



EXCLUSIVELY OFFERING

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

\$549,900

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.

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



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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
Total Est. Annual Expenses	\$18,101
NET Operating Income	\$38,567
CAP Rate	6.4%



PROPERTY DEMORGRPHICS

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