyer
-----------

**Property Information****Building Information**

Building Status	Existing
# of Buildings	1
# of Floors	3
# of Units	2
# of Elevators	1
A/C	Yes
Total Building Sq/ft	4,860
Net Rentable Area	4,860
Lot Sq/ft	9,100
Acres	0.21

**Property Type**

Property Type	Multi-Family
Owner User	Yes

**Location**

County	King
Market Area	Suburban Bellevue
Tax ID #	0685000110

**Parking Information**

# Covered Spaces	2
# Uncovered Spaces	4
Total Parking Spots	6

**Construction**

Year Built	2013
Construction Type	Stucco, Wood

**Public Comments:** First Time on the market!! Builder-owned duplex which is loaded with upgrades and even has an elevator!! conveniently located in Clyde Hill area with award-winning schools and awesome location with close proximity to downtown Bellevue. Both units boast the pride of ownership with amazing staircases, vaulted ceiling, gourmet kitchens, hardwood floors, granite countertops, library, fireplaces and more. Both units live like single homes. Shared backyard perfect for entertainment. Must see!

**Showing Instructions:** Please call listing agent to arrange showing. All showings must be after mutually accepted contract. Do Not disturb the tenants

**Member Listing Comments:** Horizon Escrow and Ticor Title please. Interior viewing after mutually accepted offer only. Call LA with any questions. One unit is occupied by a tenant who is moving out after sale and that unit can rent at \$4500/month.

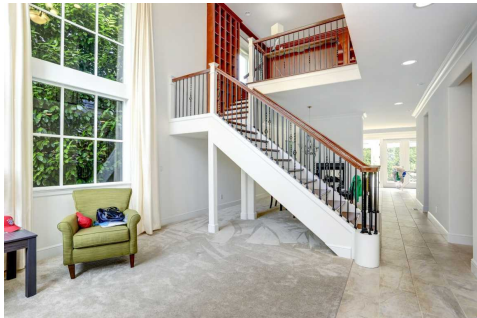
**Public Building Comments:** Duplex which is loaded with upgrades and even has an elevator. Conveniently located in Clyde Hill area with award-winning schools and awesome location with close proximity to downtown Bellevue. Both units boast the pride of ownership with amazing staircases, vaulted ceiling, gourmet kitchens, hardwood floors, granite counter tops, library, fireplaces and more. Both units live like single homes. Shared backyard.

Clyde Hill Duplex  
2314 103rd Ave NE Bellevue WA 98004  
Listing #: 599066 | Status: Expired | Listing Date: 6/22/2018 | Email Listing



For Sale  
**Clyde Hill Duplex**

Listing Images



History  
For Sale

Listing ID#	Status	Listing Date	List Price	Sale Price	Closing Date	CMA
599066	Expired	06/22/2018	\$ 2,828,500	\$ N/A		