

MULTI- FAMILY FOR SALE

107 Carrolls Ave
Carrolls, WA 98609

\$435,000

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107 Carrolls Ave, Carrolls, WA 98609



ABOUT THE PROPERTY

Discover a unique investment opportunity with this rural 4-plex located in the heart of Carrolls. This well-maintained property offers a diverse unit mix, including two 2-bedroom/1-bath units, one 3-bedroom/1-bath unit, and one spacious 2-bedroom/1.75-bath unit, all thoughtfully arranged across two levels. With long-term tenants in place, the property already provides stable income, and there's significant upside potential through value-add improvements and adjusting rents to current market rates. Currently offered at a 7.3% cap rate, the property is served by Carrolls water and septic systems. Whether you're looking to expand your portfolio or secure a steady income-producing asset, this 4-plex is a compelling opportunity. Contact us today for more details.



Address

107 Carrolls Ave, Carrolls, WA 98609



Offering Price

\$435,000



Price Per SF

\$153.99



Total Land Area

5,663 SF



Building Size

2,760 SF



Parcel

60081




INCOME	Lease Expires	Base Monthly Income
Unit 107	Month to Month	\$1,150.00
Unit 109	Month to Month	\$935.00
Unit 113	Month to Month	\$900.00
Unit 115	Month to Month	\$800.00
Scheduled Gross Annual Income		\$45,420.00
Vacancy Factor (3%)		\$1,362.60
Effective (Adjusted) Gross Annual Income:		\$44,057.40
EXPENSES		
Property Taxes		\$3,218.00
Property Insurance		\$3,780.00
Electricity		Paid by the Tenant
Water/Sewer/Garbage		\$2,000.00
Landscaping		\$1,200.00
Repairs & Maintenance		\$2,000.00
Total Expenses		\$12,198.00
Net Operating Income (NOI)		\$31,859.40





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