

Built 1960- 1997	Address	Sale Price	Monthly Income	GAI	GRM	Assessed Value	Sales Price / Assessec Value	Square Feet	\$ PSF	Monthly Rent \$ PSF	Annual Rent \$ PSF
Everett Duplex Closed Sales											
Date		Sale Price	Monthly Income	GAI	GRM	Assessed Value	Sales Price / Assessec Value	Square Feet	\$ PSF	Monthly Rent \$ PSF	Annual Rent \$ PSF
5/17/2007	806 52nd PI	\$307,800	\$1,390	\$16,680	18.45	\$252,300	122.00%	1789	\$172	\$0.78	\$9.32
5/16/2007	8518 Vernon	\$415,000	\$2,000	\$24,000	17.29	\$319,200	130.01%	2460	\$169	\$0.81	\$9.76
5/17/2007	5307 S 4th	\$470,000	\$2,200	\$26,400	17.80	\$322,100	145.92%	2808	\$167	\$0.78	\$9.40
6/8/2007	13106 Ash	\$497,000	\$2,340	\$28,080	17.70	\$379,400	131.00%	2718	\$183	\$0.86	\$10.33
6/1/2007	1921 Chestnut	\$335,000	\$1,400	\$16,800	19.94	\$283,100	118.33%	1996	\$168	\$0.70	\$8.42
7/3/2007	303 61st SE	\$339,500	\$1,550	\$18,600	18.25	\$257,300	131.95%	2070	\$164	\$0.75	\$8.99
7/8/2007	2717 Gibson	\$357,200	\$1,670	\$20,040	17.82	\$259,100	137.86%	1536	\$233	\$1.09	\$13.05
7/16/2007	4311 S 3rd	\$336,000	\$2,050	\$24,600	13.66	\$213,300	157.52%	2080	\$162	\$0.99	\$11.83
7/26/2007	11423 3rd PI W	\$495,000	\$2,400	\$28,800	17.19	\$372,000	133.06%	2740	\$181	\$0.88	\$10.51
8/17/2007	129 Madison	\$360,000	\$1,650	\$19,800	18.18	\$241,000	149.38%	2104	\$171	\$0.78	\$9.41
10/10/2007	7416 Lower Ridge	\$385,000	\$1,675	\$20,100	19.15	\$231,100	166.59%	1760	\$219	\$0.95	\$11.42
Averages		\$390,682	\$1,848	\$22,173	17.77	\$284,536	138.51%	2,187	\$181	\$0.85	\$10.22