



FIVEPLEX FOR SALE

125-127 Sawall Ave
Centralia, WA 98531

\$1,090,000



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ABOUT THE PROPERTY

GREAT INVESTMENT OPPORTUNITY! This is a turn-key five-place which includes 2-duplexes and 1-home located on a quiet dead-end street. All units have lovely private patios and garage parking. The home is separately metered and includes an RV parking space with electricity, water and sewer hookup! Don't wait long as these opportunities like this don't show up often. Currently offered at a 5.6% CAP rate and is expected to go quickly! Interior tours upon mutual acceptance. Contact us today to learn more about this opportunity.

| | | |
|---|-----------------|---|
|  | Address | 125-127 Sawall Ave, Centralia, WA 98531 |
|  | Offering Price | \$1,090,000 |
|  | Price Per SF | \$171.00 |
|  | Total Land Area | 60,984 SF 1.4 Acres |
|  | Building Size | 6,363 SF |
|  | Parcel | 009510 |



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| INCOME | Unit Type | SF | Lease Expires | Base Monthly Income |
|---|--------------|----------|--------------------|---------------------|
| 125 Sawall | 3 Bed/2 Bath | 2,099 SF | Month-to-Month | \$2,000.00 |
| 127 Sawall Unit 1 | 2 Bed/1 Bath | 1,066 SF | Month-to-Month | \$1,200.00 |
| 127 Sawall Unit 2 | 2 Bed/1 Bath | 1,066 SF | Month-to-Month | \$1,200.00 |
| 127 Sawall Unit 3 | 2 Bed/1 Bath | 1,066 SF | Month-to-Month | \$1,200.00 |
| 127 Sawall Unit 4 | 2 Bed/1 Bath | 1,066 SF | Month-to-Month | \$1,200.00 |
| Scheduled Gross Annual Income | | | | \$81,600.00 |
| Vacancy Factor (3%) | | | | \$2,448.00 |
| Effective (Adjusted) Gross Annual Income: | | | | \$79,152.00 |
| EXPENSES | | | | |
| Property Taxes (2025) | | | \$9,108.95 | |
| Property Insurance | | | \$2,625.00 | |
| Electricity | | | Paid by the Tenant | |
| Water/Sewer/Garbage (127 Sawall Only) | | | \$2,770.92 | |
| Repairs & Maintenance | | | \$4,000.00 | |
| Total Expenses | | | \$18,504.87 | |
| Net Operating Income (NOI) | | | | \$60,647.13 |



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208 Vine St., Kelso, WA

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.

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