

FIVEPLEX FOR SALE

935 16th Avenue
Longview, WA 98632

\$750,000

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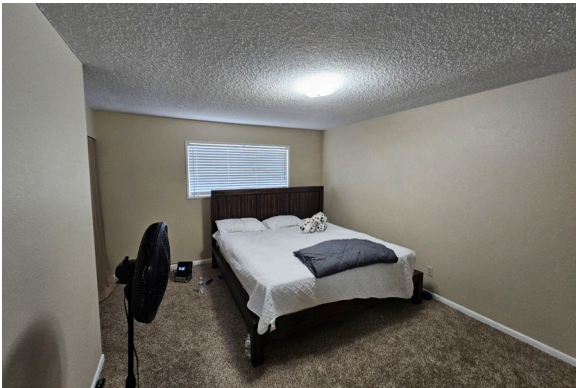
ABOUT THE PROPERTY

Prime Investment Opportunity in Longview's Old West Side! This charming townhouse-style five-plex offers approximately 4,243 SF of living space on a 6,000 SF lot, ideally located just half a block from St. John's Hospital and a few blocks from beautiful Lake Sacajawea. Each of the five units is thoughtfully designed across two levels, offering around 800 SF with 2 bedrooms and 1.5 bathrooms. Tenants enjoy the added convenience of individual exterior storage units and dedicated covered parking. With stable, long-term tenants already in place, the property provides steady income and strong upside potential through value-add improvements and rent adjustments in line with current market rates. Currently offered at a 6% CAP rate and serviced by Longview utilities, this is a rare opportunity for investors seeking a solid, income-producing asset in a desirable location. Interior showings available upon mutual acceptance.

	Address	935 16th Avenue, Longview, WA 98632
	Offering Price	\$750,000
	Price Per SF	\$176.76
	Total Land Area	6,000 SF
	Building Size	4,243 SF
	Parcel	01041



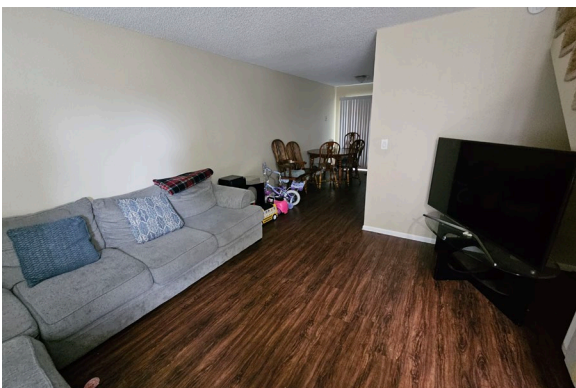
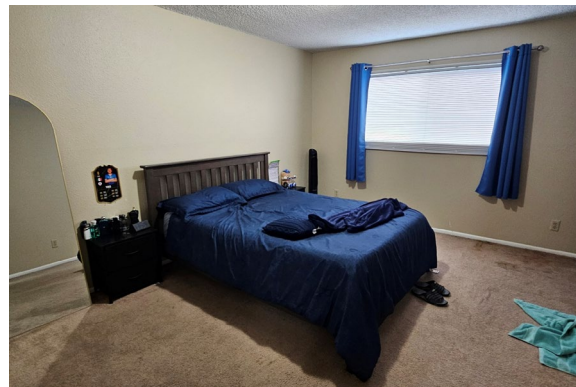
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INCOME	Unit Type	Lease Expires	Base Monthly Income
Apt 1	2 Bed/1.5 Bath	Month to Month	\$1,000.00
Apt 2	2 Bed/1.5 Bath	Month to Month	\$1,200.00
Apt 3	2 Bed/1.5 Bath	Month to Month	\$1,225.00
Apt 4	2 Bed/1.5 Bath	Month to Month	\$1,225.00
Apt 5	2 Bed/1.5 Bath	Month to Month	\$1,000.00
Laundry Income		(Annual Amount)	\$720.00
Scheduled Gross Annual Income			\$67,800.00
Vacancy Factor (3%)			\$2,000.00
Effective (Adjusted) Gross Annual Income:			\$66,520.00
EXPENSES			
Property Taxes			\$4,861.00
Property Insurance			\$3,244.00
Electricity			\$494.00
Water/Sewer/Garbage			\$5390.00
Management Fees (7%)			\$4,604.00
Landscaping			\$600.00
Repairs & Maintenance			\$2,389.00
Total Expenses			\$21,582.00
Net Operating Income (NOI)			\$44,938.00





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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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