

Exclusively Offering



\$700,000

1110 10th Avenue, Longview, WA 98632

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Real Estate Investments and Exchanges Specialist

Overview and Information



Property Demographics:

PRICE: \$700,000

LOT SF: 5,750 SF

TAX PARCEL: 0869602

Property Features:

Cash flow potential now available. This 7 unit complex features 6 two bed, one bath units and 1 one bed, one bath unit. New roof in 2018, drain lines replaced in 2016, and water lines updated in 2014. Most units have updated paint and newer flooring. Offered at a 5.7% CAP Rate on actuals and with rent increase and expense normalization this property could reach almost a 7% CAP Rate. Call today for additional information.



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Property Income & Expenses

Schedule of Current Monthly Rents

Address	Actual Monthly Rents	Proforma Monthly Rents
1110 10th Avenue	\$5,550	\$6,125
	\$5,550	\$6,125

Income	Actual Income:	Proforma Income:
Scheduled Gross Annual Income:	\$66,600	\$73,500
Less: Vacancy Factor: (Proforma 3%)	(\$1,998)	(\$2,205)
Laundry	\$1,200	\$1,200
Effective (Adjusted) Gross Income:	\$65,802	\$72,495

Expenses	Current Expenses	Proforma Expenses
Real Estate Taxes	\$4,229	\$4,229
Water, Sewer, Storm, & Garbage	\$7,138	\$7,138
Electricity	\$1,064	\$1,000
Maintenance/Repairs/Materials	\$6,150	\$5,100
Lawn Care Annual	\$750	\$750
Management (5%)	\$3,290	\$3,624
Insurance	\$2,400	\$2,400
Total Est. Annual Expenses	\$25,021	\$24,241

Total Est. Net Operating Income: \$40,781 \$48,254

Financial Indicators	Current	Proforma
Capitalization Rate	5.8%	6.9%
Gross Rent Multiplier	10.51%	9.52%
Operating Expense Ratio	38%	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.



Unit Information:

1110 10th Ave.	Bed/Bath	Current Rent	Proforma Rent (with 7 remodeled units)
#1	2/1	\$850	\$900
#2	2/1	\$800	\$900
#3	2/1	\$800	\$900
#4	2/1	\$750	\$900
#5	2/1	\$850	\$900
#6	1/1	\$750	\$750
#7	2/1	\$750	\$900
Monthly Total:		\$5,550	\$6,125



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