

Eye-Catching Designs  
Your Customers  
Will Notice

★  
Serving  
Washington State  
and Beyond!



3622 VIRGINIA AVE.  
KANSAS CITY, MO. 64109

**Great Investment Opportunity!**

**Property Features**  
• 4 Bedrooms  
• 2 Baths  
• 1556 Sq. Ft.  
• Lot size 4356 Sq. Ft.

Out of Pocket at Closing Only \$19,480

Completely rehabbed with over \$20,000 in improvements since July 2006

Currently being rented for Section 8 Tenant for \$600

**ROI: 20.5%**

**Cash Flow: \$338**

Investment Strategy	
Appraised Value: \$80,000	Year Purchase Price: \$65,000
25% Down Payment: \$16,250	Mortgage Costs (based on 7% interest): \$215
Loan Amount: \$63,750	Taxes and Insurance: \$145
Closing Costs: \$ 3,000	Monthly Costs: \$470
Monthly Cash Flow: \$ 338	Current Rent Agreement: \$988
	10% Management Fee: \$ 90
	Actual Rental Income: \$808

View this property at [www.risingmarketinvesting.com](http://www.risingmarketinvesting.com)

Contact: David Tamburello  
206-294-4750  
dgtamburello@yahoo.com

Call Brad Srebnik at Aurelian Design for a free consultation about your next graphic design project.



Ads

Logos

Brochures



Call Today!



www.aureliandesign.com  
206.501.8146

Call Academic Success Tutoring Today for a free consultation

**ACADEMIC SUCCESS TUTORING**  
Your Partner in Education

**Testimonials for Academic Success Tutoring**

"Academic Success has been a very helpful and fun way to learn for the last 18 months. Thank you, Academic Success!"  
-Michele

"Academic Success" meets to "your partner in education" and they truly live by that philosophy. The tutors are very knowledgeable and sincerely care for their students as well as their academic discipline. Both of my children have benefited greatly from their writings and will continue to do so."  
-Dianne

"It's so exciting to find a tutor that you can trust, who is smart, patient, and hard working. My daughter says that it is a great learning environment and that she, Queen, is a whiz!"  
-Fran

Academic Success Tutoring  
12926 Holbrook Greenway  
Suite F-1  
Lynnwood, Washington  
425-348-7999  
www.academicsuccessinc.com

254-348-9999  
www.academysuccessinc.com

**Grades K-12 + College**

- Reading
- Writing
- Math
- Science
- Language
- Study Skills
- Homework
- Homework Completion
- Subject Tutoring
- CoSAT / ITBS
- SEE / SAT
- HSR / MSP
- ACT / AP / ASVAB
- SAT / SAT II
- GED

- GRAPHIC DESIGN
- IDENTITY + LOGOS
- ADVERTISEMENTS
- BROCHURES
- MAPS
- BUSINESS CARDS
- MAILERS
- SIGNS + WAYFINDING
- ILLUSTRATION
- PACKAGING

# WHY HIRE A GRAPHIC DESIGNER?

If you design your ads and other marketing materials yourself, it will usually look like that of most other businesses.

You want to stand out.

You want to be remembered.

# IS IT EXPENSIVE?

Usually not.

Aurelian Design can work within a reasonable budget.

And with estimates and good communication, you'll never get a big surprise at the end.

# HOW DOES IT WORK?

Working with a Graphic Designer can be a productive and rewarding experience.

First, I listen to your requirements and learn about your business.

Then I provide creative options for you to choose from.

Finally, I execute professional designs, revising after review.

Business Cards



Brand Identity



Mailers



### TOPICS

To Evict or Not To Evict: That Is The Question

Default Letters: Never Time to Do Them Right Always Time to Do Them Again.

Eviction Process: How to Avoid How to Complete

Clean Up: Possession, Recovery of Past and Future Rent

### TO REGISTER

Email the name and phone number to info@noldmuchlaw.com or call (425) 289-5555

Deadline to Register: Oct. 15

### PRESENTERS

Nold & Muchinsky is a boutique firm specializing in representing commercial landlords. Their clients own over nine million square feet of commercial space.

[www.noldmuchlaw.com](http://www.noldmuchlaw.com)

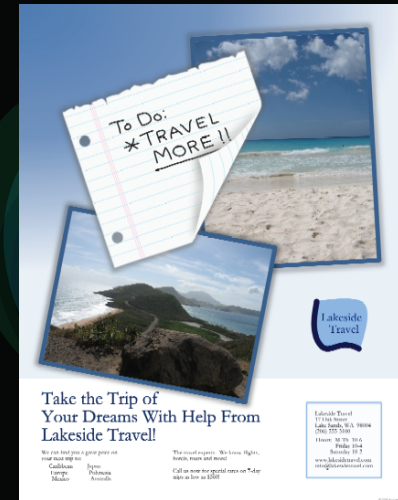
Packaging



Maps



Print and Online Advertising



Consultations  
Arborist Reports  
Cabling  
Bracing

SERVICE

servicing the Seattle area  
of tree work including removal,  
etc. Our small size allows us  
the time to make sure every job  
honesty, and will never



AURELIAN DESIGN  
Creative  
Professional  
Effective



[www.aureliandesign.com](http://www.aureliandesign.com)  
206.501.8146

\* Licensed, Bonded and Insured to \$2 million\*