

Multi-Family Client Detail Report

Listing Number 27090909
 Listings as of 06/28/07 at 5:17pm
Lot: 9

33047-33049 22nd Pl S Federal Way 98003 Federal Way



[See Additional Pictures](#)

Status	Active - STI	Area	100	List Price	339,950
Listing#	27090909	Map	745	Sold Price	
County	King	Grid:	C-5	Year Built	1980
Style	52-Duplex	SqFt	2180	Acreage	0.164
Community	Federal Way	Total Rentable SqFt	2180	Lot Size	7161
General		# of Units	2		
Zoning	Multi-Family				
Gr Schd Inc		23340		Carport Spcs.	
Vacancy Rt				Garage Spcs.	2
Gr Adj Inc.		23338		Unco'v'd Spcs	2
Total Exp.		4151		Total Pkg Spcs	4
Net Opr Inc		21071		Tax Year	2006
Cap Rate		6.20		Annual Taxes	2267

Amenities	Thermal Windows
Energy Source	Electric
Heating/Cooling	Baseboard, Forced Air
Floor Covering	Vinyl, Wall to Wall Carpet
Terms	Cash Out, Conventional
Foundation	Poured Concrete
Roof Type	Composition
Exterior	Metal/Vinyl
Sewer	Sewer Connected
Site Features	Cable TV, Fenced-Partially, Patio

Unit Number 33049	Beds 3	APPROX. Sq Ft 1090
Refrigerator Yes	Baths 2.00	Base Rent/Mo. 1050
Range/Oven Yes	# of Fireplaces 1	Washer/Dryer No
Dishwasher Yes		
Unit Number 33047	Beds 2	APPROX. Sq Ft 1090
Refrigerator Yes	Baths 2.00	Base Rent/Mo. 895
Range/Oven Yes	# of Fireplaces 1	Washer/Dryer Yes
Dishwasher Yes		

Directions : Pacific Highway @ to 330th. East to 22nd Pl South, right turn to end of street.

Marketing Remarks : Duplex, large townhouse style. One unit has 3 bedrooms, bath and 1/2 and the other unit is a 2 bedroom, bath and 1/2. Both units have a fireplace in the living room. Freshly painted interior. Open floor plan. Vinyl siding. Attached garage. Fenced back yard. Located at the end of cul-de-sac. Perfect for the owner occupant, live in one side, lease the other.

Presented By: Rebecca E Haas / RE/MAX Metro Realty, Inc.
 Lot Sizes And Square Footage Are Estimates.
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