

FOURPLEX FOR SALE

264 N 2nd Street
Kalama, WA 98625

\$599,900

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ABOUT THE PROPERTY

Rare multifamily opportunity located in Kalama with this well designed fourplex! Situated on a 10,498 SF lot just two blocks from downtown. Features Four 2 Bedroom/1 Bathroom Units, patios on bottom units, balconies on second floor units and an oversized parking lot in the back. Each unit is equipped with laundry hook-ups for added convenience, vaulted ceilings on upper floor units, large bedrooms, and oversized living rooms. Historically stable, long-term tenants in place, this property generates consistent income and presents strong upside potential through value-add improvements and rent adjustments to match current market rates. Currently offered at a 6.7% cap rate and served by Kalama utilities, this is a solid opportunity for investors looking to grow their portfolio or secure a dependable income-producing asset. Interior tours upon mutual acceptance. Call today for additional information.

	Address	264 N 2nd Street, Kalama, WA 98625
	Offering Price	\$599,900
	Price Per SF	\$181.00
	Total Land Area	10,498 SF
	Building Size	3,300 SF <i>Approximately</i>
	Parcel	40126



INCOME	Unit Type	Lease Expires	Base Monthly Income
Apt A	2 Bed/1 Bath	Month to Month	\$1,150.00
Apt B	2 Bed/1 Bath	Month to Month	\$1,200.00
Apt C	2 Bed/1 Bath	Month to Month	\$1,150.00
Apt D	2 Bed/1 Bath	Vacant	\$1,200.00
Scheduled Gross Annual Income			\$56,400.00
Vacancy Factor (3%)			\$1,692.00
Effective (Adjusted) Gross Annual Income:			\$54,708.00
EXPENSES			
Property Taxes			\$4,492.00
Property Insurance (<i>Estimate</i>)			\$1,428.00
Electricity			\$287.00
Water/Sewer/Garbage			\$7,175.00
Repairs & Maintenance			\$1,000.00
Total Expenses			\$14,382.00
Net Operating Income (NOI)			\$40,326.00





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208 Vine St., Kelso, WA

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