

Willowbrook Apartments

135-141 33rd Ave SW
Cedar Rapids



MultiFamily
Associates.com
"We Sell Apartments"



- ❖ Offering Price: \$3,050,000
- ❖ 36 one bedroom apartments & 36 two bedroom apartments with 2 baths!
- ❖ Convenient location near Interstate 380 and local colleges
- ❖ Numerous updates/improvements
- ❖ Great investment opportunity

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SKOGMAN
Commercial Real Estate Services Group

135-141 33rd Ave SW
Cedar Rapids

Bob Randklev
319-533-6927

PROFESSIONAL BIO

MultiFamilyAssociates.com was started by a group of Commercial Realtors at Skogman Commercial Real Estate Group in Cedar Rapids.

Bob Wilkes and Mike Shaffer have each spent over 30yrs in the real estate business. Bob Randklev is a multi-family owner, manager and Realtor. The group specializes in Multifamily Apartment investments representing owners and buyers.

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Property Description

The property is a 72-unit complex built in 1977. Exterior is Mostly Brick. Roofs are 2 years old.

There are 36 one bedroom apartments and 36 two bedroom apartments.

Physical buildings consist of 2 side-by-side buildings and also 8 garages with room to add more garages.

Per Assessor the 2 bedroom units are about 864sf and have 2 baths, the one bedrooms are about 619sf

Average Rents on the 2 bedroom units are \$529.00/mo with a low of \$455.00 and a high of \$615.00.

Average rents on the 1 bedroom units are \$466.00 with a low of \$395.00 and a high of \$620.00.

Current owner varies rent Tenant by Tenant based on credit and other application criteria.

The units are well maintained with mostly newer carpets and appliances.

Of particular note is the fact they have been converted to condo status for tax saving reasons. In Linn County, commercial property is taxed at a higher assessed value than residential and doesn't benefit from the rollback that residential receives. Apartments are classified as commercial but if they are condominiumized, they are residential. There have been several conversions in Linn County. Careful examination of the two most recent conversions reveals the following:

- 1) The Assessed Value increased 40%.
- 2) The New Taxes were 65% of the previous amount, i.e., they got lowered 35%.
- 3) Anticipate reduction in taxes being reflected in tax bills payable Sept 2011 and March 2012

LOCATION

This complex is two blocks east of I-380 on 33rd Avenue S.W. This Avenue is a popular spot. Just east of I-380, there are 5 restaurants, two fast food spots and a convenience store. From the Apartment location, you can get to Highway 30 which is an East/West beltline in 3 minutes, downtown Cedar Rapids is about 5 minutes, Westdale Shopping Center in 7 to 10 minutes and Kirkwood College in a similar amount of time. HyVee Grocery and pharmacy are about 3 minutes

Additional Property Photos



Living room looking towards hallway, kitchen and front



Spacious kitchens with updated appliances



Main Bathroom



Walk in closets in 2bdr units



Large master bedroom with 2nd bath and walk in



Garages

Willowbrook Apartments
135-141 33rd Ave SW
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Maps and Aerials

SKOOGMAN
Commercial Real Estate Services Group

Bob Randlev
319-533-6927

Aerial Images



View from east looking west



View from west looking east

Annual Property Operating Data

Willowbrook

Proforma using Current rent schedule, 8% Vacancy, 2008 Schedule E expenses(added \$10,000 to repair and Maintenance to reflect industry averages and added \$5,000 to reserves). Also adjusted real estate taxes to reflect recent condo conversion.(this conversion should result in approximately a 35% reduction in taxes

Purpose	investment
Name	Willowbrook
Location	135-141 33rd Ave SW
Property Type	Apartment
Date	15 October 2009
Units	72

Price	\$2,850,000
-Loans	0
Down Payment	2,850,000
+Acq Costs	14,250
+Loan Points	0
Investment	2,864,250

	\$/Unit	% of GI	Annual \$
Total Gross Income	\$6,388	100.0%	\$459,912
- Vacancy & Credit Loss	511	8.0%	36,793
Effective Income	\$5,877	92.0%	\$423,119
Less: Operating Expenses			
Advertising	31	0.5%	2,236
Insurance	110	1.7%	7,947
repairs	440	6.9%	31,683
Taxes	687	10.7%	49,439
utilities	378	5.9%	27,199
Mgmt/Overhead	570	8.9%	41,058
Allowance for reserves	69	1.1%	5,000
Total Operating Expenses	\$2,286	35.8%	\$164,562
Net Operating Income	\$3,591	56.2%	\$258,557

Capitalization Rate	9.07%
Gross Income Multiplier	6.20
Cash on Cash	9.03%
Price/Unit	\$39,583

Analysis Assumptions Report

Willowbrook

Investment Assumptions

Price of Property	\$2,850,000.00
Closing Costs	.5% of Property Price
Date of Acquisition	1 January 2010
Holding Period	5 Years
Inflation Rate	3% per Year
Sale Price Method	8% Capitalization of NOI on Sale Date
Selling Costs	5%

Investor's Assumptions

General Vacancy & Credit Loss	Zero
Tax Rate - First Year	35%
Tax Rate - Following Years	35%
Capital Gain Rate	15%
Cost Recovery Recapture Rate	25% - Losses Carried Forward
Present Value Discount Rate Before Debt	10% per Year
Present Value Discount Rate Before Tax	10% per Year
Present Value Discount Rate After Tax	10% per Year

Depreciation Assumptions

Depreciable Amount	80% of Property Price
Depreciable Life	27.5 Years
Depreciation Method	Straight Line
Depreciation Start Date	at Acquisition

Scheduled rents Revenue Assumptions

Per July rent roll. Vacant units valued at average rate for that type unit

Annual Revenue	\$430,212.00
Revenue Start Date	at Acquisition
Revenue Period	Until Projected Sale
Revenue Growth Method	No Growth is Projected
Vacancy Factor	8%

Average Laundry Revenue Assumptions

Annual Revenue	\$7,425.00
Revenue Start Date	at Acquisition
Revenue Period	Until Projected Sale
Revenue Growth Method	No Growth is Projected
Vacancy Factor	8%

Analysis Assumptions Report

Willowbrook

Avg Forfeited Deposits Revenue Assumptions

Annual Revenue	\$18,563.00
Revenue Start Date	at Acquisition
Revenue Period	Until Projected Sale
Revenue Growth Method	No Growth is Projected
Vacancy Factor	8%

Avg Application fees Revenue Assumptions

Annual Revenue	\$3,712.00
Revenue Start Date	at Acquisition
Revenue Period	Until Projected Sale
Revenue Growth Method	No Growth is Projected
Vacancy Factor	8%

Advertising Expense Assumptions

per 2008 schedule E

Annual Expense	\$2,236.00
Expense Start Date	at Acquisition
Expense Period	Until Projected Sale
Expense Growth Method	Annual at the Inflation Rate

Insurance Expense Assumptions

per 2008 schedule E

Annual Expense	\$7,947.00
Expense Start Date	at Acquisition
Expense Period	Until Projected Sale
Expense Growth Method	Annual at the Inflation Rate

repairs Expense Assumptions

per 2008 schedule E plus allowance of \$10,000

Annual Expense	\$31,683.00
Expense Start Date	at Acquisition
Expense Period	Until Projected Sale
Expense Growth Method	Annual at the Inflation Rate

Analysis Assumptions Report

Willowbrook

Taxes Expense Assumptions

Seller has condo'd units. Reveiw of similar project shows post condo taxes at about 65% of previous. Current taxes are \$76,061 x 65% = \$49,439 Anticipate reduction in taxes being reflected in tax bills payable Sept 2011 and March 2012

Annual Expense	\$49,439.00
Expense Start Date	at Acquisition
Expense Period	Until Projected Sale
Expense Growth Method	Annual at the Inflation Rate

utilities Expense Assumptions

per 2008 schedule E

Annual Expense	\$27,199.00
Expense Start Date	at Acquisition
Expense Period	Until Projected Sale
Expense Growth Method	Annual at the Inflation Rate

Mgmt/Overhead Expense Assumptions

per 2008 schedule E. Seller allocates a portion of salaries, office rent, and other overhead to each complex

Annual Expense	\$41,058.00
Expense Start Date	at Acquisition
Expense Period	Until Projected Sale
Expense Growth Method	Annual at the Inflation Rate

Allowance for reserves Expense Assumptions

per 2008 schedule E. Seller allocates a portion of salaries, office rent, and other overhead to each complex

Annual Expense	\$5,000.00
Expense Start Date	at Acquisition
Expense Period	Until Projected Sale
Expense Growth Method	Annual at the Inflation Rate

UNIT MIXES

# Units	Type	Approx. SqFt	Avg. Rents	Monthly	Mkt Rents	Monthly
36	One bedroom	619	\$466	\$16,776	\$480	\$17,280
36	Two bedroom/two	864	\$529	\$19,044	\$550	\$19,800
72		53,388		\$35,820		\$37,080

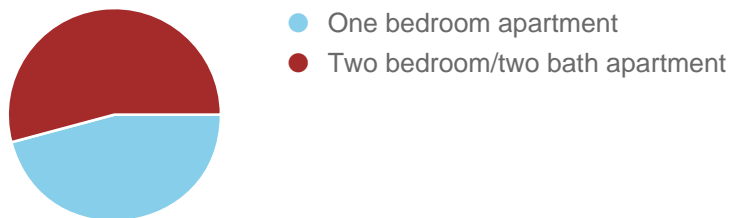
UNIT MIX



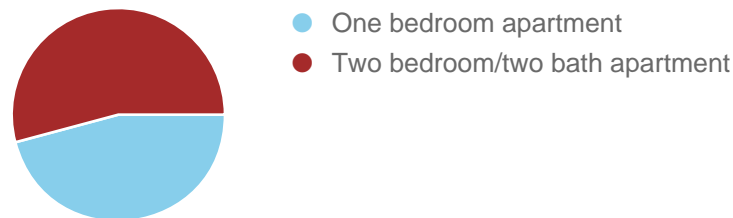
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME





Site Type: Ring	Willowbrook Ring: 1.0 mile	Willowbrook Ring: 3.0 mile	Willowbrook Ring: 5.0 mile
2008 Population			
Total Population	5,957	43,673	99,146
Male Population	49.5%	49.3%	48.8%
Female Population	50.5%	50.7%	51.2%
Median Age	36.0	35.1	36.8
2008 Income			
Median HH Income	\$50,510	\$48,560	\$54,784
Per Capita Income	\$26,742	\$24,946	\$28,842
Average HH Income	\$58,921	\$57,559	\$65,905
2008 Households			
Total Households	2,703	18,442	42,720
Average Household Size	2.11	2.27	2.24
1990-2000 Annual Rate	0.3%	0.35%	0.83%
2008 Housing			
Owner Occupied Housing Units	57.5%	59.5%	63.5%
Renter Occupied Housing Units	37.4%	33.4%	29.6%
Vacant Housing Units	5.1%	7.2%	6.9%
Population			
1990 Population	5,875	41,358	92,264
2000 Population	5,894	42,155	96,922
2008 Population	5,957	43,673	99,146
2013 Population	6,154	45,089	102,043
1990-2000 Annual Rate	0.03%	0.19%	0.49%
2000-2008 Annual Rate	0.13%	0.43%	0.28%
2008-2013 Annual Rate	0.65%	0.64%	0.58%

In the identified market area, the current year population is 99,146. In 2000, the Census count in the market area was 96,922. The rate of change since 2000 was 0.28 percent annually. The five-year projection for the population in the market area is 102,043, representing a change of 0.58 percent annually from 2008 to 2013. Currently, the population is 48.8 percent male and 51.2 percent female.

Households			
1990 Households	2,496	16,605	37,132
2000 Households	2,573	17,198	40,323
2008 Households	2,703	18,442	42,720
2013 Households	2,827	19,253	44,407
1990-2000 Annual Rate	0.3%	0.35%	0.83%
2000-2008 Annual Rate	0.6%	0.85%	0.7%
2008-2013 Annual Rate	0.9%	0.86%	0.78%

The household count in this market area has changed from 40,323 in 2000 to 42,720 in the current year, a change of 0.7 percent annually. The five-year projection of households is 44,407, a change of 0.78 percent annually from the current year total. Average household size is currently 2.24, compared to 2.32 in the year 2000. The number of families in the current year is 25,214 in the market area.

Housing

Currently, 63.5 percent of the 45,897 housing units in the market area are owner occupied; 29.6 percent, renter occupied; and 6.9 percent are vacant. In 2000, there were 42,360 housing units— 65.0 percent owner occupied, 30.3 percent renter occupied and 4.7 percent vacant. The rate of change in housing units since 2000 is 0.98 percent. Median home value in the market area is \$119,712, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.76 percent annually to \$130,594. From 2000 to the current year, median home value changed by 3.59 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

Site Type: Ring	Willowbrook Ring: 1.0 mile	Willowbrook Ring: 3.0 mile	Willowbrook Ring: 5.0 mile
Median Household Income			
1990 Median HH Income	\$28,923	\$24,273	\$30,097
2000 Median HH Income	\$39,260	\$36,605	\$41,877
2008 Median HH Income	\$50,510	\$48,560	\$54,784
2013 Median HH Income	\$60,916	\$59,398	\$64,243
1990-2000 Annual Rate	3.1%	4.19%	3.36%
2000-2008 Annual Rate	3.1%	3.49%	3.31%
2008-2013 Annual Rate	3.82%	4.11%	3.24%
Per Capita Income			
1990 Per Capita Income	\$12,690	\$11,945	\$14,930
2000 Per Capita Income	\$21,014	\$18,830	\$21,866
2008 Per Capita Income	\$26,742	\$24,946	\$28,842
2013 Per Capita Income	\$30,941	\$29,346	\$34,054
1990-2000 Annual Rate	5.17%	4.66%	3.89%
2000-2008 Annual Rate	2.96%	3.47%	3.41%
2008-2013 Annual Rate	2.96%	3.3%	3.38%
Average Household Income			
1990 Average Household Income	\$30,635	\$28,957	\$36,810
2000 Average Household Income	\$48,655	\$44,735	\$51,522
2008 Average HH Income	\$58,921	\$57,559	\$65,905
2013 Average HH Income	\$67,266	\$67,081	\$77,131
1990-2000 Annual Rate	4.73%	4.45%	3.42%
2000-2008 Annual Rate	2.35%	3.1%	3.03%
2008-2013 Annual Rate	2.68%	3.11%	3.2%

Households by Income

Current median household income is \$54,784 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$64,243 in five years. In 2000, median household income was \$41,877, compared to \$30,097 in 1990.

Current average household income is \$65,905 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$77,131 in five years. In 2000, average household income was \$51,522, compared to \$36,810 in 1990.

Current per capita income is \$28,842 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$34,054 in five years. In 2000, the per capita income was \$21,866, compared to \$14,930 in 1990.

Population by Employment

Total Businesses	328	3,282	5,402
Total Employees	5,920	40,703	60,059

Currently, 94.9 percent of the civilian labor force in the identified market area is employed and 5.1 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 95.2 percent of the civilian labor force, and unemployment will be 4.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 70.4 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 61.7 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 15.0 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 23.3 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 81.3 percent of the market area population drove alone to work, and 2.3 percent worked at home. The average travel time to work in 2000 was 16.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 8.9 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 31.3 percent were high school graduates only (29.6 percent in the U.S.)
- 10.1 percent had completed an Associate degree (7.2 percent in the U.S.)
- 19.9 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 6.8 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)

Print report.



Appraisal Summary - GPN: 19041-52002-00000

(190415200200000)

Property Address 135 33RD AVE SW
Test: Cedar Rapids, IA

Class: Commercial	Tax District: 201 CR
PDF: Apartments / Multi-family SW	Neighborhood: APTS SW
Plat Map: 2824	

Deed Holder: KELLEY RONALD L
Mailing Address:
 2750 1ST AVE NE STE
 240
 CEDAR RAPIDS IA 52402

Legal Description: RADEC FREEWAY 3RD STR/LB 1

HTC: 0	Mil Credit: 0
Forest Reserve: 0	Last Chg: 2003
Plat Desc: NEW PLAT	Plat Year: 1994

LOT INFORMATION

[Scroll down for sketch.](#)

Disclaimer: Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions.
 For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

SEGMENT #1: 3.05 Acres; 132,858 SF

COMMERCIAL BUILDINGS

Apartment: 31,104 SF (Built 1977)
 Apartment: 31,104 SF (Built 1977)

YARD ITEMS

Garage: 1,008 SF, Frame, Average Pricing (blt-1977)
 Paving: 40,600 SF, Asphalt Parking, Low Pricing (blt-1977)
 Yard Lighting - Mercury: 1 Poles, 25 Pole Ht, 1 Lights, 400 Watts (blt-1977)

NOTES:

05/14/2002 REFUSED ENTRY BY KELLEY PROPERTY MANAGEMENT. INT IS ESTIMATED. *****LEASED-MULTIPLE TENANTS. LAND SF=132858. BUILDING SF=62208. L TO B RATIO=2.13.***(72 UNITS TOTAL) 2 BEDROOM APTS.AVERAGE UNIT SIZE=864 SF.

APARTMENT AREA=54432 SF(88%). COMMON AREA=7776 SF(12%). 44600 SFPAVING/72 UNITS=619 SF/UNIT. 112 PARKING SPACES/72 UNITS=15.56 PARKING SPACES/ UNIT. ***IBR-CHANGE GRADE AND ECON.

2/23/2007 ADDED TOTAL UNIT NOTE ABOVE ONLY/NAV SP

2009 ASSESSMENT

Land	\$164,700
Dwelling	\$0

SALES

Date	Type	Volume/Page	\$ Amount
1/30/2003	Deed	5033/14	\$2,088,000

WILLOWBROOK APARTMENTS CONT'D 2009

UNIT #	OCC	BED/ BATH	LEVE L	ADDRESS	TENANT'S NAME	LEASE EXP/ NOTICE	RENT \$	MOVE-IN	GARAGE	COMMENTS	LAST RAISE	FUTURE RAISES
WB15	1A	2	M	141 33RD AVENUE SW	Darrin Christensen & Skylar An	M TO M	\$525.00	3/10/2008			8/1/08 FROM \$465	
WB16	1A	2	M	141 33RD AVENUE SW	Lindsey Trimble	3/31/2010	\$570.00	3/14/2008	3	Rent Includes Garage	8/1/08 FROM \$515	
WB17	1A	1	M	141 33RD AVENUE SW	Scott Griffith	M TO M	\$465.00	6/11/2008				
WB18	1A	1	M	141 33RD AVENUE SW	VACANT							
WB19	2A	2	U	141 33RD AVENUE SW	Amanda L Hennick	7/31/2010	\$545.00	7/15/2009				
WB110	2A	2	U	141 33RD AVENUE SW	Anna Harris	NTV 7/31/2009	\$495.00	3/16/2008				
WB111		1	U	141 33RD AVENUE SW	VACANT							
WB112	1A	1	U	141 33RD AVENUE SW	Matt Gansen	NTV 7/31/09	\$425.00	10/31/2007		RESP THRU 9/30/09		11-1-08 \$425 Reduce \$395
WB113	1A	1	L	141 33RD AVENUE SW	Brian John Finnegan	M TO M	\$425.00	12/13/2006		Co-Signer: Forrest John Finnegan		
WB114		1	L	141 33RD AVENUE SW	Kallie Reuther	M TO M	\$535.00	6/24/2008				
WB115	1A	1	L	141 33RD AVENUE SW	Karen Kilts	M TO M	\$420.00	10/20/2002		Co-Signer: Allan Kilts	10/1/08 FROM \$385	
WB116	1A	1	L	141 33RD AVENUE SW	Skylar Hudson	M TO M	\$465.00	2/6/2009		Co-Signer Katherine Feuerhelm		
WB117	1A	1	M	141 33RD AVENUE SW	VACANT							
WB118	1A	1	M	141 33RD AVENUE SW	Gillian McLeod	NTV 7/31/2009	\$435.00	3/18/2006		Co-Signer: Callum McLeod RESP THRU 7/31/2009	2/1/09 FROM \$415	
WB119	2A	1	M	141 33RD AVENUE SW	VACANT							
WB120	1A	1	M	141 33RD AVENUE SW	Kari Vickers	M TO M	\$445.00	6/15/2007		Co-Signer: Kathy Vickers	9/1/08 FROM \$405	
WB121	1A	1	U	141 33RD AVENUE SW	Kevin Holets	M TO M	\$475.00	9/1/1979			9/1/08 FROM \$435	
WB122	1A	1	U	141 33RD AVENUE SW	Ashley Irwin	NTV 7/31/2009	\$475.00	7/24/2008				
WB123		1	U	141 33RD AVENUE SW	Jody Anderson	M TO M	\$545.00	8/22/2008				
WB124		1	U	141 33RD AVENUE SW	John Lutsch	9/30/2009	\$445.00	9/11/2008				
WB125	2A	2	L	141 33RD AVENUE SW	Brandon Jackson & Shayla Dilla	M TO M	\$595.00	6/3/2008			9/1/08 FROM \$515	
WB126	2A	2	L	141 33RD AVENUE SW	Shannon Hocken & Anna Smith	8/31/2009	\$525.00	8/1/2008		Co-Signer: Clark Smith		
WB127	2A	2	L	141 33RD AVENUE SW	Jennifer Hess & Brian Akerberg	NTV 7/27/2009	\$555.00	7/29/2006		Co-Signer: Debra L. Melichar RESP THRU 8/31/2009	9/1/08 FROM \$535	
WB128	2A	2	L	141 33RD AVENUE SW	Joyce & Cecil Middleton	3/31/2010	\$465.00	3/13/2009				
WB129		2	M	141 33RD AVENUE SW	Heather Lanning	6/30/2009	\$525.00	6/28/2009		RESP THRU 7/31/2009		
WB130	1A	2	M	141 33RD AVENUE SW	Clayton Parsons	M TO M	\$555.00	5/7/2008			11/1/08 FROM 525	
WB131		2	M	141 33RD AVENUE SW	Evelyn Marolf & Jacob Lahr	8/31/2009	\$485.00	8/6/2008		Co-Signer Heather Marolf		
WB132	2A	2	M	141 33RD AVENUE SW	Kimberley Tucker	2/28/2010	\$455.00	2/19/2009				
WB133	1A	2	U	141 33RD AVENUE SW	VACANT							RESP THRU 08/31/2009
WB134	2A	2	U	141 33RD AVENUE SW	Andrew Wagner & Mitchell Hen	NTV 05/31/09	\$545.00	11/6/2008		Co-Signer: Lance Hennings		
WB135	2A	2	U	141 33RD AVENUE SW	Justin Olson & Kevin Gries	8/31/2009	\$615.00	8/10/2008		Co-Signer: Cindy Olson		
WB136		2	U	141 33RD AVENUE SW	VACANT							

GARAGES

1 KPM OPENER/ELECTRICITY
#3

Total Monthly Rent \$30,939.00
Washer/Dryer \$ 618.78
Forfeited Deposits \$ 1,546.95
Application Fees \$ 309.39
Total Monthly Income \$33,414.12

Last Revised July 15th, 2009

WILLOWBROOK APARTMENTS 2009 AD#201

UNIT #	OCC	BED/ BATH	LEVE L	ADDRESS	TENANT'S NAME	LEASE EXP/ NOTICE	RENT \$	MOVE-IN	GARAGE	COMMENTS	LAST RAISE	FUTURE RAISES
WB51	1A1C	2	L	135 33RD AVENUE SW	Joyce Zachary & Joseph Steele	M TO M	\$515.00	12/11/2008		Co-Signer: Sheniqua Murdo	WAIVE LF TILL 4th	
WB52	2A	2	L	135 33RD AVENUE SW	Okinio & Enrina Lorenso	M TO M	\$525.00	5/27/2008				
WB53	1A	1	L	135 33RD AVENUE SW	Brian Crandall	M TO M	\$425.00	7/1/2006			12/1/07 FROM \$365	
WB54	1A	1	L	135 33RD AVENUE SW	Daniel Larkey	5/31/2010	\$515.00	5/24/2009		Co-Signer: Deborah Larkey		
WB55	1A	2	M	135 33RD AVENUE SW	Margaret Schrage	M TO M	\$535.00	3/14/2007			11/1/08 FROM 485	
WB56	2A	2	M	135 33RD AVENUE SW	Adam & Sandra Fisher	M TO M	\$535.00	6/17/2006			9/1/08 FROM \$485	
WB57	1A	1	M	135 33RD AVENUE SW	Kelly N. Coffey	7/31/2009	\$425.00	7/5/2005		Co-Signer: Susan Coffey	8/1/08 FROM \$400	
WB58	1A	1	M	135 33RD AVENUE SW	Shonna Noggle	11/30/2009	\$395.00	4/14/2006			12/1/07 FROM \$365	
WB59		2	U	135 33RD AVENUE SW	VACANT							
WB510	2A	2	U	135 33RD AVENUE SW	Rachel & Gina O'Conner	NTV 8/31/2009	\$475.00	7/11/2007			8/1/08 FROM \$455	
WB511		1	U	135 33RD AVENUE SW	Mark Klein	6/30/2008	\$495.00	4/2/2008		RESP THRU 7/31/2009		
WB512	2A	1	U	135 33RD AVENUE SW	Aaron Schwenker	12/31/2009	\$395.00	12/26/2008				
WB513	1A	1	L	135 33RD AVENUE SW	Robert Shaw	M TO M	\$620.00	7/25/2008	6			
WB514	1A	1	L	135 33RD AVENUE SW	Samuel Boeding	NTV 7/31/2009	\$445.00	8/2/2007			9/1/08 FROM \$405	
WB515	1A	1	L	135 33RD AVENUE SW	Brent Gall	11/30/2009	\$435.00	11/3/2008		Co-Signer: Katherine Woodward		
WB516	1A	1	L	135 33RD AVENUE SW	Damon A. Stowell	M TO M	\$405.00	6/16/2008				
WB517	1A	1	M	135 33RD AVENUE SW	VACANT							
WB518		1	MB	135 33RD AVENUE SW	Robert Walters	NTV 7/31/2009	\$435.00	5/18/2007	8		8/1/08 FROM \$440	
WB519			MF	135 33RD AVENUE SW	Anuj Malhotra	7/31/2009	\$495.00	1/15/2009				
WB520		1	M	135 33RD AVENUE SW	Devon Wiese	8/31/2009	\$515.00	8/12/2008		RESP THRU 9/30/2009		
WB521	1A	1	U	135 33RD AVENUE SW	Jamie L Havel	7/31/2009	\$499.00	7/15/2009				
WB522	1A	1	U	135 33RD AVENUE SW	Lucas Robinson	NTV 9/30/2009	\$535.00	7/26/2008				
WB523	1A	1	U	135 33RD AVENUE SW	Christopher Cochran	9/30/2009	\$455.00	9/13/2004		Co-Signer: Kathryn Cochran	10/1/08 FROM \$425	
WB524	1A	1	U	135 33RD AVENUE SW	VACANT							
WB525	1A	2	L	135 33RD AVENUE SW	Whitney Meyer & Nicholas Thompson	4/30/2010	\$570.00	4/24/2009	2	Co-Signer: Rick Thompson		
WB526	1A1C	2	L	135 33RD AVENUE SW	Tayzha Northrup	8/31/2009	\$525.00	6/15/2009				
WB527	1A	2	L	135 33RD AVENUE SW	Tanya Burken	M TO M	\$555.00	4/12/2007	7 & 8	rent includes garage (garage #8 on 8/1/09)	11/1/08 FROM \$500	8/1 \$630.00
WB528	1A1C	2	L	135 33RD AVENUE SW	Marcus & Mitchell Hoegh	M TO M	\$535.00	8/20/2007		Co-Signer: Glen Hoegh	11/1/08 FROM \$505	
WB529	1A	2	M	135 33RD AVENUE SW	Jason Mass	M TO M	\$550.00	11/30/2008	5			
WB530	1A	2	M	135 33RD AVENUE SW	Kyle Boots	NTV 8/31/2009	\$525.00	2/25/2008			3/1/09 FROM 475	
WB531	2A	2	M	135 33RD AVENUE SW	Brian Davis & Justin Novinger	8/31/2009	\$515.00	7/1/2009		Co-Signer Cindy Novinger		
WB532	1A	2	M	135 33RD AVENUE SW	Kallie Reuther & Kevin Bills	6/30/2010	\$475.00	6/16/2009				
WB533	2A	2	U	135 33RD AVENUE SW	Jonathan Coohy & Tony Gotta	8/31/2009	\$605.00	8/10/2008		Co-Signer: Deanne Coohy		
WB534	2A	2	U	135 33RD AVENUE SW	Mandi Rhinehart & Jeremy Boot	M TO M	\$530.00	6/26/2007	4	Rent Includes Garage added 7/1/08	8/1/08 FROM \$455	
WB535	2A	2	U	135 33RD AVENUE SW	Kaylee Deneve & Amanda Albe	7/31/2009	\$495.00	7/19/2007		Co-Signer: Craig Albertsen	8/1/08 FROM \$475	
WB536	2A	2	U	135 33RD AVENUE SW	Benjamin Donovan & Matthew Lueke	6/30/2010	\$545.00	6/25/2009		Co-Signer Linda Oberbroeckling		
WB11	2A	2	L	141 33RD AVENUE SW	Christian Cardenas	10/31/2009	\$485.00	10/31/2008				
WB12	1A	2	L	141 33RD AVENUE SW	VACANT							
WB13	1A	1	L	141 33RD AVENUE SW	Agatha Ahrendsen	10/31/2009	\$455.00	3/2/2006			11/1/08 FROM \$425	
WB14	1A	1	L	141 33RD AVENUE SW	Adam Vargason	5/31/2010	\$490.00	5/2/2009				