



# EXCLUSIVELY OFFERING

**504 S Pacific Ave  
Kelso, WA 98626**

**\$599,900**

Great value in this centrally located 6-plex with two garages. Each unit is a 2-bedroom/1-bathroom & approx. 650 SF. Potential for significant rent increases & upside to reach an estimated 8% CAP Rate. Currently offered at an approx. 6.4% CAP Rate. This would make a great addition to your portfolio or a great starter investment. Call today for more information. Interior tours upon mutual acceptance.

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**Building SF: 4,000 SF | Lot Size: 5,000 SF | Tax Parcel: 21150**



**Chris Roewe | Partner/Broker**

C. 360.556.5101

chrisroewe@hotmail.com

Ofc. 360.501.5500

www.woodfordcre.com

208 Vine St., Kelso, WA 98626

# PROPERTY OVERVIEW

## EXECUTIVE SUMMARY

### Income

Annual 2022 Income Including Vacancy	\$56,668
Vacancy	0
Scheduled Gross Annual Income:	\$56,668

### Expenses

Property Taxes	\$5,996
Water, Sewer, Storm, Garbage (Estimated)	\$2,400
Maintenance & Repairs	\$7,800
Insurance (Estimated)	\$1,200
Electrial	\$705
<b>Total Est. Annual Expenses</b>	<b>\$18,101</b>
<b>NET Operating Income</b>	<b>\$38,567</b>
<b>CAP Rate</b>	<b>6.4%</b>



## PROPERTY DEMORGRPHICS

<b>PRICE:</b>	\$599,900
<b>BUILDING SF:</b>	4,000 SF +/-
<b>TOTAL LOT SIZE:</b>	5,000 SF +/-
<b>TAX PARCEL:</b>	21150
<b>ZONING:</b>	General Commercial



### DISCLAIMER

The information in this package has been obtained from sources believed reliable. Whilst we do not doubt its accuracy we have not verified it & we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy & completeness. Any projections, opinions, assumptions or estimates used are for example only & do not represent the current or future performance of the property. The value of this transaction to you depends on tax & other factors which should be evaluated by your tax, financial & legal advisors. You & your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# PHOTOS



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