



ANDREW L. PARKER
WITH RE/MAX MUTUAL
REALTY

Andrew L. Parker with RE/MAX Mutual Realty

1718 NW 56th Street #210
Seattle, WA 98107

Potential Rental Income

There are many factors that affect the amount of rent a homeowner can expect from an ADU unit. A few are location, job market, the terms of the rental agreement, and the size, plus condition of the property.

Below are some potential rental price ranges for ADU's in North Seattle:

Studio	\$350-\$500
1 Bedroom	\$500-\$800
2 Bedroom, 1 Bath	\$700-\$1200
2 Bedroom, 2 Bath	\$800-\$1400
3 Bedroom, 1 Bath	\$900-\$1300
3 Bedroom, 2 Bath	\$1000-\$1400

To pinpoint the asking price of a rental do what the professionals do. Search for comparables in the newspaper and online then drive by or preview.

Suggested publications for finding comparable rentals:

- Seattle Times/Seattle PI
- www.Craigslist.com
- Seattle Weekly
- The Stranger
- Neighborhood newspapers (ex: Ballard News Tribune)

"Andrew has been great..."-Lani B.

*"It's been extremely pleasant." -
Dominic N.*

ADDING AN ADU UNIT TO YOUR HOME



(206) 930-8238
ANDREWLPARKER.COM

MEET ANDREW



Your neighborhood expert.

As a third generation Realtor, Andrew L. Parker has gained experience from the ground up. His grandfather and mother were innovators in the field, from whom he learned early the qualities that make one successful. In the past he's worked in real estate investment, property management, landscaping, and construction. Andrew strives to combine the lessons he's learned with hard work, integrity, patience, and the ability to listen. His mission is to be among the best in his industry, to give back to the community, and to have fun doing what he loves.

In his past, Andrew managed approximately \$35 million of real estate assets for a construction company in Ballard. He is an excellent resource for those who wish to invest in real estate.

If you, your friends, or family are thinking about buying or selling real estate don't hesitate to call or email Andrew.

(206) 930-8238

Sold@AndrewLParker.com
www.AndrewLParker.com



ADDING AN ADU UNIT TO YOUR HOME

"Andrew, thinks ahead and is prepared!" -Kirk G.

With the growing population in Seattle and the need for more urban density, homeowners have an opportunity to add value to their home, as well as create additional income for their pocket book, by building an Auxiliary Dwelling Unit (ADU) in the unused space of their home. This additional income may be ideal for the retiree who wants to stay home but the cost of taxes and other expenses are forcing them out, or the first time home buyer who wants to live in a neighborhood they would otherwise be unable to afford.

The expense of remodeling to create an ADU can become costly. For example, adding a second kitchen can cost tens of thousands of dollars. With this in mind, it makes good sense to plan out improvements and additions wisely.

According to the Northwest Multiple Listing Service (NWMLS), the average 2-kitchen home that sold between 2000 and 2004 in North Seattle had

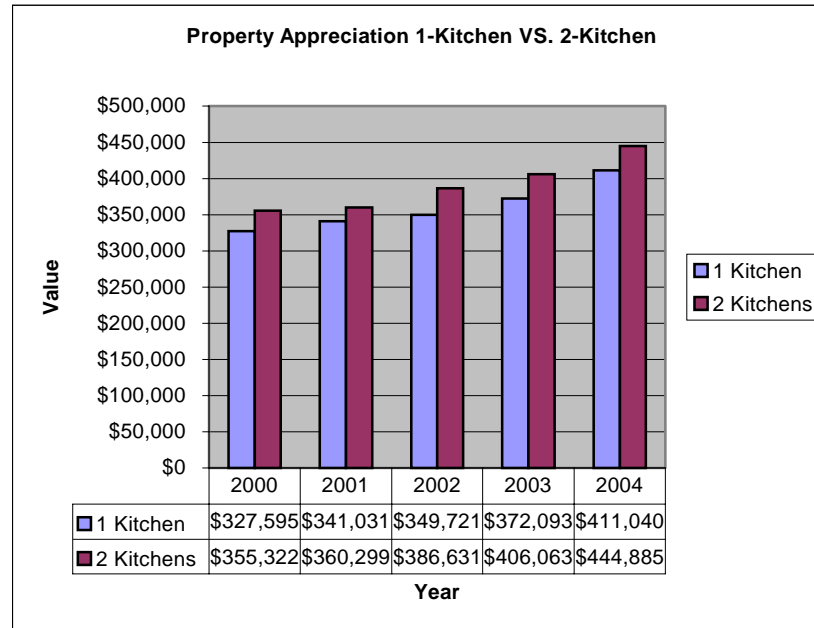
a value of approximately \$30,000 more than a home without.

An investment of building a second kitchen to create a space for an ADU Unit maybe a worth while investment. However, it goes without saying that not all homes or individuals will function well with an ADU. Before making the investment it is important to have a good design. The space should be designed so it functions

**Ideal for
retirees or the
first time home
buyers.**

well as a rental unit and also as part of the home as a whole. Future buyers may not want an ADU Unit. Therefore, a good design will create a space that is desirable for any use.

Also, being a landlord is not always an easy job. Between finding and screening potential tenants, collecting rent, dealing with concerns, complaints, and maintenance problems being a landlord can be a lot of work.



On average approx. \$30,000 difference in value or 8%.

Real Estate Information provided from reliable sources, but not guaranteed. Please note, not all homes with 2-kitchens included in averages were sold as ADU.

**For a free consultation regarding your home contact Andrew L. Parker.
Go to www.AndrewLParker.com or call (206) 930-8238.**

"Andrew, I have enjoyed the best service." -Douglas B.