

Listing # **80196**

**8885 Shore Place NW , Silverdale 99835**

STAT: **Active**

LP:

County: **Kitsap**

LT:

BLK:

CMTY: **Silverdale**



Type: **Multi-Family** CDOM:  
 AR: **147** TAX: **4463000090003** OLP:  
 MAP: **17** GRD: **B-6** Internet: **Yes**  
 DD: **From Hwy 3 & Newberry Hill, go toward Silverdale on Silverdale Way. Right at first light (Byron St), then first right on Pacific, then first right on Shore Place. Bay Vista Apts on the right.** FIN:  
 LD:  
 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: **Dennis Balduf (10698)** PH: **(360) 649-5053**  
 CLO: **John L. Scott, Inc. Silverdale** PTO: **Yes** F17: **Provided**  
 OTVP: **Tenant** OCC:  
 OWN: **McKloy** OPH: **(509) 773-9144**  
 KEY: **See Remarks**  
 PTS: **(360) 710-5070** OAD: **Goldendale, WA**  
 POS: **Closing**  
 TRM: **Cash Out, Conventional**

NOU: <b>12</b>	ACR: <b>0.370</b>	LSF: <b>16,117</b>	TXY: <b>2010</b>	TX\$: <b>\$8,090</b>	GSI: <b>\$99,840</b>
SIB: <b>2</b>	LSZ:	WFT:	SqFt: <b>8,816</b>	INS\$: <b>\$2,241</b>	VAC%: <b>5%</b>
UBG: <b>No</b>	LDE: <b>Dead End Street</b>			WSG\$: <b>\$8,868</b>	GAI\$: <b>\$94,848</b>
YBT: <b>1978</b>	NC:	FND:		ELEX\$: <b>\$2,160</b>	EXP\$: <b>\$36,789</b>
STY: <b>57 - 10+ Units</b>	TRSF: <b>9,700</b>	EXT: <b>Wood Products</b>	BDC: <b>Good</b>	HET\$: <b>\$0</b>	NOI\$: <b>\$58,392</b>
POL:		RF: <b>Flat</b>		OTX\$: <b>\$15,430</b>	CAP%: <b>7%</b>
VEW: <b>Bay</b>		SWR: <b>Sewer Connected</b>		TEX\$: <b>\$36,789</b>	GRM%: <b>9%</b>
SIT: <b>Cable TV</b>					

NCS: <b>0</b>	GSP: <b>0</b>	USP: <b>21</b>	TSP: <b>0</b>
GZC:			ENS: <b>Electric</b>
ZJD:			HTC: <b>Baseboard</b>
FLS: <b>Vinyl, Wall to Wall Carpet</b>			AMN: <b>Thermal Windows, See Remarks</b>

WAS: <b>Public</b>	SD: <b>Central Kitsap #401</b>	AIN\$: <b>\$0</b>	TIN\$: <b>\$8,395</b>
WAC:	EL:		
POC: <b>PSE</b>	JH:	3rd Party Aprvl Req:	<b>None</b>
SWC: <b>County</b>	SH:	Bank/REO Owned Y/N:	<b>No</b>

Unit #:	1	Beds:	2	Baths:	1	SqFt:	1100	Rent:	\$720	# Fp:	0
Rng/Ovn:	Yes	Refr:	Yes	Dish:	Yes	Wash/Dry:	Yes				
Unit #:	2	Beds:	1	Baths:	1	SqFt:	500	Rent:	\$450	# Fp:	0
Rng/Ovn:	Yes	Refr:	Yes	Dish:	Yes	Wash/Dry:	No				
Unit #:	3	Beds:	2	Baths:	1	SqFt:	900	Rent:	\$750	# Fp:	0
Rng/Ovn:	Yes	Refr:	Yes	Dish:	Yes	Wash/Dry:	Yes				
Unit #:	4	Beds:	2	Baths:	1	SqFt:	875	Rent:	\$750	# Fp:	0
Rng/Ovn:	Yes	Refr:	Yes	Dish:	Yes	Wash/Dry:	Yes				
Unit #:	5	Beds:	2	Baths:	1	SqFt:	875	Rent:	\$750	# Fp:	0
Rng/Ovn:	Yes	Refr:	Yes	Dish:	Yes	Wash/Dry:	Yes				
Unit #:	6	Beds:	1	Baths:	1	SqFt:	650	Rent:	\$600	# Fp:	0
Rng/Ovn:	Yes	Refr:	Yes	Dish:	Yes	Wash/Dry:	Yes				
Unit #:	7	Beds:	1	Baths:	1	SqFt:	650	Rent:	\$600	# Fp:	0
Rng/Ovn:	Yes	Refr:	Yes	Dish:	Yes	Wash/Dry:	Yes				
Unit #:	8	Beds:	2	Baths:	1	SqFt:	900	Rent:	\$750	# Fp:	0
Rng/Ovn:	Yes	Refr:	Yes	Dish:	Yes	Wash/Dry:	Yes				
Unit #:	9	Beds:	2	Baths:	1	SqFt:	900	Rent:	\$750	# Fp:	0
Rng/Ovn:	Yes	Refr:	Yes	Dish:	Yes	Wash/Dry:	Yes				
Unit #:	10	Beds:	2	Baths:	1	SqFt:	850	Rent:	\$800	# Fp:	0
Rng/Ovn:	Yes	Refr:	Yes	Dish:	Yes	Wash/Dry:	Yes				
Unit #:	11	Beds:	2	Baths:	1	SqFt:	850	Rent:	\$750	# Fp:	0
Rng/Ovn:	Yes	Refr:	Yes	Dish:	Yes	Wash/Dry:	Yes				
Unit #:	12	Beds:	1	Baths:	1	SqFt:	850	Rent:	\$650	# Fp:	0
Rng/Ovn:	Yes	Refr:	Yes	Dish:	Yes	Wash/Dry:	Yes				

Agent Only Remarks: Drive by's OK, please do not disturb tenants. Many photos on-line at [www.inkitsap.com/shoreplace](http://www.inkitsap.com/shoreplace). Interior showings after mutual acceptance, please add cointingency for showing units to offer. Possible showing of any vacant units.

Marketing Remarks: Great location in "Old Towne" Silverdale, near Waterfront Park & boat dock, restaurants, pubs, shops, easy access to hwy 3 makes these very desirable units with low vacancy rate. Cap rate includes reserves and proptery mgt fees. New roof, gutters, vinyl storm windows & many repairs & updates in recent years. Most units have been refurbished with new carpet & paint when last rented. Nearly all the units have their own washer dryer. Owner pays water, sewer, garbage & common area electric.