4017 California Ave SW
Seattle WA 98116

FOR SALE

Income & Expenses Proforma

Gross Rents	$135,600.00
Tenants pay their electrical	
Estimated Expenses.	-$31,589.00
Net Income	$104,100.00

Expense Summary

Property Tax (2025)	$14,704.00
Insurance	$5,083.00
Utilities (Sewer, Water, Garbage)	$11,295.00
Miscellaneous. (House Electric .	$507.00
Gross Expenses	$31,589.00
Net Operating Income	$104,011.00

Fully modernized with major CapEx completed: new roof, updated electrical panels, PEX plumbing, and a new sewer liner. Kitchens and bathrooms updated within 10 years. All units have washer/Dryers and there is additional storage units. Property also Includes 6 off-street parking spaces via a paved alley.

Income Performance
(Current rents and actual expenses)

Gross Rent Multiplier 12.16

Cap Rate 6.3%
Based on a purchase price of: $1,650,000.00

Information above has been obtained from public records, and the current owner(s) of the subject property. The listing broker has not independently verified the accuracy or completeness of any information obtained from sources reasonably believed by the broker to be reliable. Interested buyers should inspect the property carefully and verify all information to their own satisfaction. Windermere is committed to EQUAL HOUSING OPPORTUNITY.