

Multi-Family Client Detail Report

Listings as of 03/15/09 at 2:24pm

Lot: 12

2024 Franklin Ave E Seattle 98102

Eastlake



Status	Active	Area	390	List Price	1,125,000
Listing#	28170309	Map	565	Sold Price	
County	King	Grid:	B-2	Year Built	1908
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Style	56-6-9 Units	SqFt	4116	Acres	0.136
Community	Eastlake	Total Rentable SqFt	3900	Lot Size	5940
General Zoning	Multi-Family	# of Units	6		
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Gr Schd Inc					
Vacancy Rt					
Gr Adj Inc.					
Total Exp.			8991		
Net Opr Inc					
Cap Rate					
				Carport Spcs.	
				Garage Spcs.	
				Uncov'd Spcs	6
				Total Pkg Spcs	
				Tax Year	2008
				Annual Taxes	7041

[See Additional Pictures](#)

Amenities	Basement, Coin Op Laundry, Thermal Windows
Energy Source	Electric, Natural Gas
Heating/Cooling	Baseboard, Forced Air
Floor Covering	Hardwood, Wall to Wall Carpet
Terms	Cash Out, Conventional
Foundation	Poured Concrete
Roof Type	Built-Up
Exterior	Cement Plank
Sewer	Sewer Connected
Site Features	Gas Available

Unit Number 1		Beds	2	APPROX. Sq Ft	975
		Baths	1.00	Base Rent/Mo.	1124
Refrigerator	Yes	Range/Oven	Yes	# of Fireplaces	
				Dishwasher	No
				Washer/Dryer	No
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Unit Number 2		Beds	2	APPROX. Sq Ft	975
		Baths	1.00	Base Rent/Mo.	1500
Refrigerator	Yes	Range/Oven	Yes	# of Fireplaces	
				Dishwasher	No
				Washer/Dryer	No
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Unit Number 3F		Beds	1	APPROX. Sq Ft	575
		Baths	1.00	Base Rent/Mo.	895
Refrigerator	Yes	Range/Oven	Yes	# of Fireplaces	
				Dishwasher	No
				Washer/Dryer	No
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Unit Number 4F		Beds	1	APPROX. Sq Ft	575
		Baths	1.00	Base Rent/Mo.	850
Refrigerator	Yes	Range/Oven	Yes	# of Fireplaces	
				Dishwasher	No
				Washer/Dryer	No
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Unit Number 3R		Beds		APPROX. Sq Ft	400
		Baths	1.00	Base Rent/Mo.	800
Refrigerator	Yes	Range/Oven	Yes	# of Fireplaces	
				Dishwasher	No
				Washer/Dryer	No
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Unit Number 4R		Beds		APPROX. Sq Ft	400
		Baths	1.00	Base Rent/Mo.	775
Refrigerator	Yes	Range/Oven	Yes	# of Fireplaces	
				Dishwasher	No
				Washer/Dryer	No

Directions : From the I-5 Roanoke exit continue along Boylston to E Lynn St. Take a right on Lynn and then turn left on Franklin. Between Boston & Newton Streets - building is mid-block on east side of the street.

Marketing Remarks : A solid building in great condition and in a great location - this is a solid investment! Over the last 11 years the building has been meticulously taken care of. Great rental balance of studios, one & two bedroom units. Recent upgrades are easy to see and appreciate. New parking pad and charming landscaping as well as recent exterior painting (late 2007). This place sparkles! Walk to cool shops, restaurants & coffee houses. It's the Eastlake neighborhood at its best.

Presented By: Diane Rae Jones / Windermere RE Mercer Island
 Lot Sizes And Square Footage Are Estimates.
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