

# FOR SALE

204 Teresa Way  
Kelso, WA 98626

## PROPERTY INFORMATION

**PRICE:** \$349,900  
**TAX ID:** 2-248005  
**BLDG SIZE:** 2,448 SF  
**LAND SIZE:** 10,454 SF

## INVESTMENT HIGHLIGHT

Great passive income producing triplex on a quiet road now available. This triplex features 3 two bedroom/one bath units with one larger than the others. Units have covered and guest parking along with exterior storage units. Building has fresh exterior paint and the interiors of the units have been tastefully updated over the years. Rents are drastically under market and this property has great upside. Buyer to verify all to their own satisfaction. Call today for additional details or to schedule your private tour.



**Woodford**

Commercial Real Estate

For Further Information  
Please Contact  
**CHRIS ROEWE**  
Partner/Broker  
[chrisroewe@hotmail.com](mailto:chrisroewe@hotmail.com)

208 Vine St.

KELSO WA 98626

P 360.501.5500

F 360.501.6051

[www.woodfordcre.com](http://www.woodfordcre.com)

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## Actual

<u>Unit Information:</u>	<u>Actual Rents:</u>
Unit 1: 2 bed/1 bath	\$525
Unit 2: 2 bed/1 bath	\$650
Unit 3: 2 bed/1 bath	\$700
Washer/Dryer	\$0
	<b><u>Total Monthly Income:</u></b>
	\$1,875
	<b><u>Gross Annual Income:</u></b>
	\$22,500
<u>Expenses (Annual)</u>	
Property Tax:	\$2,463
Insurance:	\$1,022
Electricity:	\$480
Water/Sewer/Garbage:	\$2,088
<u>Repairs/Maintenance:</u>	<u>\$1,400</u>
Total:	\$7,453
<b>Total Net Income:</b>	<b>\$15,047</b>
<b>CAP Rate:</b>	<b>4.3%</b>

## Proforma

<u>Unit Information:</u>	<u>Proforma Rents:</u>
Unit 1: 2 bed/1 bath	\$900
Unit 2: 2 bed/1 bath	\$900
Unit 3: 2 bed/1 bath	\$900
Washer/Dryer	\$100
	<b><u>Total Monthly Income:</u></b>
	\$2,800
	<b><u>Gross Annual Income:</u></b>
	\$33,600
<u>Expenses (Annual)</u>	
Vacancy	\$1,000
Property Tax:	\$2,463
Insurance:	\$1,022
Electricity:	\$780
Water/Sewer/Garbage:	\$2,088
<u>Repairs/Maintenance:</u>	<u>\$2,300</u>
Total:	\$9,653
<b>Total Net Income:</b>	<b>\$23,947</b>
<b>CAP Rate:</b>	<b>6.8%</b>



Real Estate Investments and Exchanges Specialist

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