



FIVEPLEX FOR SALE

125-127 Sawall Ave
Centralia, WA 98531

\$999,999.00



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125-127 Sawall Ave, Centralia, WA 98531



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 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	\$999,999.00
	Price Per SF	\$157.00
	Total Land Area	60,984 SF 1.4 Acres
	Building Size	6,363 SF
	Parcel	009510




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

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