Data Courtesy
Robert Ade
InvestmentPropertySpecialist.com

Everett Fourplexes Closed Sales	Address	Built Prior to 1960									
Date		Sale Price	Monthly Income	GAI	GRM	Assessed Value	Sales Price / Assessed Value	Square Feet	$ PSF	Monthly Rent $ PSF	Annual Rent $ PSF
1/19/2007	2011 Hoyt	$369,900	$2,440	$29,280	12.63	$277,900	133.11%	2532	$146	$0.96	$11.56
4/20/2007	2506 Rucker	$524,000	$1,950	$23,400	22.39	$346,500	151.23%	4164	$126	$0.47	$5.62
5/14/2007	2412 Everett	$335,000	$2,385	$28,620	11.71	$241,100	138.95%	3400	$99	$0.70	$8.42
7/18/2007	906 E Marine View	$315,000	$2,100	$25,200	12.50	$248,500	126.76%	2400	$131	$0.88	$10.50
8/23/2007	2122 Rucker	$530,000	$3,145	$37,740	14.04	$306,300	173.03%	3110	$170	$1.01	$12.14
Averages		$414,780	$2,404	$28,848	14.65	$284,060	144.61%	3,121	$134	$0.80	$9.65