

Listing # **127539** **1738 Bloomington Ave , Bremerton 98312** STAT: **Active** LP:
 County: **Kitsap** LT: **10** BLK: **3** CMTY: **Bremerton**



Type: **Multi-Family** CDOM:
 AR: **148** TAX: **37020030100007** OLP:
 MAP: **33** GRD: **A-3** Internet: **Yes**
 DD: **From 11th go north on Naval to left** FIN:
turn at end and road becomes 19th. Turn LD:
left on Bloomington, first duplex on left. XD:
 OMD:

LAG: **Daniel Horovitz (42122)** PH: **(360) 710-5070**
 FAX: **(360) 692-8764** PH2: **(360) 692-9777**
 LO: **John L. Scott, Inc. Silverdale (9926)** PH: **(360) 692-9777**
 SOC: **3** Cmnts:
 CLA: PH:
 CLO: PTO: **Yes** F17: **Exempt**
 OTVP: **Vacant** OCC: **Vacant**
 OWN: **Pederson Trust** OPH: **(206) 244-5398**
 KEY: **MLS Keybox, Vacant**
 PTS: **(360) 710-5070** OAD: **Seatac, WA**
 POS: **Closing**
 TRM: **Cash Out, Conventional, FHA, State Bond, USDA, VA**

NOU: **2** ACR: **0.190** LSF: **8,276** TXY: **2010** TX\$: **\$1,765** GSI: **\$17,400**
 SIB: **1** LSZ: WFT: SqFt: **1,568** INS\$: **\$500** VAC%: **5%**
 UBG: **No** LDE: **Corner Lot, Curbs, Paved Street** WSG\$: **\$1,800** GAI\$: **\$16,530**
 YBT: **1952** NC: FND: **Poured Concrete** ELEX\$: **\$0** EXP\$: **\$7,053**
 STY: **52 - Duplex** TRSF: **1,568** EXT: **Wood** BDC: **Average** HET\$: **\$0** NOI\$: **\$9,478**
 POL: RF: **Composition** OTX\$: **\$2,988** CAP%: **7%**
 VEW: SWR: **Sewer Connected** TEX\$: **\$7,053** GRM%: **7%**
 SIT: **Cable TV, Fenced-Partially, High Speed Internet, Patio**

NCS: **0** GSP: **0** USP: **0** TSP: **0**
 GZC: **Multi-Family, Residential** ENS: **Natural Gas**
 ZJD: HTC: **Forced Air**
 FLS: **Vinyl, Wall to Wall Carpet** AMN:

WAS: SD: **Bremerton #100c** AIN\$: **\$0** TIN\$: **\$1,450**
 WAC: EL:
 POC: JH: 3rd Party Aprvl Req: **None**
 SWC: SH: Bank/REO Owned Y/N: **No**

Unit #: **1736** Beds: **2** Baths: **1** SqFt: **784** Rent: **\$725** # Fp: **0**
 Rng/Ovn: **Yes** Refr: **Yes** Dish: **No** Wash/Dry: **Yes**
 Unit #: **1739** Beds: **2** Baths: **1** SqFt: **784** Rent: **\$725** # Fp: **0**
 Rng/Ovn: **Yes** Refr: **Yes** Dish: **No** Wash/Dry: **No**

Agent Only Remarks: **Owner occupant for many years in one side, used other side for storage. Very clean units. End of Anderson Cove duplexes across from the water. Lock box on 9/7.**

Marketing Remarks: **One of the cleanest units in Anderson Cove, great price, great potential for your investment. This cap rate will certainly beat parking your money in the bank. A little view of the water from the back patio. These should rent quickly and be a reliable source of income in the future. Nearly fully fenced, siding, roof, interiors are all in good shape.**