

**Sold Properties**

Listing #	Address	City	Bd	Bth	SqFt	Lot Sz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price
530628	1142 Lato Dr	Oak Harbor			1,160	0.221	1974	02/05/14	\$103.45	78	\$135,000	\$123,000	\$120,000
22086397	3157 Hawks Prairie Rd	Oak Harbor	0	0.00		0.551	1943	11/19/02	\$0.00	267	\$190,000	\$190,000	\$180,000
20003617	675 SW Harrier Street	Oak Harbor	0	0.00		0.410	1978	12/22/00	\$0.00	0	\$295,000	\$295,000	\$280,000
1295099	2150 Swantown Rd	Oak Harbor			1,664	0.430	1976	08/06/18	\$180.29	8	\$300,000	\$300,000	\$300,000
312437	920 SE Midway Blvd	Oak Harbor			6,075	0.165	1942	12/07/12	\$51.85	266	\$375,000	\$350,000	\$315,000
144358	377 SE 8th Ave	Oak Harbor			5,644	0.470	1972	03/02/11	\$58.47	22	\$395,000	\$395,000	\$330,000
25028664	3067 N Heller Rd	Oak Harbor	0	0.00		2.500	1963	06/15/05	\$0.00	52	\$335,000	\$345,000	\$350,000
1010696	690 NW Atalanta Wy #Bld J	Oak Harbor			3,032	0.211	1987	09/30/16	\$126.98	36	\$385,000	\$395,000	\$385,000
23009241	108 E Henni Rd	Oak Harbor	0	0.00		2.260	1975	06/16/03	\$0.00	427	\$489,000	\$489,000	\$480,000
279007	1235 SE 4th Ave	Oak Harbor			9,110	0.360	1987	01/24/12	\$66.96	50	\$646,000	\$646,000	\$610,000
858536	1361 1315 NE Goldie St	Oak Harbor				4.860	1900	12/28/15	\$0.00	7	\$750,000	\$750,000	\$750,000
652176	455 SE Barrington Dr	Oak Harbor			8,802	0.500	1968	07/30/15	\$95.43	359	\$859,500	\$850,000	\$840,000
1208821	500 Tucker Ave	Friday Harbor			13,880	0.762	1984	06/26/19	\$93.66	194	\$1,300,000	\$1,300,000	\$1,300,000
1219627	906 W 2nd St	Cle Elum			14,178	1.130	1983	09/11/19	\$97.33	125	\$1,380,000	\$1,380,000	\$1,380,000
641968	260 NE 7th Ave	Oak Harbor			16,732	0.792	2002	07/07/15	\$89.65	359	\$1,525,000	\$1,525,000	\$1,500,000
1111185	141 SW 6th Ave	Oak Harbor			14,288	0.700	1985	08/25/17	\$131.23	38	\$1,950,000	\$1,950,000	\$1,875,000
1235703	226 6th St	Snohomish			23,106	1.680	1990	11/26/18	\$144.01	190	\$3,190,000	\$3,190,000	\$3,327,500
1221707	3444 Erickson St	Gig Harbor			21,683	1.556	1989	10/05/18	\$154.73	185	\$3,330,000	\$3,330,000	\$3,355,000
1004086	151 S Oak Harbor St	Oak Harbor			24,693	1.450	1984	09/22/16	\$146.80	10	\$3,625,000	\$3,625,000	\$3,625,000
1228834	440 Main Ave S	North Bend			16,855	0.800	1987	03/26/20	\$265.50	215	\$4,475,000	\$4,475,000	\$4,475,000

<b>Listing Count :</b> 20	<b>Averages:</b>		12,060		\$120.42	144	\$1,296,475	\$1,295,150	\$1,288,875
	<b>Price :</b>	<b>High</b>	\$4,475,000	<b>Low</b>	\$120,000	<b>Median</b>	\$680,000		

**Grand Totals**

<b>Count :</b> 20	<b>Averages:</b>	<b>SqFt:</b> 12,060	<b>CDOM:</b> 144	<b>OP:</b> \$1,296,475	<b>LP:</b> \$1,295,150	<b>SP:</b> \$1,288,875
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# Statistical Market Analysis (Appraiser)

Status is 'Sold' Sale Type is 'MLS' Listing Agent Id is '84231' Co Listing Agent Id is '84231' Status is not 'Incomplete'

Active: 0	Pending: 0	Sold: 20	Sold - Unlisted: 0	Other: 0	Total: 20
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	Bedrooms	Bathrooms	Square Feet	Orig Price	List Price	Selling Price	CDOM	DOM
Minimum	0	0.00	0	\$135,000	\$123,000	\$120,000	0	0
Average	0	0.00	9,045	\$1,296,475	\$1,295,150	\$1,288,875	144	114
Median	0	0.00	7,439	\$698,000	\$698,000	\$680,000	102	78
Maximum	0	0.00	24,693	\$4,475,000	\$4,475,000	\$4,475,000	427	359
Total Dollar				\$25,929,500	\$25,903,000	\$25,777,500		

**Median DOM Breakdown and Average % of List Price received on Solds by Market time:**

	0-30 Days	31-60 days	61-90 days	91-120 days	120+ days
No. of Listings	5	4	3		7
Breakdown %	25.00%	20.00%	15.00%		35.00%
Med SP % LP	100.00%	96.81%	97.56%		100.00%

**Appraiser Sales Report: Median Breakdown of Solds by Selling Date:**

Total	0-90 Days	91-180 days	181-270 days	271-365 days	181-365 days
Total # of Sales	1		1	1	2
Med Sale Price	\$4,475,000		\$1,380,000	\$1,300,000	\$1,340,000
Med S. DOM/CDOM	215/215		125/125		125/159
Med LP of Sales	\$4,475,000		\$1,380,000	\$1,300,000	\$1,340,000
Med Org List Price	\$4,475,000		\$1,380,000	\$1,300,000	\$1,340,000
Med SP % LP	100.00		100.00	100.00	100.00

**Current Listings Only:**

Total # Comp Active
Med List Price
Med C. DOM/CDOM

Information is deemed to be reliable, but not guaranteed.

Prepared by Peter Rivera on 4/18/2020

Listing # 1228834

440 Main Ave S , North Bend 98045

Status: Sold

LP: \$4,475,000



LT: 8 - 11

BLK: 6

CMTY: North Fall City

ACR: 0.800

AR: 540

SP: \$4,475,000

LSZ: 34856

MAP: 660

GRD: F-2

OLP: \$4,475,000

YBT: 1987

HOD:

TX#: 8036200215

StatDt: 03/26/2020

PKC: 0

TX\$: \$15,911

YR: 2017

LD: 12/29/2017

PKU: 29

Right of First Refusal:

Sell Concess:

BDC: Very Good

STY: 56 - 10+ Units

NCS: 0

NOU: 28

ENS: Electric

TSP: 29

SIB: 2

HTC: Baseboard

UBG: No

GZC: Multi-Family

TRM: Other

EXT: Metal/Vinyl

RF: Composition

AMN: Coin Op Laundry, Elevator, Thermal Windows

TX\$: \$15,911    INS\$: \$5,381    WSG\$: \$35,912    ELE\$: \$8,616    HET\$: \$0    OTX\$: \$122,108    TEX\$: \$187,928

GSIS\$: 234648    VAC%: 1%    GAI\$: \$236,423    EXP\$:    NOI\$: \$32,018    CAP%: 1%    GRM%: 19%

OTVP: Tenant    SOC: 2.0    LAG: Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)  
 PTS: (360) 929-6113    LO: Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x4132  
 OWN: Cascade Park Associat    OPH: (425) 454-8205    CLA:  
 KEY: Appointment, See Remarks    CLO:

Agent Only Remarks: Seller has received and is negotiating an offer from a non-profit entity. Property may be available to the open market/investors should the offer not be accepted; or if accepted, when the sale falls through.

Directions: I-90- East to exit 31 (North Bend) - Take circle around to the north to Bendigo Blvd- Continue on N. Bend Blvd N- R@ W. Park St- R@ Main Avenue S- Complex on left (Corner of Main/Stow Avenue S.)

Marketing Remarks: Cascade Park is a 28 unit senior housing complex in a beautiful community setting. This 2-story elevator serviced garden style apartment building has 27 1bedrm/1bath and 1 2bedrm/1bath units. Amenities include a lobby, an office, community rooms, common bathroom, maintenance rooms, tenant storage room, coin-op laundry, nice landscaping, and a large paved parking lot. Building meticulously maintained by the owners. Easy access to employment centers, shopping, and restaurants in North Bend.

Listing # **1219627**      **906 W 2nd St , Cle Elum 98922**      Status: **Sold**      LP:      **\$1,380,000**  
 LT:      BLK:      CMTY: **Cle Elum**



ACR: <b>1.130</b>	AR: <b>948</b>	SP: <b>\$1,380,000</b>
LSZ: <b>49223</b>	MAP: <b>4</b>	GRD: <b>9-E</b> OLP: <b>\$1,380,000</b>
YBT: <b>1983</b> HOD:	TX#: <b>184236</b>	StatDt: <b>09/11/2019</b>
PKC: <b>0</b>	TX\$: <b>\$4,117</b>	YR: <b>2017</b> LD: <b>11/16/2017</b>
PKU: <b>28</b>	Right of First Refusal:	
BDC: <b>Good</b>	STY: <b>56 - 10+ Units</b>	Sell Concess:
NCS: <b>0</b> NOU: <b>20</b>	ENS: <b>Electric</b>	
TSP: <b>28</b> SIB: <b>2</b>	HTC: <b>Baseboard</b>	
UBG: <b>No</b>	GZC: <b>Multi-Family</b>	
	TRM: <b>Conventional</b>	
	EXT: <b>Wood, Wood Products</b>	
	RF: <b>Metal</b>	
	AMN:	


TX\$: **\$4,117**      INS\$: **\$5,398**      WSG\$: **\$21,109**      ELE\$: **\$2,965**      HET\$: **\$0**      OTX\$: **\$74,544**      TEX\$: **\$108,133**  
 GSI\$: **153960**      VAC%: **3%**      GAI\$: **\$151,960**      EXP\$:      NOI\$: **\$43,590**      CAP%: **3%**      GRM%: **9%**

OTVP: **Tenant**      SOC: **2.0**      LAG: **Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)**  
 PTS: **(360) 929-6113**      LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x4132**  
 OWN: **Cle Elum Associates, A**      OPH: **(425) 454-8205**      CLA:  
 KEY: **See Remarks**      CLO:

Agent Only Remarks:      **Property is presently operated as an affordable housing community. Mortgage currently held by USDA. Sellers in the process of converting property to market rate. Only offers from non-profits during first 180 days from list date. See Supplement.**

Directions:      **I-90 East- Cle Elum Exit 84- W. 1st St- L@ N. Pines St- L@ W. 2nd St- Pine Terrace Apartments on Right (before Denny Ave).**

Marketing Remarks:      **Pine Terrace Apartments is nestled in the quaint Cascade Mountain town of Cle Elum. Conveniently situated within walking distance of schools, downtown shopping/restaurants, parks/walking trails, grocery store, and the Farmers market. Close to Suncadia, Swiftwater fitness, and much more. Nice picnic and play areas, wooded grounds, community garden and coin-op laundry room. Units enjoy private deck/patio and storage room off every unit. 28 open off-street parking are more than ample for all.**

Listing # <b>1208821</b>	<b>500 Tucker Ave , Friday Harbor 98250</b>	Status: <b>Sold</b>	LP: <b>\$1,300,000</b>
	LT: <b>12 &amp; 13</b> BLK: <b></b>	CMTY: <b>Friday Harbor</b>	
ACR: <b>0.762</b>	AR: <b>900</b>	SP: <b>\$1,300,000</b>	
LSZ: <b>33193</b>	MAP: <b></b>	GRD: <b></b>	OLP: <b>\$1,300,000</b>
YBT: <b>1984</b>	HOD: <b></b>	TX#: <b>351154012000</b>	StatDt: <b>06/26/2019</b>
PKC: <b>0</b>		TX\$: <b>\$4,705</b>	YR: <b>2016</b>
PKU: <b>29</b>		Right of First Refusal: <b></b>	LD: <b>10/17/2017</b>
BDC: <b>Very Good</b>		STY: <b>56 - 10+ Units</b>	Sell Concess: <b></b>
NCS: <b>0</b>	NOU: <b>2</b>	ENS: <b>Electric</b>	
TSP: <b>29</b>	SIB: <b>2</b>	HTC: <b>Baseboard</b>	
	UBG: <b>No</b>	GZC: <b>Multi-Family</b>	
		TRM: <b>Conventional</b>	
		EXT: <b>Wood</b>	
		RF: <b>Composition</b>	
		AMN: <b>Coin Op Laundry, Playground</b>	

TX\$: <b>\$4,705</b>	INS\$: <b>\$3,237</b>	WSG\$: <b>\$35,687</b>	ELE\$: <b>\$4,230</b>	HET\$: <b>\$0</b>	OTX\$: <b>\$65,456</b>	TEX\$: <b>\$113,315</b>
GSIS\$: <b>158112</b>	VAC%: <b>5%</b>	GAI\$: <b>\$154,927</b>	EXP\$: <b></b>	NOI\$: <b>\$41,612</b>	CAP%: <b>3%</b>	GRM%: <b>9%</b>

OTVP: <b>Tenant</b>	SOC: <b>2.0</b>	LAG: <b>Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)</b>
PTS: <b>(360) 929-6113</b>		LO: <b>Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x4132</b>
OWN: <b>Friday Harbor Associat</b>	OPH: <b>(425) 454-8295</b>	CLA: <b></b>
KEY: <b>Appointment, See Remarks</b>		CLO: <b></b>

Agent Only Remarks: **Property is under contract with a non-profit organization. Expected Closing date April 30, 2018.**

Directions: **Ferry terminal- R@ Front St- L@ Spring St- R@ 2nd St- Continue on Guard St- R@ Tucker Ave- Harbor View Apartments on right (corner of Tucker and Marble St).**

Marketing Remarks: **Harbor View Apartments presently operated as an affordable housing community. The mortgage is currently held by USDA. The sellers (original owners and builders) are in the process of converting the property to a market rate community. The site contains 20 one and two bedroom units, 29-parking spaces, a laundry facility, children's play area and associated open space. The central location provides access to convenient shopping and other services.**

Listing # **1235703**

**226 6th St , Snohomish 98290**

Status: **Sold** LP: **\$3,190,000**



LT: BLK:

CMTY: **Pilchuck**

ACR: <b>1.680</b>	AR: <b>750</b>	SP: <b>\$3,327,500</b>
LSZ: <b>73181</b>	MAP:	GRD: OLP: <b>\$3,190,000</b>
YBT: <b>1990</b>	HOD:	TX#: <b>0044260000201</b>
PKC: <b>0</b>		TX\$: <b>\$13,883</b> YR: <b>2017</b> LD: <b>01/25/2018</b>
PKU: <b>35</b>		Right of First Refusal:
BDC: <b>Very Good</b>		STY: <b>56 - 10+ Units</b>
NCS: <b>0</b>	NOU: <b>28</b>	ENS: <b>Electric</b>
TSP: <b>35</b>	SIB: <b>2</b>	HTC: <b>Baseboard</b>
	UBG: <b>No</b>	GZC: <b>Multi-Family</b>
		TRM: <b>Conventional</b>
		EXT: <b>Metal/Vinyl</b>
		RF: <b>Composition</b>
		AMN: <b>Coin Op Laundry, Storage, Thermal Windows</b>

TX\$: <b>\$13,883</b>	INS\$: <b>\$5,381</b>	WSG\$: <b>\$28,436</b>	ELE\$: <b>\$5,513</b>	HET\$: <b>\$0</b>	OTX\$: <b>\$110,436</b>	TEX\$: <b>\$169,553</b>
GSIS\$: <b>238920</b>	VAC%: <b>1%</b>	GAI\$: <b>\$237,304</b>	EXP\$:	NOI\$: <b>\$67,751</b>	CAP%: <b>2%</b>	GRM%: <b>13%</b>

OTVP: <b>Tenant</b>	SOC: <b>2.0</b>	LAG: <b>Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)</b>
PTS: <b>(360) 929-6113</b>		LO: <b>Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x4132</b>
OWN: <b>Shinoda Garden Assoc</b>	OPH: <b>(425) 454-8206</b>	CLA:
KEY: <b>Appointment, See Remarks</b>		CLO:

Agent Only Remarks: **UPDATE: Offers will be considered 07/30/2018. Showings only with accepted offer. Please see Supplement for more information.**

Directions: **Hwy 9 to Snohomish- East on 2nd St- L@ Maple Ave- R@ 6th St- Pilchuck Ridge on left (Corner of 6th and Pine)**

Marketing Remarks: **Pilchuck Ridge Apartments is an "absolutely wonderful property." The main building is a single-story w/all 1-bdrm units; 4 additional 2-story buildings w/2-bdrm townhome units. 28 units (13 1-bed/1-bath and 15 2-bed/1-bath) all on a large 1.68 acre corner lot w/35 off-street parking stalls. Community room w/kitchen. On-site manager's office. This complex is s right on the Centennial Running trail and conveniently located near downtown. Units are spacious and reasonably priced with a wait list.**

Listing # 1221707

3444 Erickson St , Gig Harbor 98335

Status: **Sold**

LP: **\$3,330,000**

LT: **4**

BLK:

CMTY:

**Gig Harbor**

ACR: **1.556**

AR: **1**

SP: **\$3,355,000**

LSZ: **67801**

MAP: **1**

GRD: **A-1**

OLP: **\$3,330,000**

YBT: **1989**

HOD:

TX#: **022108-7-014**

StatDt: **10/05/2018**

PKC: **0**

TX\$: **\$11,396**

YR: **2017**

LD: **11/27/2017**

PKU: **39**

Right of First Refusal:

Sell Concess: **No**

BDC: **Very Good**

STY: **56 - 10+ Units**

NCS: **0**

NOU: **28**

ENS: **Electric**

TSP: **39**

SIB: **2**

HTC: **Baseboard**

UBG: **No**

GZC: **Multi-Family**

TRM: **Conventional**

EXT: **Wood**

RF: **Composition**

AMN: **Coin Op Laundry, Elevator, Thermal Windows**

TX\$: **\$11,396**    INS\$: **\$5,398**    WSG\$: **\$23,859**    ELE\$: **\$3,868**    HET\$: **\$0**    OTX\$: **\$94,528**    TEX\$: **\$139,050**  
 GSI\$: **227316**    VAC%: **1%**    GAI\$: **\$228,453**    EXP\$:    NOI\$: **\$89,403**    CAP%: **3%**    GRM%: **15%**

OTVP: **Tenant**    SOC: **2.0**    LAG: **Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)**  
 PTS: **(360) 929-6113**    LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x4132**  
 OWN: **Laurelwood Gig Harbor**    OPH: **(425) 454-8205**    CLA:  
 KEY: **Appointment, See Remarks**    CLO:

Agent Only Remarks:    **Showings only with accepted offer. Only offers from non-profit organizations will be considered at this time. Please see Supplement for more information.**

Directions:    **Tacoma (WA-16)- West to Gig Harbor- Wollochet Drive NW exit- R@ Pioneer Way- R@Kimball Dr- L@ Erickson St- Laurelwood on right just past the Car Wash.**

Marketing Remarks:    **The Laurelwood Apartments is a two-story elevator served garden style apartment building w/27 one bedroom/one bath and 1 two bedroom/one bath units. Common courtyard, community library room, coin-operated laundry, and on-site manager. Building had been and still is being meticulously maintained by the owners. 39 parking spaces. Conveniently located close to parks, restaurants, shopping, and Gig Harbor City Hall. Please contact your favorite Broker for more info on USDA RD offer restrictions.**



Listing # **1111185**      **141 SW 6th Ave , Oak Harbor 98277**      Status: **Sold**      LP: **\$1,950,000**  
 LT:                                      BLK:                                      CMTY: **City Of Oak Harbor**



ACR: <b>0.700</b>	AR: <b>813</b>	SP: <b>\$1,875,000</b>
LSZ: <b>30492</b>	MAP:                                      GRD:	OLP: <b>\$1,950,000</b>
YBT: <b>1985</b> HOD:	TX#: <b>R132033675050</b>	StatDt: <b>08/25/2017</b>
PKC: <b>0</b>	TX\$: <b>\$11,942</b> YR: <b>2017</b>	LD: <b>04/22/2017</b>
PKU: <b>27</b>	Right of First Refusal: <b>No</b>	Sell Concess:
BDC: <b>Very Good</b>	STY: <b>56 - 10+ Units</b>	
NCS: <b>0</b> NOU: <b>16</b>	ENS: <b>Electric</b>	
TSP: <b>27</b> SIB: <b>2</b>	HTC: <b>Baseboard</b>	
	UBG: <b>No</b>	
	GZC: <b>Multi-Family</b>	
	TRM: <b>Conventional</b>	
	EXT: <b>Wood</b>	
	RF: <b>Composition</b>	
	AMN: <b>Coin Op Laundry, Playground, See Remarks</b>	


TX\$: **\$11,942**    INS\$: **\$2,542**    WSG\$: **\$25,186**    ELE\$: **\$1,921**    HET\$: **\$0**    OTX\$: **\$41,997**    TEX\$: **\$83,588**  
 GSI\$: **208080**    VAC%: **3%**    GAI\$: **\$203,914**    EXP\$:    NOI\$: **\$120,327**    CAP%: **6%**    GRM%: **10%**

OTVP: **Tenant**                              SOC: **2.0**                                      LAG: **Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)**  
 PTS: **(360) 929-6113**                              LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x4132**  
 OWN: **Seagate Associates**                      OPH: **(425) 455-3885**                      CLA:  
 KEY: **Appointment, See Remarks**                      CLO:

Agent Only Remarks:      **Please view with discretion. Vacant units may be shown prior to offers. All units may be accessed after an accepted offer. Please note in offer that "Seller is a licensed RE Managing Broker." Closing Agent: Megan Packwood - Fidelity National Title.**

Directions:      **Deception Pass (SR20)- Oak Harbor- R@ SW 6th Ave- Seagate Apartments across Oak Harbor Middle School.**

Marketing Remarks:      **Great investment on Whidbey Island with strong ongoing tenant demand and a track record of increasing rents/low vacancy. The Seagate Apartments consist of 4 buildings with 12 2bed/1.5bath townhomes and 4 1bed/1bath flats that are meticulously maintained in a beautifully landscaped and quiet complex with a playground, coin-op laundry, and plenty of parking. Situated in the heart of Oak Harbor across OH Middle School; close to other schools, shopping, churches, etc. and Naval Air Station Whidbey.**

Listing # <b>1010696</b>	<b>690 NW Atalanta Wy #Bld J, Oak Harbor 98277</b>	Status: <b>Sold</b>	LP: <b>\$395,000</b>
	LT: <b>Bldg J</b> BLK:	CMTY: <b>City Of Oak Harbor</b>	
ACR: <b>0.211</b>	AR: <b>813</b>	SP: <b>\$385,000</b>	
LSZ: <b>9188</b>	MAP:	GRD:	OLP: <b>\$385,000</b>
YBT: <b>1987</b> HOD: <b>\$816</b>	TX#: <b>S849500003010</b>	StatDt: <b>09/30/2016</b>	
PKC: <b>0</b>	TX\$: <b>\$2,582</b>	YR: <b>2016</b>	LD: <b>08/07/2016</b>
PKU: <b>6</b>	Right of First Refusal: <b>No</b>	Sell Concess:	
BDC: <b>Good</b>	STY: <b>54 - 4-Plex</b>		
NCS: <b>0</b> NOU: <b>4</b>	ENS: <b>Electric</b>		
TSP: <b>6</b> SIB: <b>2</b>	HTC: <b>Baseboard</b>		
	UBG: <b>No</b>	GZC: <b>Multi-Family</b>	
		TRM: <b>Cash</b>	
		EXT: <b>Wood</b>	
		RF: <b>Composition</b>	
		AMN: <b>Clubhouse</b>	

TX\$: <b>\$2,582</b>	INS\$: <b>\$1,200</b>	WSG\$: <b>\$0</b>	ELE\$: <b>\$0</b>	HET\$: <b>\$0</b>	OTX\$: <b>\$15,125</b>	TEX\$: <b>\$18,907</b>
GSIS\$: <b>44160</b>	VAC%: <b>3%</b>	GAI\$: <b>\$43,435</b>	EXP\$:	NOI\$: <b>\$25,528</b>	CAP%: <b>6%</b>	GRM%: <b>9%</b>
OTVP: <b>Tenant</b>	SOC: <b>2.5</b>	LAG: <b>Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)</b>				
PTS: <b>(360) 929-6113</b>		LO: <b>Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231</b>				
OWN: <b>Big Fang 1 LLC</b>	OPH: <b>(360) 581-9497</b>	CLA:				
KEY: <b>Appointment, See Remarks</b>		CLO:				

Agent Only Remarks: **All units currently rented. Units may be shown/inspected after accepted offer. Rents shown are Market Rents. Additional Parcel Nos. S8495-00-00302-0, S8495-00-00303-0, S8495-00-00304-0. First American Title Order No. L65393.**

Directions: **Deception Pass (SR20)- Oak Harbor- R@ NE 7th Ave- L@ Oak Harbor St- R@ Columbia Way- R@ Atlanata Way- Right into Woodside North Condos, make a left, then a right- J Building on right at corner.**

Marketing Remarks: **Great investment property. Condominiumized 4-plex in very good condition. Excellent rental history. Each unit may be sold separately. Clubhouse privileges for tenants. In-town convenience close to shopping, schools, churches, etc. yet just minutes from Naval Air Station Whidbey Island.**

Listing # **1004086**      **151 S Oak Harbor St , Oak Harbor 98277**      Status: **Sold**      LP:      **\$3,625,000**



LT: **B-2**      BLK:      CMTY: **City Of Oak Harbor**

ACR: <b>1.450</b>	AR: <b>813</b>	SP: <b>\$3,625,000</b>
LSZ: <b>63162</b>	MAP:	GRD:      OLP: <b>\$3,625,000</b>
YBT: <b>1984</b> HOD:	TX#: <b>R133350190050</b>	StatDt: <b>09/22/2016</b>
PKC: <b>0</b>	TX\$: <b>\$6,415</b> YR: <b>2016</b>	LD: <b>07/26/2016</b>
PKU: <b>49</b>	Right of First Refusal:	Sell Concess:
BDC: <b>Very Good</b>	STY: <b>56 - 10+ Units</b>	
NCS: <b>0</b> NOU: <b>0</b>	ENS: <b>Electric</b>	
TSP: <b>49</b> SIB: <b>2</b>	HTC: <b>Baseboard</b>	
UBG: <b>No</b>	GZC: <b>Multi-Family</b>	
	TRM: <b>Conventional</b>	
	EXT: <b>Wood</b>	
	RF: <b>Composition</b>	
	AMN: <b>Coin Op Laundry, Playground, See Remarks</b>	

TX\$: <b>\$6,415</b>	INS\$: <b>\$6,000</b>	WSG\$: <b>\$40,000</b>	ELE\$: <b>\$2,000</b>	HET\$: <b>\$0</b>	OTX\$: <b>\$58,568</b>	TEX\$: <b>\$112,983</b>
GSIS\$: <b>392620</b>	VAC%: <b>3%</b>	GAI\$: <b>\$383,053</b>	EXP\$:	NOI\$: <b>\$262,095</b>	CAP%: <b>7%</b>	GRM%: <b>10%</b>

OTVP: <b>Tenant</b>	SOC: <b>2.0</b>	LAG: <b>Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)</b>
PTS: <b>(360) 929-6113</b>		LO: <b>Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231</b>
OWN: <b>Commodore Associate</b>	OPH: <b>(206) 369-2424</b>	CLA:
KEY: <b>Appointment, See Remarks</b>		CLO:

Agent Only Remarks:      **Please contact Pete@360-929-6113 for marketing package/showing appointments. Seller is a licensed real estate broker. Co-listed w/Terry Campbell - Fairwind Properties, Inc.**

Directions:      **Deception Pass (SR20)- Oak Harbor- R@ Whidbey Ave- L@ Oak Harbor St- Commodore Apartments on right.**

Marketing Remarks:      **Well maintained 29 unit apartment complex that have recently been upgraded with most of the units refurbished including flooring, paint , lighting , countertops , and appliances/fixtures. Complex consist of four 1bed/1bath, sixteen 2bed/1bath, four 3bed/1bath, and five 3bed/1.5bath units. CoinOp Laundry facility, children's play area, dog park and associated open space. Smack in the middle of Oak Harbor convenient to all schools, shopping, and NAS Whidbey.**



Listing # **652176**

**455 SE Barrington Dr , Oak Harbor 98277**

Status: **Sold**

LP: **\$850,000**

LT: **BLK:**

CMTY: **City Of Oak Harbor**



ACR: **0.500**

AR: **813**

SP: **\$840,000**

LSZ: **21780**

MAP: **91A**

GRD: **D-5**

OLP: **\$859,500**

YBT: **1968**

HOD:

TX#: **R132022531600**

StatDt: **07/30/2015**

PKC: **0**

TX\$: **\$8,474**

YR: **2015**

LD: **06/13/2014**

PKU: **18**

Right of First Refusal:

Sell Concess:

BDC: **Good**

STY: **56 - 10+ Units**

NCS: **0**

NOU: **2**

ENS: **Electric**

TSP: **18**

SIB: **2**

HTC: **Baseboard**

UBG: **No**

GZC: **Multi-Family**

TRM: **Cash**

EXT: **Wood**

RF: **Composition**

AMN: **Coin Op Laundry, Energy Package, Storage**

TX\$: **\$8,474**    INS\$: **\$1,650**    WSG\$: **\$15,286**    ELE\$: **\$1,445**    HET\$: **\$0**    OTX\$: **\$14,642**    TEX\$: **\$41,497**

GSIS\$: **111780**    VAC%: **3%**    GAI\$: **\$110,889**    EXP\$:    NOI\$: **\$69,392**    CAP%: **8%**    GRM%: **8%**

OTVP: **Tenant**

SOC: **2.5**

LAG: **Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)**

PTS: **(360) 929-6113**

LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231**

OWN: **Sandpebble LLC**

OPH: **208188819**

CLA: **Steve Hertling - Ph:(623) 224-7675 (Home)**

KEY: **Call Listing Office, See Remarks**

CLO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811**

Agent Only Remarks:

**Please do not disturb tenants. Call L/A for all showing appointments. Only vacant units, if any, may be shown. ALL units may be shown/inspected with earnest money, preapproval letter/proof of funds.**

Directions:

**Deception Pass (SR20)- Oak Harbor- L@ SW Barrington Dr- R@ Sand Pebbles Apartments approx 50 yards past City Beach Street (Post Office).**

Marketing Remarks:

**Well maintained 12 unit apartment building near downtown Oak Harbor; easy stroll to shopping, dining, post office, and city beach. Close to Skagit Valley College, NAS Whidbey Seaplane Base, and the marina. Island Transit bus stop nearby. Units have spacious floor plans. XL closets. Many appliances updated. Some units have partial water views. Convenient coin-operated laundry available to tenants. Location and amenities maintain a very strong tenant profile**

Listing # **641968**

**260 NE 7th Ave , Oak Harbor 98277**

Status: **Sold**

LP: **\$1,525,000**

LT: **BLK:**

CMTY: **City Of Oak Harbor**



ACR: <b>0.792</b>	AR: <b>813</b>	SP: <b>\$1,500,000</b>
LSZ: <b>34515</b>	MAP: <b>91</b>	GRD: <b>D-3</b>
YBT: <b>2002</b>	HOD:	StatDt: <b>07/07/2015</b>
PKC: <b>0</b>	TX#: <b>R133352751050</b>	LD: <b>05/27/2014</b>
PKU: <b>34</b>	TX\$: <b>\$19,350</b>	YR: <b>2014</b>
BDC: <b>Very Good</b>	Right of First Refusal:	Sell Concess:
NCS: <b>0</b>	STY: <b>56 - 10+ Units</b>	
TSP: <b>34</b>	ENS: <b>Electric</b>	
	HTC: <b>Baseboard, Wall</b>	
	GZC: <b>Multi-Family</b>	
	TRM: <b>Cash</b>	
	EXT: <b>Metal/Vinyl</b>	
	RF: <b>Composition</b>	
	AMN: <b>Coin Op Laundry, Fire Sprinklers</b>	

TX\$: <b>\$19,350</b>	INS\$: <b>\$5,432</b>	WSG\$: <b>\$7,200</b>	ELE\$: <b>\$1,155</b>	HET\$: <b>\$0</b>	OTX\$: <b>\$21,465</b>	TEX\$: <b>\$54,602</b>
GSIS\$: <b>164160</b>	VAC%: <b>5%</b>	GAI\$: <b>\$159,122</b>	EXP\$:	NOI\$: <b>\$104,520</b>	CAP%: <b>7%</b>	GRM%: <b>10%</b>

OTVP: <b>Tenant</b>	SOC: <b>2.5</b>	LAG: <b>Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)</b>
PTS: <b>(360) 929-6113</b>		LO: <b>Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231</b>
OWN: <b>Wallenford LLC</b>	OPH: <b>(206) 818-8819</b>	CLA: <b>Steve Hertling - Ph:(623) 224-7675 (Home)</b>
KEY: <b>Appointment, See Remarks</b>		CLO: <b>Coldwell Banker Koetje R.E. - Ph:(360) 675-5811</b>

Agent Only Remarks: **Please do not disturb tenants. Call L/A for all showing appointments. Only vacant units, if any, may be shown. ALL units may be shown/inspected with earnest money, preapproval letter/proof of funds.**

Directions: **Deception Pass (SR20)- Oak Harbor- R@ NE 7th Ave- R@ Wallenford Haven (diveway just past Lexy Manor Apartments).**

Marketing Remarks: **Pride of ownership in this 2 building/16 unit apartment complex nestled off NE 7th Ave for privacy/safety. 3 BdRm + 2 Bath units (One ADA Compliant unit has a 3.4 bath). Some units have washers/dryers; all have hook-ups. Common laundry also provided. Lower units have small private patios /upper units have private balconies. 4 units on each bldg have storage sheds. Vinyl siding and low maintenance grounds. Bldg B has sprinklers. Conveniently located close to shopping/dining/churches/NAS Whidbey.**

Listing # **530628**

**1142 Lato Dr , Oak Harbor 98277**

Status: **Sold**

LP: **\$123,000**

LT: **23**

BLK: **2**

CMTY: **Oak Harbor**



ACR: **0.221**

AR: **813**

SP: **\$120,000**

LSZ: **9610**

MAP: **91**

GRD: **B-5**

OLP: **\$135,000**

YBT: **1974**

HOD:

TX#: **S722500020230**

StatDt: **02/05/2014**

PKC: **0**

TX\$: **\$1,230** YR: **2013**

LD: **08/13/2013**

PKU: **0**

Right of First Refusal: **No**

Sell Concess:

BDC: **Restored**

STY: **52 - Duplex**

NCS: **0**

NOU: **2**

ENS: **Electric**

TSP: **2**

SIB: **1**

HTC: **Baseboard**

UBG: **No**

GZC: **Residential**

TRM: **VA**

EXT: **Cement/Concrete**

RF: **Composition**

AMN: **Storage, Thermal Windows, See Remarks**

TX\$: **\$1,230** INSS\$: **\$650** WSG\$: **\$1,200** ELE\$: **\$0** HET\$: **\$0** OTX\$: **\$0** TEX\$: **\$3,080**  
 GSI\$: **16800** VAC%: **3%** GAI\$: **\$16,296** EXP\$: **NOI\$: \$13,216** CAP%: **10%** GRM%: **8%**

OTVP: **Vacant** SOC: **2.5** LAG: **Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)**  
 PTS: **(000) 000-0000** **\$1000 SELLING AGENT BONU** LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231**  
 OWN: **Owner of Record** OPH: **(877) 617-5274** CLA:  
 KEY: **MLS Keybox, Vacant** CLO:

Agent Only Remarks: **Units are vacant - Income/Expense estimated. Please refer to attached Supplement for mandatory waiting period. The buyer's agent will receive a \$1000 bonus on any offer accepted by December 16 2013.**

Directions: **Deception Pass (SR20)- Oak Harbor- R@ Swantown Road- R@ Norman Drive- Duplex on Right.**

Marketing Remarks: **Affordable duplex freshly renovated with new roof, exterior/interior paint, carpets (Unit 11), fixtures, etc. Washer/dryer in each unit. Each unit with individual backyards; Unit 11 has the shed. Should qualify for VA financing; buy and occupy one unit and let the other side make most of your mortgage payment. Great starter or investment property!! Units are vacant - Income/Expense estimated. WFHM Prequal required. Sold "As Is."**

Listing # **312437**

**920 SE Midway Blvd , Oak Harbor 98277**

Status: **Sold**

LP: **\$350,000**

LT: **5**

BLK: **4**

CMTY: **Oak Harbor**



ACR: **0.165**

AR: **813**

SP: **\$315,000**

LSZ: **7200**

MAP: **91**

GRD: **E-5**

OLP: **\$375,000**

YBT: **1942**

HOD: **\$0**

TX#: **S758500000050**

StatDt: **12/07/2012**

PKC: **0**

TX\$: **\$4,700** YR: **2011**

LD: **01/21/2012**

PKU: **13**

Right of First Refusal: **No**

Sell Concess:

BDC: **Good**

STY: **56 - 10+ Units**

NCS: **0**

NOU: **6**

ENS: **Electric, Natural Gas**

TSP: **13**

SIB: **1**

HTC: **Baseboard**

UBG: **No**

GZC: **Multi-Family**

TRM: **Cash**

EXT: **Stucco**

RF: **Torch Down**

AMN: **Basement, Coin Op Laundry, Storage**

TX\$: **\$4,700** INSS\$: **\$2,300** WSG\$: **\$7,960** ELE\$: **\$2,000** HET\$: **\$675** OTX\$: **\$6,995** TEX\$: **\$26,430**  
 GSI\$: **61260** VAC%: **8%** GAI\$: **\$59,034** EXP\$: **NOI\$: \$32,604** CAP%: **9%** GRM%: **6%**

OTVP: **Tenant** SOC: **2.5** LAG: **Steve Hertling - Ph:(623) 224-7675 (Home)**  
 PTS: **(360) 929-6113** LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811**  
 OWN: **Ikard Trust** OPH: **(360) 929-7419** CLA: **Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)**  
 KEY: **Appointment, Call Listing Office** CLO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231**

Agent Only Remarks: **Please call Steve @ 360-929-7419 for questions or more info on this 13 unit apartment building; Call Pete @360-929-6113 for all showings.**

Directions: **Deception Pass (SR20), Oak Harbor, L@ Midway Blvd, L@ SE 9th Ave, Pioneer Apartments on corner of SE 9th and Midway Blvd.**

Marketing Remarks: **Well maintained apartment building with 12 studio and one 1 bedroom unit. Large basement/workshop storage area and small separate office. Some units have water views. Located within walking distance to downtown and harbor.**





