

**5952 California Avenue SW****Price: \$1,800,000****5952-0 California Ave SW Seattle, WA 98136****Status: Withdrawn****Listing #593464****Listed Date: 3/28/2019 Days on Market: 217****Last Modified: 1/10/2020****Full Listing Report****Listing Information**

Asset Class: Multi-Family				Investment Property: Yes / Owner User: No	
Price/SF:	\$107.51			Investment Info:	
Land Price/SF:	\$240			Distressed Property:	No
Price/Unit:	\$51,428.60	Vacancy Factor:	0.00%	Gross Income:	\$47,280
CAP Rate:	2.19	Operating Expenses:	\$7,846	Net Operating Income:	\$39,434

**Property Information**

Land Use: Unknown		Construction Type: Concrete			
Property Type:	Multi-Family	Building Total SF:	16,743	# of Buildings:	1
Zoning:	LR3 RC	Net Rentable SF:	16,743	# of Floors:	4
Amps/Volts/Phase:	Unknown	Retail SF:	N/A	# of Units:	35
LEED Cert/Level:	No	Industrial SF:	N/A	# of Elevators:	N/A
Lot SF/Acres:	7,500/0.17218	High Tech Flex SF:	N/A	Sprinkler:	No
Year Built/Remodeled:	2020	Residential SF:	16,743	Air Conditioning:	No
		Office SF:	Unknown	DH/GL Doors:	Unknown
				Total Parking/Ratio:	5
Tax ID: 7625702425					

**Public Building Comments**

Fully permitted to build 35 units, 29 SEDUs and 6 1-bdrms. Potential to build up to 9 townhomes.

**Multi-Family Asset Class Information**

Annual Expense Information		Annual Operating Information		Financial Summary		Unit Breakdown		
Expense Year:	2017	Gross Sched Rents:	\$0	CAP Rate:	2.19	# of Units	Beds/Baths	Avg SF
+RE Taxes:	\$6,846	Vacancy %:	0%	GRM:	38.07	1	Studio	500
+Insurance:	\$1,000	+Laundry Income:	\$1,200	\$/Unit:	\$51,428.60	1	1 Bed / 1 Bath	500
+Electricity:	\$0	+Parking Income:	\$0	Expense/Unit:	\$224.17	0	1 Bed / 1.5 Bath	0
+Water/Sewer:	\$0	+Other Income:	\$0			0	1 Bed / 2 Bath	0
+Prop. Manager:	\$0	+Effective Gross:	\$48,480			0	2 Bed / 1 Bath	0
+Maintenance:	\$0	-Total Expenses:	\$7,846	<b>Building Information</b>		0	2 Bed / 1.5 Bath	0
+Supplies:	\$0	NOI:	\$40,634	Units w/Patios:		0	2 Bed / 2 Bath	0
+Other Expenses:	\$0			Units w/Fireplaces:		1	3 Bed / 1 Bath	1,900
+Total Expenses:	\$7,846			Units w/Dishwashers:		0	3 Bed / 1.5 Bath	0
Reserves:	\$0			Rec Room:	No	0	3 Bed / 2 Bath	0
				Common Laundry:	No	0	Other	0

Data provided by Commercial Brokers Association

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All information provided is deemed reliable, but is not guaranteed and should be independently verified.

### Public Listing Comments

Property in process of being permitted to build 35 units (Small Efficiency Dwelling Units) and also being approved to go up 5 stories on this LR-3RC zoned 7,500 sf property. 5 of the units are 1 bedrooms. Buildings are currently rented on a month to month basis.