

# SELLER TERMS

- 30% Down – \$297,000 down – \$693,000 Loan Amount
- Interest Only Payments (\$3,321 as shown)
- 5.75% Interest Rate Fixed for 7 Years & Due in 10 Years
- Years 8, 9 and 10: adjusts to ARM @ 10 Yr T-Bill + Margin of 3.15.
- 5-4-3-2-1 Pre-Payment Penalty (example pay off in month #37 is \$13,860 fee).

*No Loan Fees, No Appraisal Fees, No Third-Party Fees.*

Will Seller consider lower down payment for Strong Buyer? Yes.

Will Seller lease 14 units from Sept 2015 –Aug 2016 upon request? Yes.

Will Seller accept all cash at closing and/or commercial loan?

Yes, listing agent has quotes from local banks at 25% Down, 4.625% fixed for 5-7 years, given SRO property with excellent prior & actual net income, renovated on permit, excellent condition inside & out, etc.

Which does Seller prefer – Seller Note or cash at closing in 2015?

Either one is fine, *the value to all parties of Seller Terms is a Fast Closing.*

An alternative to 8-week commercial loan approvals:

please restore your real estate good health & humor with SELLER TERMS, get your loan approved in 96 hours and full funding in 7 days.



**WALLINGFORD VICTORIAN LEASED AT \$8,788/MO.  
4017 5TH AVE NE - \$990,000**

**4017 5th Ave. N.E. ~ \$990,000**  
**\$8,788/M. Actual • \$105,456 Actual GSI • 9.4 GRM**

990,000	Initial Investment	Property Tax	6,123
297,000	Down Payment @ 30%	Insurance	3,522
693,000	Loan @ 70% LTV	Utilities 2014	8,988
<b>8,788</b>	<b>July 2015</b>	Upkeep est. 4% GSI	4,218
-2,256	Expenses / M.**	Vacancy est. 4% GSI	4,218
-3,321	Interest only @ 5.75%	Yearly Total	27,069
<b>3,211</b>	<b>CASH FLOW</b>	<b>Yr / 12 = Monthly**</b>	<b>2,256</b>

3,211 x 12 = 38,532 net pre-tax profit  
1st year, divide by \$297,000 Down:  
**12.9% CASH ON CASH RETURN**

*"Seattle's Best Turn Key 7.9 Cap Rate"*

# CASH FLOW PROPERTY



*in the heart of Seattle...*



# 4017 5th Ave. N.E. ~ \$990,000



- \$8,788/month, all leased Sep. 1st, 2015 – Aug. 31st, 2016.
- Zero vacancy since Sep. 1st, 2012.
- Apt. A: 8 BRs / 1 Kitchen / Living Rm / 2 Bath / Laundry Rm
- Apt. B: 6 BRs / 1 Kitchen & Dining Area / 1 Bath

Welcome to **Amerihaus**, a renovated high occupancy income property by the University of Washington and nestled into the Wallingford/Gas Works Park residential district. Apt. A comprises an estimated 1300 sq ft main floor + 700 sq ft basement with total of 8 Bedrooms. Apt B is estimated 1200 sq ft top floor with 6 Bedrooms. Both Units have a kitchen plus a common living room or dining area.

The scope of the 2005 Remodel included professional Plans, Permits and all final City Inspections. The westerly 200 sq ft of 1st & 2nd floors are 2005 construction including new foundation with 4 new bedrooms above grade. The rest of the existing building was also renovated: approx. 95% new wiring & new elec. panels, approx. 50% new windows,

approx. 50% gutted to studs & new drywall, some new plumbing, etc. Additional improvements were completed in 2013: new roof, exterior siding repair & prep, exterior paint, many minor cosmetics & repairs, and installation of hard-wired Ethernet jacks to all 14 Bedrooms. June of 2015 new flooring on main & 2nd deck, more new fixtures in kit's & baths, etc.

Please consider a UW Duplex may have more net income than a big Ballard fourplex... Your higher rent per sq ft = vastly less upkeep cost per every \$ of income. Call your commercial loan broker and lock in 2015 interest rates. The posting title "200 ft north of Burke Gilman Bike Trail" instantly defines this location for your future residents and Craigslist seekers...

# 4017 5th Ave. N.E. – \$990,000

<b>Apt A Main</b>	<b>1300 sq ft</b>	
A.A	SW	\$610
A.B	NW	610
A.C	S x W	620
A.D	NE	630
A.E	E	630
A.F	SE	630
<b>Apt A Lower</b>	<b>700 sq ft</b>	
A.G	SE	610
A.H	NW	615
<b>Total Apt A</b>		<b>4,955</b>

<b>Apt B Top</b>	<b>1200 sq ft</b>	
B.A	NE	630
B.B	N	630
B.C	E	610
B.D	SE	620
B.E	SE	610
B.F	NW	610
<b>Total Apt B</b>		<b>3,710</b>

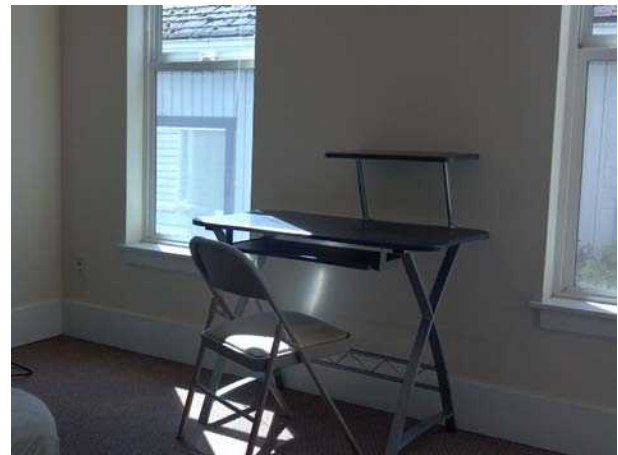
**Sub Total Rents 8,665**

Laundry (leased/ net)	38
Garage	85
Util Co Pays	0

**Sept 2015 – Aug 2016 8,788**

<u>September 2012 – August 2013</u>	
14 Rooms	6,160
Laundry net	37
Garage	0
<b>Actual / mo.</b>	<b>6,197</b>

<u>September 2013 – August 2014</u>	
14 Rooms	6,825
Laundry net	38
Garage	80
<b>Actual / mo.</b>	<b>7,433</b>



Each room has a desk, a chair, a bed and a mini fridge. Property is managed by Seller and a family friend. All units leased Sept 1, 2015 - Aug 31, 2016 as shown, upon 14 lease agreements, zero vacancy. All 14 units were leased up/current tenants signed up during one week end in August of 2015, data available.

<u>September 2014 – August 2015</u>	
14 Rooms	7,710
Laundry net	38
Garage	80
<b>Actual / mo.</b>	<b>7,828</b>

(Zero Vacancy Sept 2012 - Aug 2015)



4017 5th Ave. N.E. – \$990,000

