

Sold Properties

Listing #	Address	City	Bd	Bth	SqFt	Lot Sz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price
316318	1210 NW Elwha St	Oak Harbor			2,210		2001	05/08/12	\$78.88	166	\$199,900	\$179,900	\$174,330
28196319	1328 NW Falls Creek Lp	Oak Harbor	0	0.00	4,174		2004	04/15/09	\$88.64	77	\$410,000	\$390,000	\$370,000
28183481	1384 NW Falls Creek Lp	Oak Harbor	0	0.00	3,975		2004	05/29/09	\$98.11	623	\$429,000	\$429,000	\$390,000
29043377	1370 NW Falls Creek Lp	Oak Harbor	0	0.00	3,975		2004	08/21/09	\$98.11	44	\$429,000	\$429,000	\$390,000
28163788	1317 NW Elwha St	Oak Harbor	0	0.00	3,975		2004	03/31/09	\$103.14	512	\$429,000	\$429,000	\$410,000
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
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
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

Listing Count :	8	Averages:		8,841		\$122.60	252	\$1,375,238	\$1,370,238	\$1,358,041
Price :		High	\$4,475,000	Low	\$174,330	Median	\$400,000			

Grand Totals

Count :	8	Averages:	SqFt:	8,841	CDOM:	252	OP:	\$1,375,238	LP:	\$1,370,238	SP:	\$1,358,041
----------------	---	------------------	--------------	-------	--------------	-----	------------	-------------	------------	-------------	------------	-------------

Statistical Market Analysis (Appraiser)

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

Active: 0	Pending: 0	Sold: 8	Sold - Unlisted: 0	Other: 0	Total: 8
-----------	------------	---------	--------------------	----------	----------

	Bedrooms	Bathrooms	Square Feet	Orig Price	List Price	Selling Price	CDOM	DOM
Minimum	0	0.00	2,210	\$199,900	\$179,900	\$174,330	44	44
Average	0	0.00	8,841	\$1,375,238	\$1,370,238	\$1,358,041	252	110
Median	0	0.00	4,075	\$429,000	\$429,000	\$400,000	190	77
Maximum	0	0.00	21,683	\$4,475,000	\$4,475,000	\$4,475,000	623	215
Total Dollar				\$11,001,900	\$10,961,900	\$10,864,330		

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		3	1		3
Breakdown %		37.50%	12.50%		37.50%
Med SP % LP		95.57%	94.87%		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
Med Sale Price	\$4,475,000			\$1,300,000	\$1,300,000
Med S. DOM/CDOM	215/215				
Med LP of Sales	\$4,475,000			\$1,300,000	\$1,300,000
Med Org List Price	\$4,475,000			\$1,300,000	\$1,300,000
Med SP % LP	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 # 316318

1210 NW Elwha St , Oak Harbor 98277

Status: Sold

LP: \$179,900



LT: BLK:

CMTY: Oak Harbor

ACR:

AR: 813

SP: \$174,330

LSZ:

MAP: 88

GRD: D-6

OLP: \$199,900

YBT: 2001

HOD:

TX#: S82970000080

StatDt: 05/08/2012

PKC: 0

TX\$: \$0

YR: 0

LD: 02/02/2012

PKU: 4

Right of First Refusal:

Sell Concess: Yes

BDC: Good

STY: 52 - Duplex

NCS: 0

NOU: 2

ENS: Natural Gas

TSP: 4

SIB: 2

HTC: Forced Air

UBG: No

GZC: Multi-Family

TRM: VA

EXT: Cement Planked

RF: Composition

AMN:

TX\$: \$0	INS\$: \$0	WSG\$: \$0	ELE\$: \$0	HET\$: \$0	OTX\$: \$0	TEX\$: \$0
GSIS\$: 0	VAC%: 0%	GAI\$: \$0	EXP\$:	NOI\$: \$0	CAP%: 0%	GRM%: 0%

OTVP: Vacant	SOC: 2.5	LAG: Frank J. Meyer Sr. - Ph:(360) 672-2563 (Cellular)
PTS: (555) 555-5555		LO: Frank J Meyer Real Estate - Ph:(360) 678-1000
OWN: Aurora Loan Services,	OPH: (720) 566-8136	CLA:
KEY: MLS Keybox, Vacant		CLO:

Agent Only Remarks: As-Is Sale. No seller paid inspections or repairs. Pre-Approval/Proof of funds required. Title/Escrow - Fidelity/Puyallup. Commissions after concessions and seller paid closing costs.

Directions: Hwy 20 to Whidbey Ave heading west, north on Oak Harbor Rd, West onto NW Crosby Rd, North onto NW Elwha St to units on right.

Marketing Remarks: Investment Opportunity - Oak Harbor Duplex! All appliances included. Both units are 3 bedroom/1.75 Bath units, 1105 sq ft each. Lots of light! Off street parking, closing to town, shopping, schools, NAS Whidbey. Lower level unit has new gas heat system. Property sold as-is.

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

TX\$: \$4,705	INS\$: \$3,237	WSG\$: \$35,687	ELE\$: \$4,230	HET\$: \$0	OTX\$: \$65,456	TEX\$: \$113,315
GSIS\$: 158112	VAC%: 5%	GAI\$: \$154,927	EXP\$:	NOI\$: \$41,612	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: Friday Harbor Associat	OPH: (425) 454-8295	CLA:				
KEY: Appointment, See Remarks		CLO:				

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 # 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:	StatDt: 03/26/2020
PKC: 0	TX#: 8036200215	LD: 12/29/2017
PKU: 29	TX\$: \$15,911	YR: 2017
BDC: Very Good	Right of First Refusal:	Sell Concess:
NCS: 0	STY: 56 - 10+ Units	
TSP: 29	ENS: Electric	
	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.