

# FOR SALE



1100 S Pearl St | Centralia, WA 98531



Paul Young  
Windermere Northwest Living

paulyoung@windermere.com  
360-560-3165  
paulyoung.withwre.com

[Additional Photos/Drone Photos](#)

# FOR SALE



## 36-UNIT MULTIFAMILY COMPLEX

### PROPERTY FEATURES

- Excellent investment opportunity to purchase a 36-unit, single story, garden-style apartment complex in Centralia, WA.
- All units consist of 1-bedroom units which are both well maintained and have strong historic rental history.
- Additional income achievable with current rents averaging \$1,000/month/unit, while recent new tenants have averaged \$1,200/month/unit.
- Onsite laundry to provide additional income (equipment is owned rather than leased and included in sale).
- Property is centrally located in the Centralia-Chehalis area with I-5 a short 5-minute drive away.
- Ample parking with both onsite, assigned spaces and street parking.
- All the roofs were replaced and windows upgraded to vinyl double paned windows in 2015.
- Priced at \$4.25M (or less than \$118K/unit) which provides a cap rate of 6.7% based on the current actuals. (9.1% Cap Rate based on proforma)



# FOR SALE



## 36-UNIT MULTIFAMILY COMPLEX

### PROFORMA

INCOME	ACTUAL (2025)	PROFORMA
Rent	\$352,474	\$518,400
Pet Rent	\$1,735	\$1,500
HUD Rent	\$47,610	-
Utility Income	\$14,573	-
Laundry Income	\$13,520	13,520
<b>Rent Inc Total</b>	<b>\$429,677</b>	<b>\$533,420</b>

EXPENSES	Actuals	% of Rent Inc	Proforma
RE Taxes	\$23,058	5.37%	\$23,058
Insurance	\$24,388	5.68%	\$24,388
Advertising	\$450	.10%	\$450
Supplies	\$454	.11%	\$450
Maint & Repair	\$24,035	5.59%	\$24,035
Landscaping	\$1,784	.42%	\$1,784
Management	\$27,453	6.39%	\$27,453
Water & Sewer	\$40,055	9.32%	\$40,055
Garbage	\$651	.15%	\$651
Electricity	\$4,450	1.04%	\$4,450
<b>Total Expenses</b>	<b>\$146,777</b>	<b>34.16%</b>	<b>\$146,777</b>
<b>Net Oper Inc</b>	<b>\$282,900</b>		<b>\$386,643</b>
Asking Price	<b>\$4,250,000</b>		<b>\$4,250,000</b>
Cap Rate	<b>6.7%</b>		<b>9.1%</b>



# FOR SALE

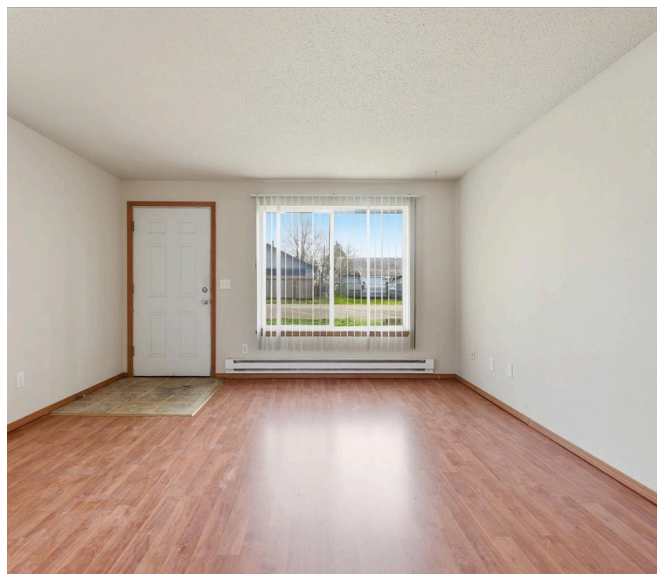


## 36-UNIT MULTIFAMILY COMPLEX



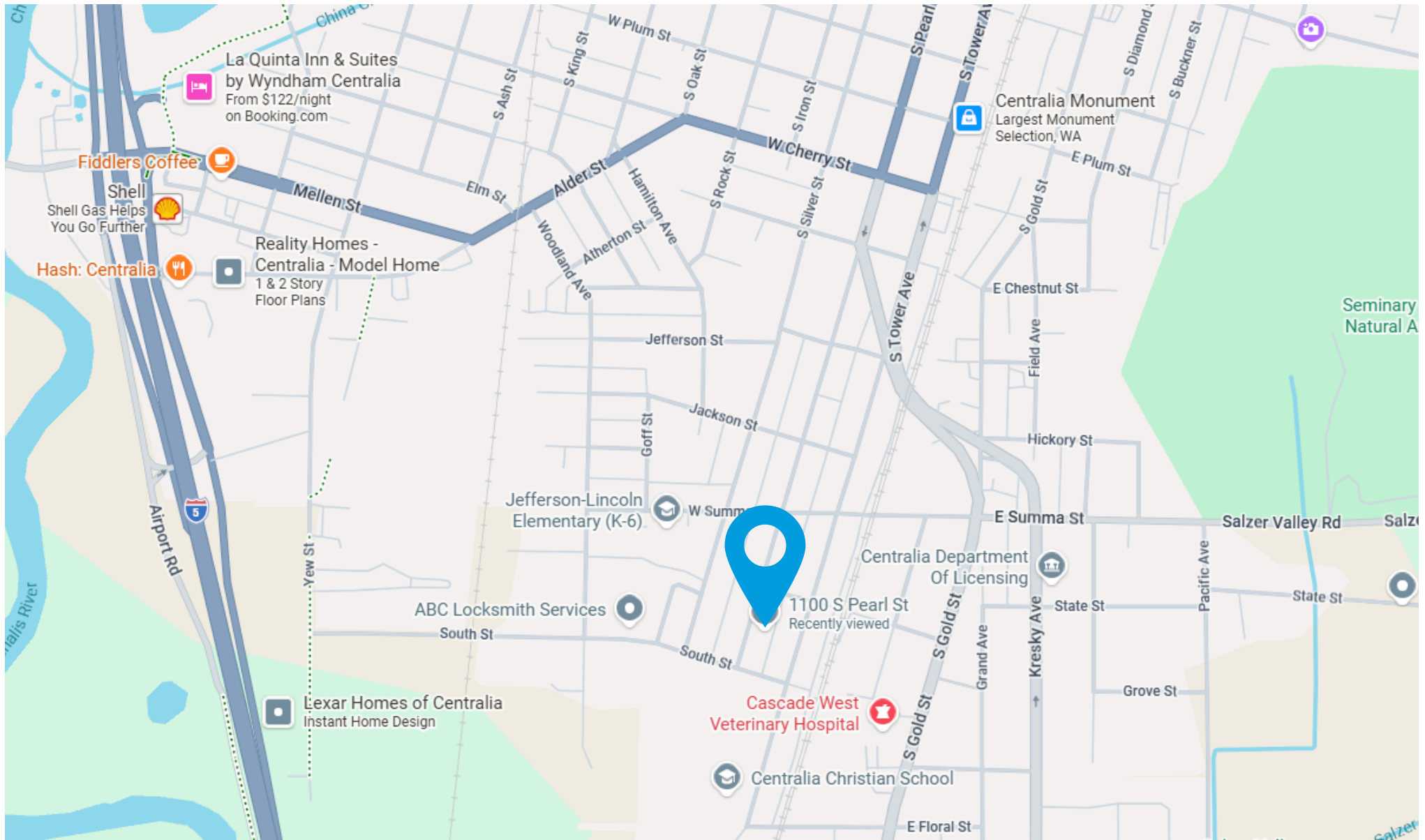
Total: 484 sq. ft  
1st Floor: 484 sq. ft  
Excluded Areas: Walls: 52 sq. ft

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.





**Paul Young**  
**WINDERMERE NORTHWEST LIVING**  
(360) 560-3165  
paulyoung@windermere.com  
paulyoung.withwre.com



This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.