

Multi-Family Client Detail Report

Listings as of 02/09/10 at 1:08pm

Lot:

310 39th Ave Ct NW Gig Harbor 98335

Point Fosdick



Status	Active	Area	6	List Price	425,000
Listing#	19291	Map	772	Sold Price	
County	Pierce	Grid:	B-4	Year Built	1978
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Style	52-Duplex	SqFt	3393	Acreage	0.280
Community	Point Fosdick	Total Rentable SqFt	3393	Lot Size	12197
General Zoning		# of Units	2		
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Gr Schd Inc		Carport Spcs.			
Vacancy Rt		Garage Spcs.	2		
Gr Adj Inc.		Uncov'd Spcs	2		
Total Exp.		Total Pkg Spcs	4		
Net Opr Inc		Tax Year	2009		
Cap Rate		Annual Taxes	4184		

Amenities	
Energy Source	Natural Gas
Heating/Cooling	Forced Air
Floor Covering	Laminate Hardwood, Vinyl, Wall to Wall Carpet
Terms	Cash Out, Conventional, FHA
Foundation	Poured Concrete
Roof Type	Composition
Exterior	Wood
Sewer	Septic
Site Features	Cable TV, Deck

Unit Number 310		Beds	3		APPROX. Sq Ft	1915
		Baths	2.50		Base Rent/Mo.	900
Refrigerator Yes	Range/Oven Yes	# of Fireplaces	1	Dishwasher Yes	Washer/Dryer Yes	
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Unit Number 312		Beds	2		APPROX. Sq Ft	1478
		Baths	2.50		Base Rent/Mo.	810
Refrigerator Yes	Range/Oven Yes	# of Fireplaces	1	Dishwasher Yes	Washer/Dryer No	

Directions : From Olympic go South on Pt. Fosdick, Left on 39th Ave to second duplex on left.

Marketing Remarks : Great opportunity to own Point Fosdick duplex condos on two parcels. This close-in location offers a peaceful setting in a wonderful neighborhood. One unit has been sharply updated to maximize space & take advantage of views of the Narrows & Hales Passage. Second unit is original & offers huge potential. Both units have an attached single car garage. Ideal for owner-occupancy or rental, with easy access to Gig Harbor services and Highway 16.

Presented By: Joe Sanchez / Coldwell Banker Bain
 Lot Sizes And Square Footage Are Estimates.
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