

Listing # **245519** **1557 Olympic Ave , Bremerton 98312** STAT: **Active** LP:
 County: **Kitsap** LT: BLK: CMTY: **Bremerton**



Type: **Multi-Family** CDOM:
 AR: **148** TAX: **37030030010007** OLP:
 MAP: **33** GRD: **A-3** Internet: **Yes**
 DD: **Hwy 3 to E on Kitsap Way, Take L** FIN:
on 11th, L on Callow(North). R on 15th to L LD:
on Olympic(North). Property on L and just XD:
South of small park. OMD:

LAG: **Daniel Horovitz (42122)** PH: **(360) 710-5070**
 FAX: **(360) 692-8764** PH Type: **Cellular**
 LO: **John L. Scott, Inc. Silverdale (9926)** PH: **(360) 692-9777**
 SOC: **3%** Cmnts:
 CLA:
 CLO: PTO: **Yes** F17: **Provided**
 OTVP: **Tenant** OCC:
 OWN: **Bailey** OPH: **(206) 227-7718**
 KEY: **Appointment, Call Listing Office, Renter-Call First, See Remarks**
 PTS: **(360) 710-5070** OAD: **Bainbridge Island, Washing**
 POS: **Closing, See Remarks, Sub. Tenant's Rights**
 TRM: **Assumable, Cash Out, Conventional**

NOU: **2** ACR: **0.160** LSF: **6,970** TXY: **2009** TX\$:**\$1,450** GSI:**\$16,500**
 SIB: **0** LSZ: WFT: SqFt: **1,708** INS\$:**\$500** VAC%:**4%**
 UBG: **No** LDE: **Curbs, Sidewalk** WSG\$:**\$0** GAI\$:**\$15,675**
 YBT: **1952** NC: FND: **Poured Concrete** ELEX\$:**\$0** EXP\$:**\$4,375**
 STY: **52 - Duplex** TRSF: **0** EXT: **Wood Products** BDC: **Average** HET\$:**\$0** NOI\$:**\$11,300**
 POL: RF: **Composition** OTX\$:**\$2,425** CAP%:**11%**
 VEW: SWR: **Sewer Connected** TEX\$:**\$4,375** GRM%:**6%**
 SIT: **Cable TV, Fenced-Fully**

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

WAS: **Public** SD: **Bremerton #100c** AIN\$: **\$0** TIN\$: **\$1,375**
 WAC: **PSE** EL:
 POC: **Bremerton** JH: 3rd Party Aprvl Req: **None**
 SWC: SH: Bank/REO Owned Y/N: **No**

Unit #: **1557** Beds: **2** Baths: **1** SqFt: **1** Rent: **\$625** # Fp: **0**
 Rng/Ovn: **Yes** Refr: **No** Dish: **No** Wash/Dry: **No**
 Unit #: **1555** Beds: **3** Baths: **1** SqFt: **1** Rent: **\$750** # Fp: **0**
 Rng/Ovn: **Yes** Refr: **No** Dish: **No** Wash/Dry: **No**

Agent Only Remarks: **Tenants Rights. Interior shown after offer is accepted, write contingent on Buyer review. "As is" sale, owner will make no repairs. Private note holder, possible financing up to \$60,000. SF for each unit unknown, building total SF from PNWT.**

Marketing Remarks: **Great cap rate with allowances for vacancy, maintenance. Tenants pay all utilities. Assessed at 124,260. Update these units in the future, wait for the market to come back & you'll have a nice bit of appreciation. At this price this is an "as is" sale and owner will make no repairs. Get an owner occupied loan, live in one side & your mortgage is paid by tenants. One unit has 3 and the other 2 bedrooms.**

Listing #: 245519

1557 Olympic Ave , Bremerton 98312



Left unit. Fenced back yard. Wood siding.



**More of the fenced side yard, on left unit.
Park to right is being renovated by City.**



Street to the north in front of duplex.