

Exclusively Offering



\$799,000

114—131 Dillon—Kelso, WA 98626

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Real Estate Investments and Exchanges Specialist

Overview and Information



Property Demographics:

PRICE: \$799,000
LOT SF: Approx. 1.41 Acres
TAX PARCEL: 62884, 628870601
& 628870602

Property Features:

Tucked away opportunity with these 10 rental units on a dead end private drive. This property features two single family homes and four duplexes, spread over three tax parcels and approximately 1.41 acres. Units have carports and vinyl windows. Some units have newer roofs, fireplaces, washer and dryer hookups, and some interiors have been recently updated. Offered at a 8.55% GRM and 7.3% CAP rate with room to increase rents. All offers written subject to interior viewing.



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Property Income & Expenses

Schedule of Current Monthly Rents

| Address | Actual Monthly Rents | Proforma Monthly Rents |
|------------------|----------------------|------------------------|
| 1642 N 2nd | \$795 | \$1,100 |
| 114 Dillon | \$795 | \$1,100 |
| 120 A & B Dillon | \$1,600 | \$1,800 |
| 121 A & B Dillon | \$1,600 | \$1,800 |
| 130 A & B Dillon | \$1,600 | \$1,800 |
| 131 A & B Dillon | \$1,600 | \$1,800 |
| | \$7,990 | \$9,400 |

| Income | Actual Income: | Proforma Income: |
|-------------------------------------|----------------|------------------|
| Scheduled Gross Annual Income: | \$95,880 | \$112,800 |
| Less: Vacancy Factor: (Proforma 3%) | (\$2,876) | (\$3,384) |
| Late Fees/Tenant Charges | \$500 | \$500 |
| Effective (Adjusted) Gross Income: | \$93,504 | \$109,916 |

| Expenses | Current Expenses | Proforma Expenses |
|--|------------------|-------------------|
| Real Estate Taxes | \$8,877 | \$8,877 |
| Water & Garbage | \$1,590 | \$1,590 |
| Maintenance/Repairs/Materials (Proforma) | \$11,664 | \$11,664 |
| Lawn Care | \$600 | \$600 |
| Management (Proforma 7%) | \$6,545 | \$7,695 |
| Insurance | \$5,760 | \$5,760 |
| Total Est. Annual Expenses | \$35,036 | \$36,186 |

| | | |
|---|-----------------|-----------------|
| Total Est. Net Operating Income: | \$58,468 | \$73,730 |
|---|-----------------|-----------------|

Fully Occupied Financial Indicators

| | | |
|-------------------------|-------|--------|
| Capitalization Rate | 7.3% | 9.23% |
| Gross Rent Multiplier | 8.55% | 13.76% |
| Operating Expense Ratio | 37% | 33% |

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.

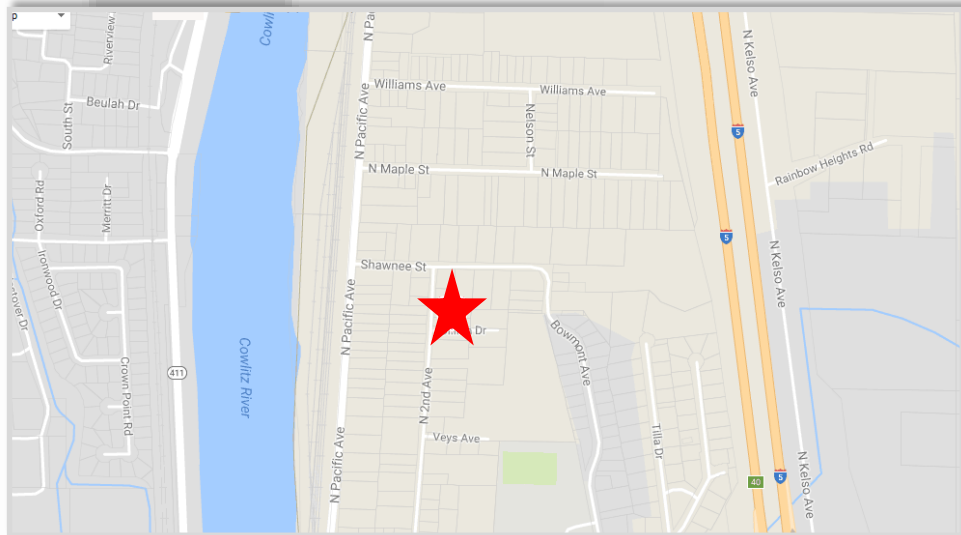
You & your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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Unit Information:

| | Bed/Bath | Current Rent | Proforma Rent |
|-----------------------|----------|----------------|----------------|
| 1642 N 2nd | 3/1 | \$795 | \$1,100 |
| 114 - Dillon | 3/1 | \$795 | \$1,100 |
| 120—A Dillon | 2/1 | \$800 | \$900 |
| 120—B Dillon | 2/1 | \$800 | \$900 |
| 121—A Dillon | 2/1 | \$800 | \$900 |
| 121—B Dillon | 2/1 | \$800 | \$900 |
| 130—A Dillon | 2/1 | \$800 | \$900 |
| 130—B Dillon | 2/1 | \$800 | \$900 |
| 131—A Dillon | 2/1 | \$800 | \$900 |
| 131—B Dillon | 2/1 | \$800 | \$900 |
| Monthly Total: | | \$7,990 | \$9,400 |



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