

Exclusively Offering



\$4,625,000

Alder Terrace Apartments

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Overview and Aerial

Property Features:

The Alder Terrace Apartments offer an investor the opportunity to improve and grow a seasoned apartment complex in a well located area in Longview, Washington.

Alder Terrace consists of (3) 1 bedroom, 1 bath apartments, (54) 2 bedroom, 1 bath apartments, (7) 3 bedroom, 1 bath apartments, (1) single family home, and onsite storage and laundry facilities. This complex has a total of 47,767 rentable square feet with separately metered utilities to each apartment.

Alder Terrace is located close to the industrial areas of Longview which has many of the larger employers in the county. It also has great access to I-5 and the Rainier Bridge and is about 3 miles from major shopping areas such as Safeway, Fred Meyer, Lowes, and Walgreens. Alder Terrace is about a 7 minute drive to the local college and high schools, community centers, churches and the hospital within a few mil radius.

Market trends for this area show great potential for rent increases with the lack of available housing and increased demands. Alder Terrace would be an excellent addition to an investment portfolio.



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Property Income & Expenses

Schedule of Current Monthly Rents

Number of Units	Unit Type	Rent Range	Monthly Income
3	1 BR/1 BA (508 SF)	\$700	\$2,100
54	2 BR/1 BA (729SF)	\$750	\$40,500
5	3 BR/1 BA (784 SF)	\$750-\$900	\$4,350
2	3 BR/1 BA (1,044 SF)	\$900	\$1,800
1	2 BR/1 BA (869 SF Home)	\$1,000	\$1,000
			\$49,750

Income

Scheduled Gross Annual Income:	\$597,000
Less: Vacancy Factor (5%): (Proforma)	(\$29,850)
Laundry (Proforma) <i>Needs Machines On Site</i>	\$0
Storage	\$450
Effective (Adjusted) Gross Income:	\$567,600

Expenses

	% of AGI	Annual Budget
Real Estate Taxes	4.1%	\$23,133
Water, Sewer, Storm, & Garbage <i>Majority in Tenant's name</i>	1.6%	\$9,089
Electricity	1.2%	\$6,905
Maintenance/Repairs/Materials/Capital Improvements/Turn Over	18.3%	\$104,006
Lawn Care Annual (Proforma)	1.1%	\$6,000
Offsite Management (Proforma 7%) <i>Self managed currently.</i>	7.0%	\$39,732
Legal/Professional Fees	1.5%	\$8,863
Insurance	3.3%	\$18,672
Other/Reserve	2.1%	\$12,000
Total Est. Annual Expenses	40.2%	\$228,400

Total Est. Net Operating Income: **\$339,200**

Fully Occupied Financial Indicators

Cash on Cash Return	8.8%
Debt Coverage Ratio	1.43
Capitalization Rate	7.3%
Gross Rent Multiplier	8.14%
Operating Expense Ratio	40.2%



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Executive Summary

Listing Summary

Price:	\$4,625,000
Price Per Unit:	\$71,154
CAP Rate:	7.3%
GRM:	8.14%

Physical Information

No. Units:	65
Total Lot Size:	92,645 SF
Total Building Size:	47,676 SF
No Stories:	2
Roof Type:	Pitched Torch down
Exterior:	Vinyl Siding
Year Built	1943
Unit Square Footage:	
One Bedroom	508 SF
Two Bedroom	729 SF
Three Bedroom	784-1044 SF
Single Family Home—2 bedroom/1 bathroom	869 SF
Washer/ Dryer Hookups:	No
Onsite Laundry Room	Yes
Range/Refrigerators:	Yes
Patio/Deck:	No
Heating:	Electric

Proposed Financing

Down Payment:	\$1,156,250
Percent Down:	25%
Loan Amount:	\$3,468,750
Interest Rate:	4.75%
Term (Years):	25
Monthly Loan Payments:	\$19,776
Monthly Net Cash Flow:	\$8,491
DCR:	1.43

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.



Interior Photos



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