

FOR SALE

934 9th Avenue
Longview, WA 98632

PROPERTY DEMOGRAPHICS

PRICE: \$299,900
TAX ID: 08642
Units: 4 Two Bedroom / One Bathroom Units

INVESTMENT HIGHLIGHT!

PROPERTY FEATURES

Great town house style four plex now available. Offered at a 7.25% cap rate on actuals and has a proforma cap rate of 10.05%. These units have good size rooms, washer and dryer hook ups, covered parking, and long term tenants with room to increase all rents. Units are approx. 850 SF each with washer and dryer hook-ups. Financials available upon request. Call today for more information.



The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.
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For Further Information
Please Contact
CHRIS ROEWE | Broker
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208 Vine St.
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P 360.501.5500 F 360.501.6051
www.woodfordcre.com

934 9th Avenue, Longview, WA 98632

Actual

Proforma

<u>Unit Information:</u>	<u>Actual Rents:</u>
Unit 1: 2bed/1bath	\$675
Unit 2: 2bed/1bath	\$675
Unit 3: 2bed/1bath	\$675
Unit 4: 2bed/1bath	\$675

<u>Unit Information:</u>	<u>Proforma Rents:</u>
Unit 1: 2bed/1bath	\$850
Unit 2: 2bed/1bath	\$850
Unit 3: 2bed/1bath	\$850
Unit 4: 2bed/1bath	\$850

Total Monthly Income:
\$2,700

Total Monthly Income:
\$3,400

Total Income:
\$32,400

Total Income:
\$40,800

<u>Expenses (Annual)</u>	
Property Tax:	\$2,320
Insurance:	\$1,627
Water/Sewer/Garbage:	\$4,800
<u>Repairs/Maintenance:</u>	<u>\$1,907</u>
Total:	\$10,654

<u>Expenses (Annual)</u>	
Property Tax:	\$2,320
Insurance:	\$1,627
Water/Sewer/Garbage:	\$4,800
<u>Repairs/Maintenance:</u>	<u>\$1,907</u>
Total:	\$10,654

Total Net Income: \$21,746

Total Net Income: \$30,146

CAP Rate: 7.25%

CAP Rate: 10.05%



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