

# Exclusively Offering



**\$550,000**

1113 N 2nd Avenue, Kelso, WA 98626

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Real Estate Investments & Exchanges Specialist

# Overview & Information



## Property Demographics

<b>Price:</b>	\$550,000
<b>Year Built:</b>	1976
<b>Lot SF:</b>	7,500 SF +/-
<b>Tax ID:</b>	2-0524

## Property Features

Cash-flowing property with upside located in an up and coming neighborhood is now available. This 5-plex features 2 bed/1 bath units that are approx. 750 SF each, vinyl windows, a newer roof, exterior storage for tenants, carport parking and off-street parking, and much much more. This property is being offered at a 5.8% CAP rate based on actuals and a 7.8% proforma CAP rate. This multiplex would make a great addition to your portfolio. Call today for additional information.



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# Property Income & Expenses

## Schedule of Current Monthly Rents

Address	Actual Monthly Rents	Proforma Monthly Rents
1113 N 2nd Avenue	\$4,150	\$5,250
	\$4,150	\$5,250

Income	Actual Income:	Proforma Income:
Scheduled Gross Annual Income:	\$49,800	\$63,000
Less: Vacancy Factor: (Proforma 3%)	(\$1,495)	(\$1,890)
Laundry	\$715	\$800
Effective (Adjusted) Gross Income:	\$49,020	\$61,910

Expenses	Current Expenses	Proforma Expenses
Real Estate Taxes	\$4,960	\$4,960
Water, Sewer, Storm, & Garbage	\$2,683	\$2,600
Electricity	\$162	\$165
Maintenance/Repairs/Materials (proforma)	\$3,471	\$4,334
Lawn Care Annual	\$636	\$800
Management (7%)	\$3,431	\$4,334
Insurance	\$1,800	\$1,800
<b>Total Est. Annual Expenses</b>	<b>\$17,143</b>	<b>\$18,993</b>

<b>Total Est. Net Operating Income:</b>	<b>\$31,877</b>	<b>\$42,917</b>
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Financial Indicators	Current	Proforma
Capitalization Rate	5.8%	7.8%
Gross Rent Multiplier	11.2%	8.88%
Operating Expense Ratio	35.0%	30.1%

### 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

1113 N 2nd Avenue	Bed/Bath	Current Rent	Proforma Rent
#1	2/1	\$850	\$1,050
#2	2/1	\$850	\$1,050
#3	2/1	\$850	\$1,050
#4	2/1	\$800	\$1,050
#5	2/1	\$800	\$1,050
<b>Monthly Total:</b>		<b>\$4,150</b>	<b>\$5,250</b>



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