

ROYAL CREST

LARGE UNITS IN DESIRABLE VANCOUVER LOCATION
2702- 2812 NE 86TH AVE , VANCOUVER WA 98662

Royal Crest

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Exclusively Marketed by:

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01

Executive Summary

Investment Summary

Unit Mix Summary

ROYAL CREST

OFFERING SUMMARY

ADDRESS	2702- 2812 NE 86th Ave Vancouver WA 98662
COUNTY	Clark County
MARKET	Vancouver
SUBMARKET	West Vancouver
BUILDING SF	57,750 SF
NUMBER OF UNITS	40
YEAR BUILT	1972

FINANCIAL SUMMARY

PRICE	Call for Pricing
OCCUPANCY	95.00%
NOI (T12)	\$498,812
NOI (Pro Forma)	\$568,920
CASH ON CASH (T12)	5.12%
CASH ON CASH (Pro Forma)	5.86%
GRM (T12)	10.07
GRM (Pro Forma)	10.02

Recent Upgrades and Improvements

- New Composite Shingle Roofing

New Electrical Panels in all units

New Asphalt and Concrete throughout property

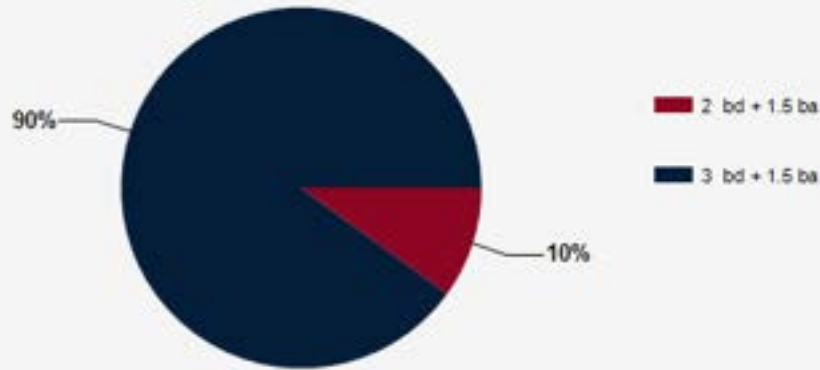
Approximately 90% new flooring in units

*Partial owner is a licensed Real Estate Broker

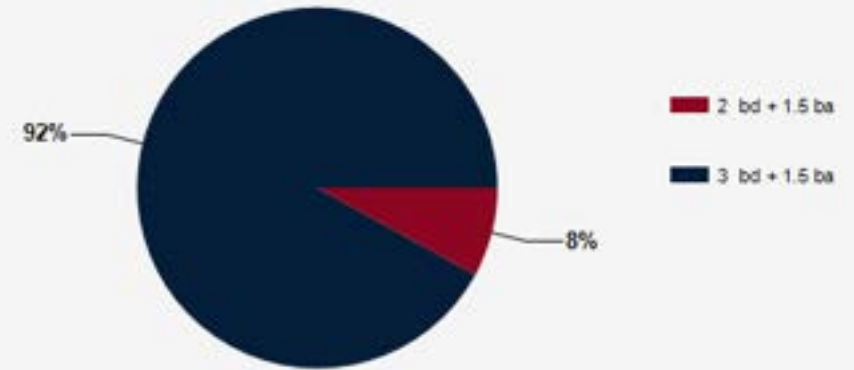


			Actual			Market		
Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1.5 ba	4	1,250	\$1,610 - \$1,645	\$1.30	\$6,510	\$1,745	\$1.40	\$6,980
3 bd + 1.5 ba	36	1,500	\$1,645 - \$2,025	\$1.22	\$66,060	\$2,025	\$1.35	\$72,900
Totals/Averages	40	1,475	\$1,814	\$1.23	\$72,570	\$1,997	\$1.35	\$79,880

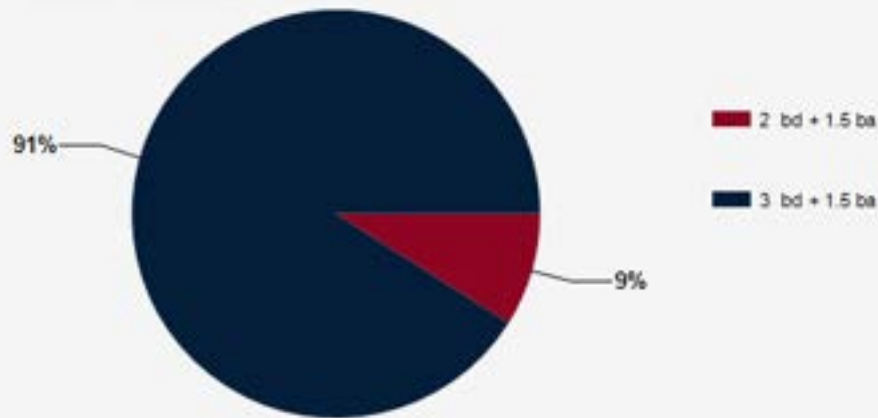
Unit Mix Summary



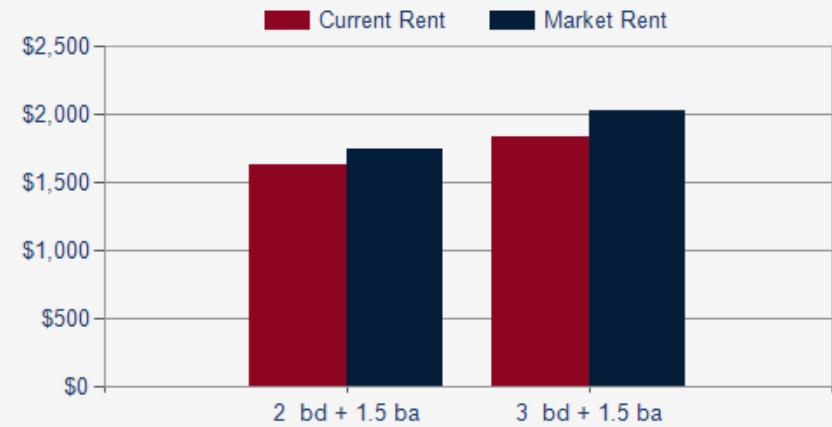
Unit Mix SF



Unit Mix Revenue



Actual vs. Market Revenue





02

Location

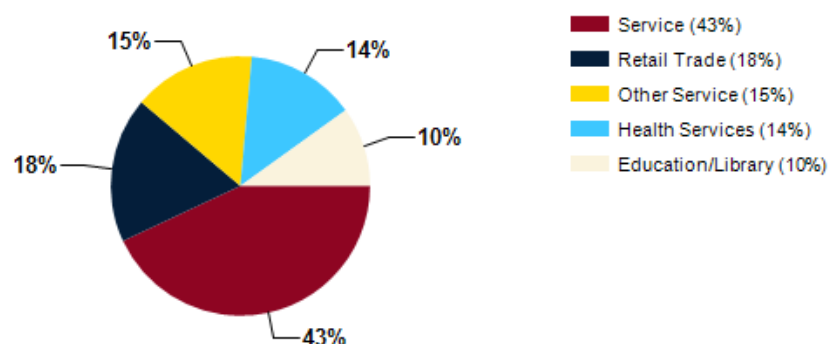
- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map

ROYAL CREST

Perfect Vancouver Location

- Located in the Five Corners neighborhood, our location is a commuter's dream, with easy access to area highways, making your daily commute or weekend getaway a breeze. Less than 1 mile to SR 500 which connects I-205 and I-5. Just south of the Vancouver Mall along with countless shops, restaurants and employers.

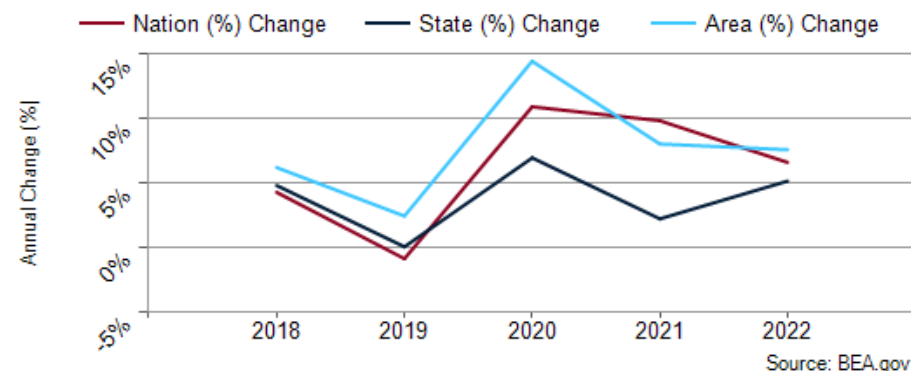
Major Industries by Employee Count

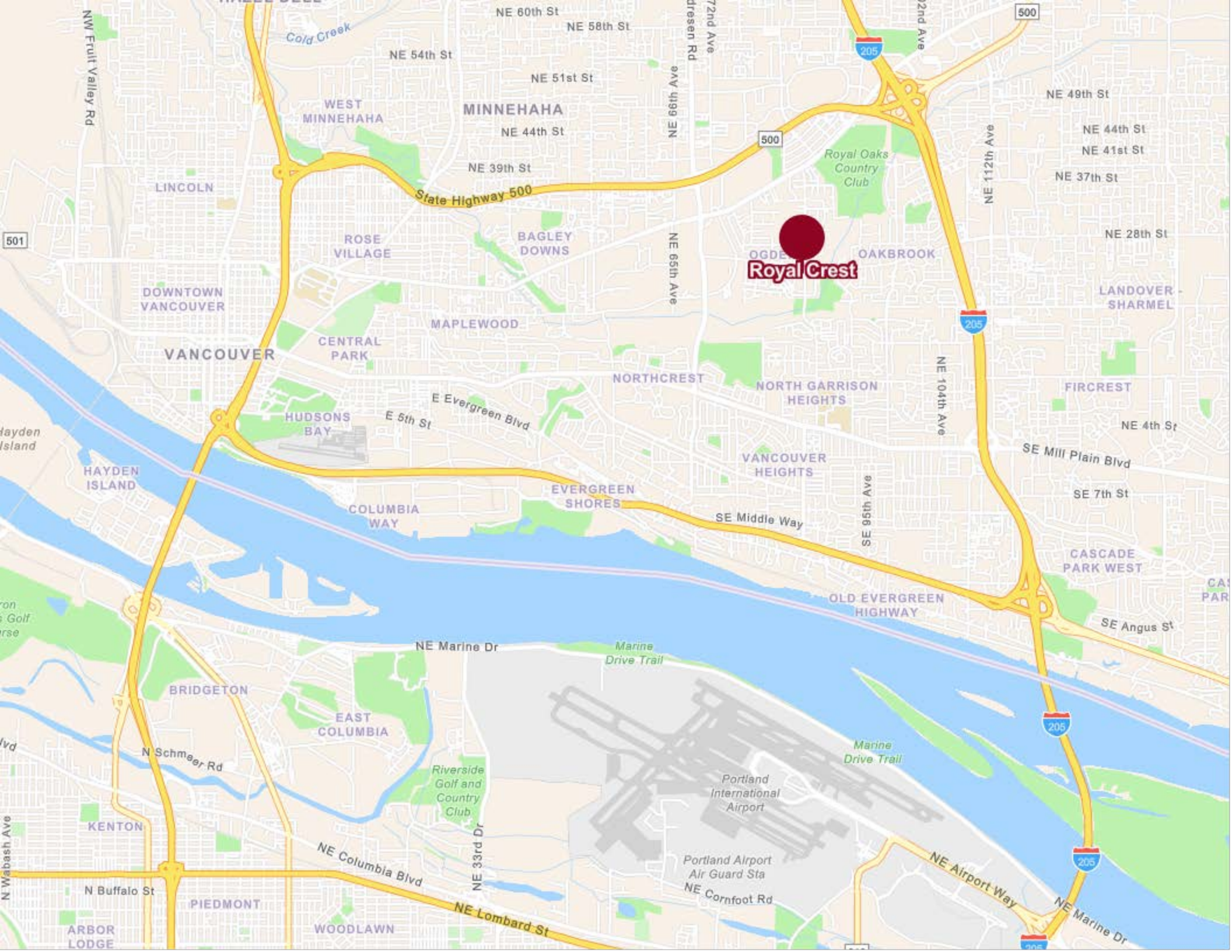


Largest Employers

PeaceHealth Southwest Medical Center	3,000 employees
Vancouver Public Schools	2,500 employees
Clark County Government	2,000 employees
SW Washington Medical Center	1,500 employees
Legacy Salmon Creek Medical Center	1,200 employees
Columbia Machine, Inc.	1,000 employees
WaferTech	800 employees
SEH America	700 employees

Clark County GDP Trend





PeaceHealth Southwest Medical Center

Approx. 3,000 Employees

Approx. 3 miles

Vancouver Public Schools

Approx. 2,500 Employees

Approx. 4 miles

Clark County Government

Approx. 1,500 Employees

Approx. 4 miles

WaferTech

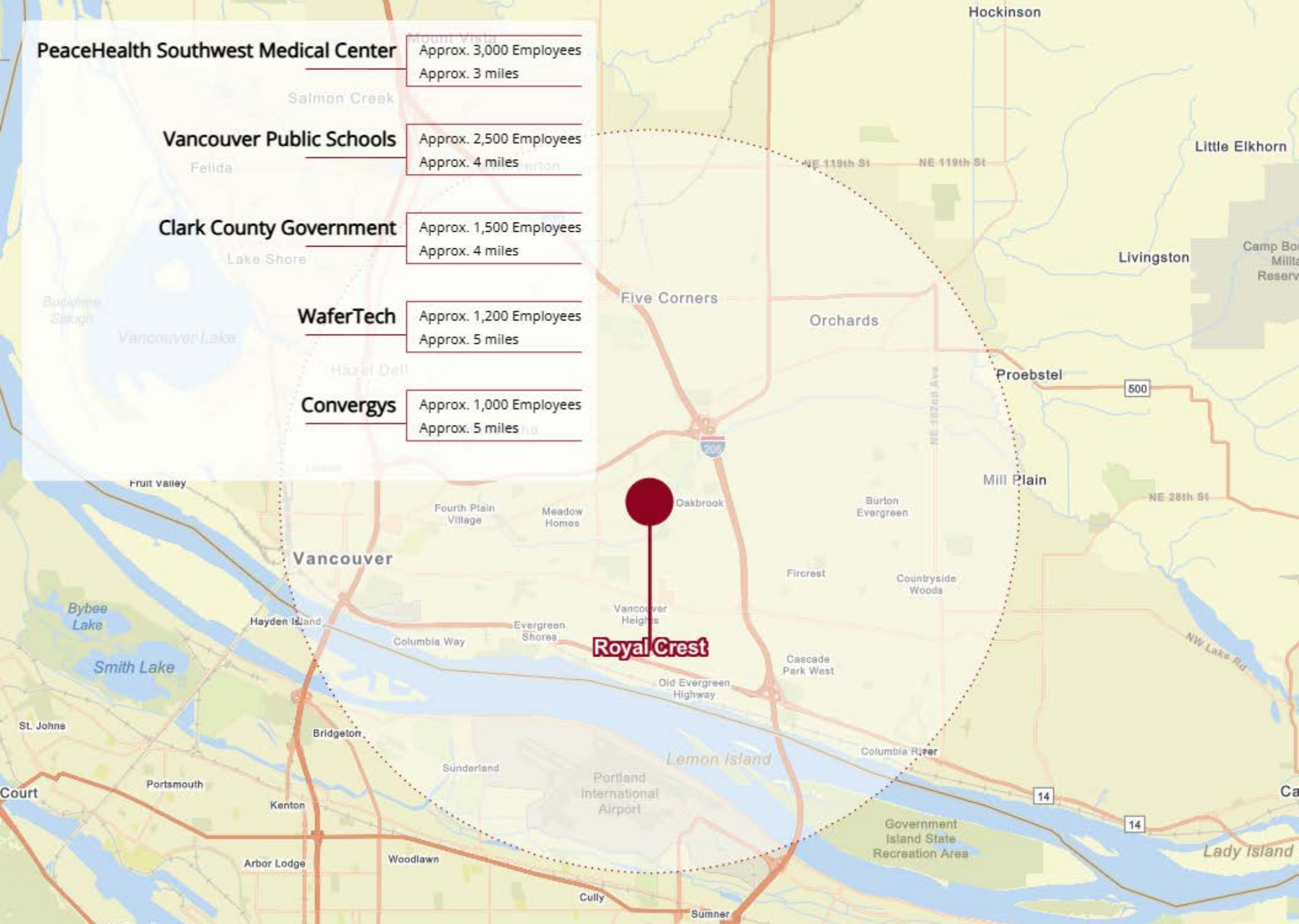
Approx. 1,200 Employees

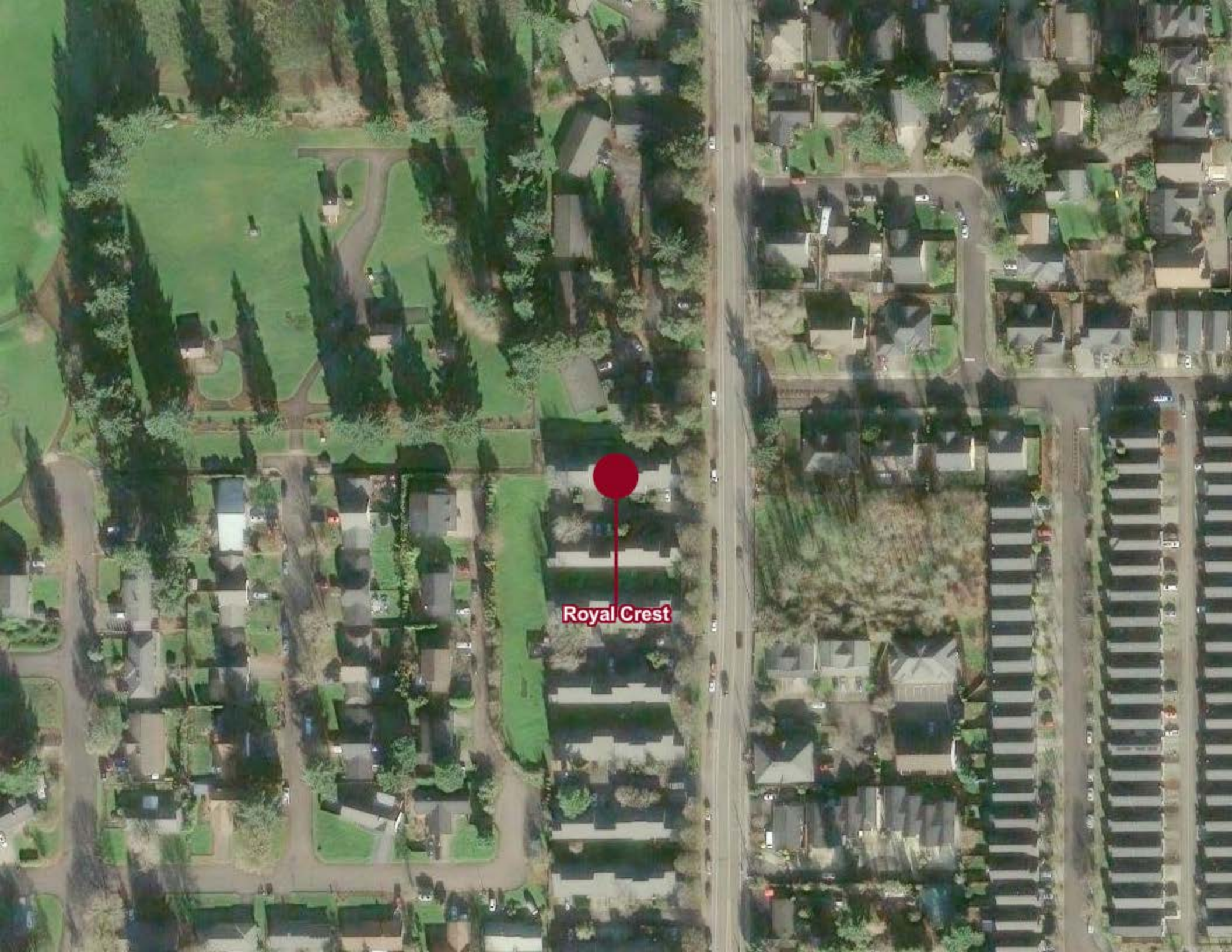
Approx. 5 miles

Convergys

Approx. 1,000 Employees

Approx. 5 miles





Royal Crest



03

Property Description

Property Features

Property Images

Unit Amenities

ROYAL CREST

PROPERTY FEATURES

NUMBER OF UNITS	40
BUILDING SF	57,750
YEAR BUILT	1972
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	5
NUMBER OF PARKING SPACES	80
PARKING RATIO	2:1
GARAGES	Attached
WASHER/DRYER	Hook Ups in Unit

FEES & DEPOSITS

APPLICATION FEE	75
SECURITY DEPOSIT	800
PET DEPOSIT	300

MECHANICAL

HVAC	Radiant heat/cadet
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UTILITIES

WATER	LANDLORD
TRASH	LANDLORD
GAS	TENANT
ELECTRIC	TENANT

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR	T-111
PARKING SURFACE	Concrete
ROOF	Composition Shingle
STYLE	Lowrise Garden
LANDSCAPING	Mature

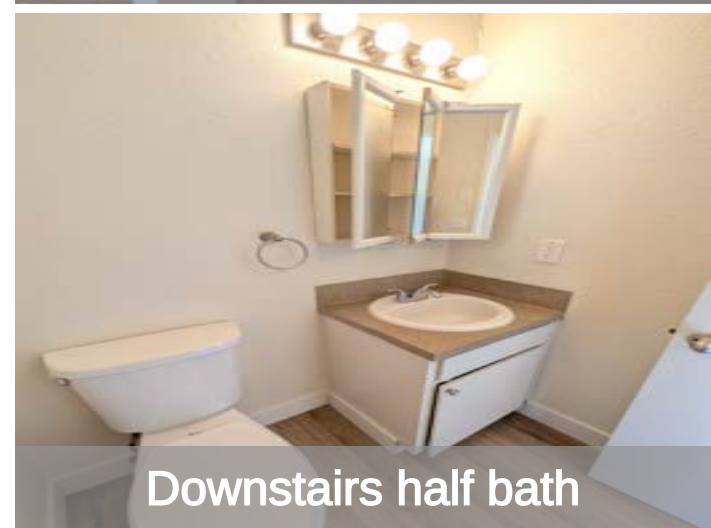




Kitchen



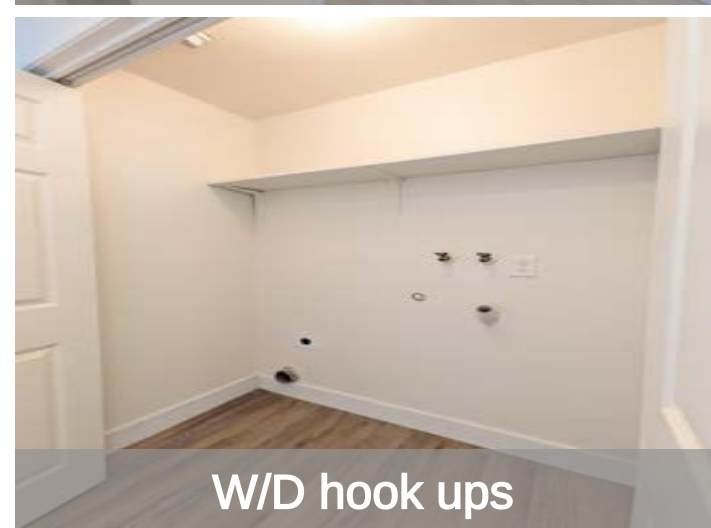
Pantry



Downstairs half bath



Living Room and Entry



W/D hook ups



Upstairs primary bedroom



Upstairs full bath



Upstairs hallway



Unit Amenities

- Attached Garage
- LVP Flooring Downstairs, carpet Upstairs
- Balcony off Primary in most units
- W/D Hook Ups
- Half Bath downstairs, Full Upstairs
- Pantry



04

Financial Analysis

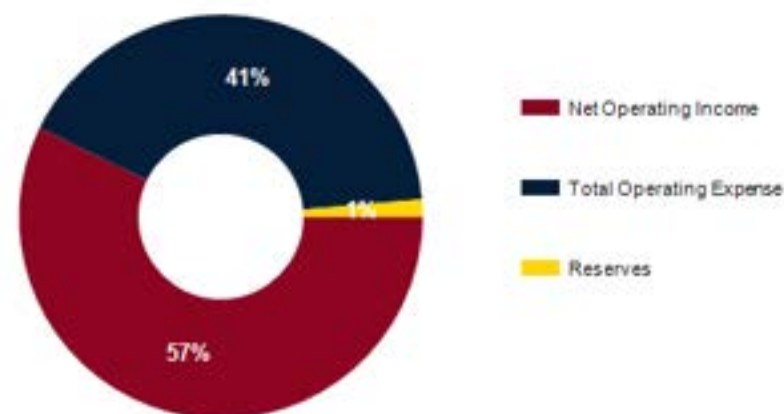
Income & Expense Analysis

ROYAL CREST

REVENUE ALLOCATION

T12

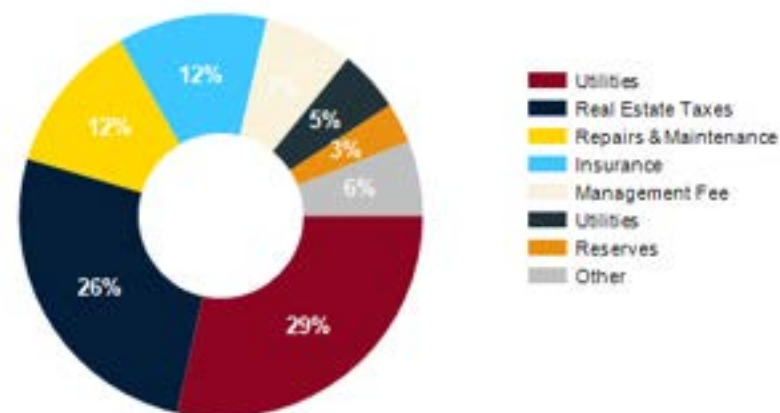
INCOME	T12		PRO FORMA	
Gross Scheduled Rent	\$887,280	94.0%	\$889,594	93.8%
RUBS	\$37,248	3.9%	\$40,000	4.2%
Fees	\$18,950	2.0%	\$18,950	2.0%
Gross Potential Income	\$943,478		\$948,544	
General Vacancy	-5.00%		-5.00%	
Los to Lease	-4.50%			
Effective Gross Income	\$859,186		\$904,064	
Less Expenses	\$360,374	41.94%	\$335,144	37.07%
Net Operating Income	\$498,812		\$568,920	



EXPENSES	T12 Per Unit		PRO FORMA Per Unit	
Real Estate Taxes	\$97,011	\$2,425	\$97,011	\$2,425
Insurance	\$44,582	\$1,115	\$30,000	\$750
Management Fee (3.00% of GSI)	\$26,618	\$665	\$26,688	\$667
Turnover	\$8,800	\$220	\$8,800	\$220
Repairs & Maintenance	\$45,237	\$1,131	\$35,000	\$875
Utilities	\$106,145	\$2,654	\$106,145	\$2,654
Landscaping	\$10,481	\$262	\$10,500	\$263
Admin and Advertising	\$3,000	\$75	\$2,500	\$63
Utilities	\$18,500	\$463	\$18,500	\$463
Total Operating Expense	\$360,374	\$9,009	\$335,144	\$8,379
Reserves	\$12,000	\$300	\$12,000	\$300
Expense / SF	\$6.24		\$5.80	
% of EGI	41.94%		37.07%	

DISTRIBUTION OF EXPENSES

T12





05

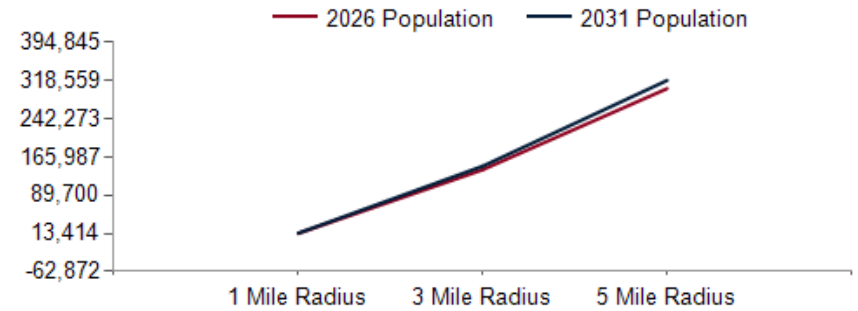
Demographics

General Demographics
Race Demographics

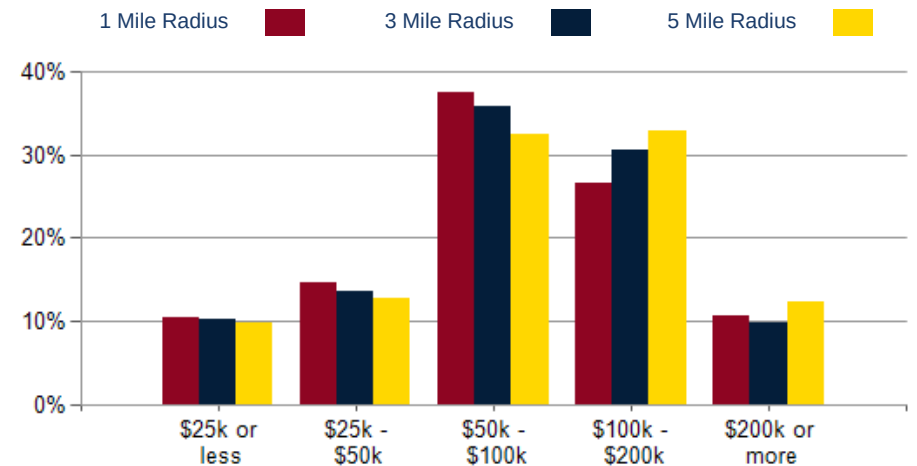
ROYAL CREST

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,980	97,040	205,109
2010 Population	11,113	112,351	239,949
2026 Population	13,414	140,477	302,239
2031 Population	14,021	147,446	318,559
2026 African American	536	5,613	11,204
2026 American Indian	216	1,999	3,996
2026 Asian	788	7,606	18,677
2026 Hispanic	2,470	26,802	50,065
2026 Other Race	1,082	12,673	22,974
2026 White	8,751	91,029	202,560
2026 Multiracial	1,672	17,885	36,817
2026-2031: Population: Growth Rate	4.45%	4.85%	5.30%

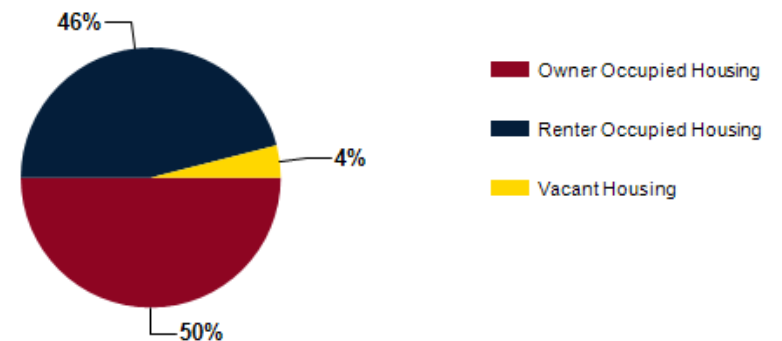
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	343	3,108	6,656
\$15,000-\$24,999	199	2,571	5,002
\$25,000-\$34,999	310	2,554	4,840
\$35,000-\$49,999	449	5,093	10,257
\$50,000-\$74,999	938	10,664	20,389
\$75,000-\$99,999	1,007	9,392	18,246
\$100,000-\$149,999	957	11,943	26,225
\$150,000-\$199,999	419	5,184	12,911
\$200,000 or greater	549	5,496	14,760
Median HH Income	\$81,745	\$83,800	\$90,489
Average HH Income	\$104,085	\$105,526	\$115,356



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

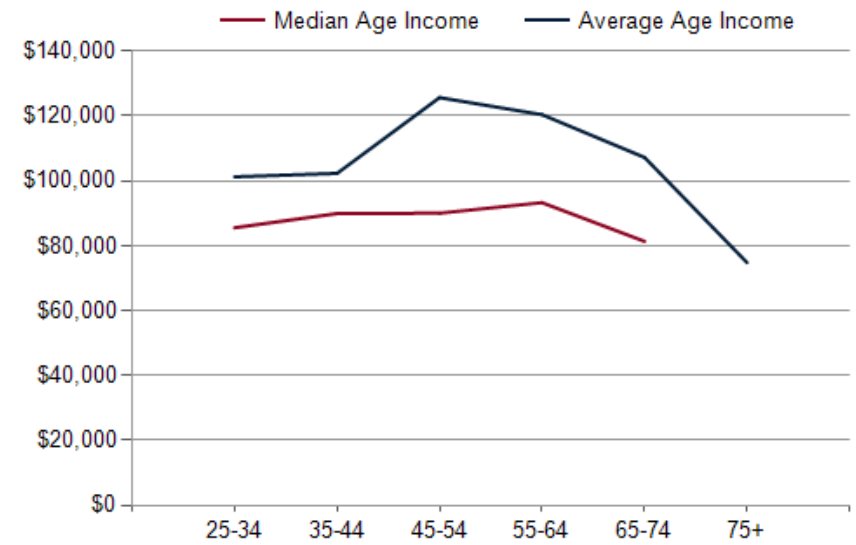
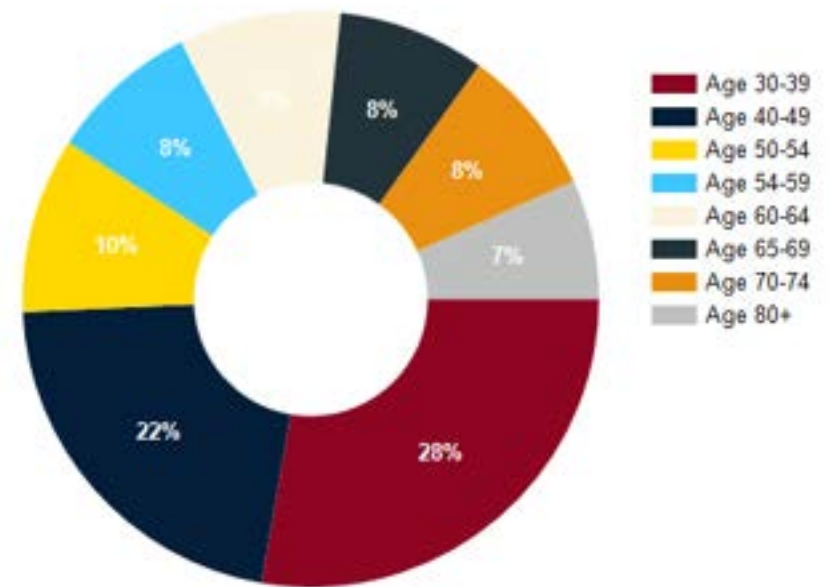


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,095	11,415	23,496
2026 Population Age 35-39	1,103	10,817	23,091
2026 Population Age 40-44	886	10,053	21,334
2026 Population Age 45-49	821	8,698	19,297
2026 Population Age 50-54	782	7,940	18,069
2026 Population Age 55-59	668	7,210	16,478
2026 Population Age 60-64	719	7,022	16,143
2026 Population Age 65-69	656	6,733	15,486
2026 Population Age 70-74	661	6,446	14,304
2026 Population Age 75-79	532	5,069	11,366
2026 Population Age 80-84	342	3,088	6,785
2026 Population Age 85+	261	2,757	5,649
2026 Population Age 18+	10,661	110,089	239,151
2026 Median Age	38	38	39
2031 Median Age	40	39	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,537	\$86,738	\$93,632
Average Household Income 25-34	\$101,253	\$106,736	\$113,995
Median Household Income 35-44	\$89,928	\$91,251	\$99,788
Average Household Income 35-44	\$102,306	\$113,331	\$123,817
Median Household Income 45-54	\$90,035	\$99,063	\$109,094
Average Household Income 45-54	\$125,677	\$119,385	\$136,544
Median Household Income 55-64	\$93,293	\$100,143	\$104,788
Average Household Income 55-64	\$120,417	\$113,085	\$127,523
Median Household Income 65-74	\$81,350	\$81,329	\$82,961
Average Household Income 65-74	\$107,226	\$105,666	\$110,863
Average Household Income 75+	\$74,801	\$77,090	\$78,757

Population By Age



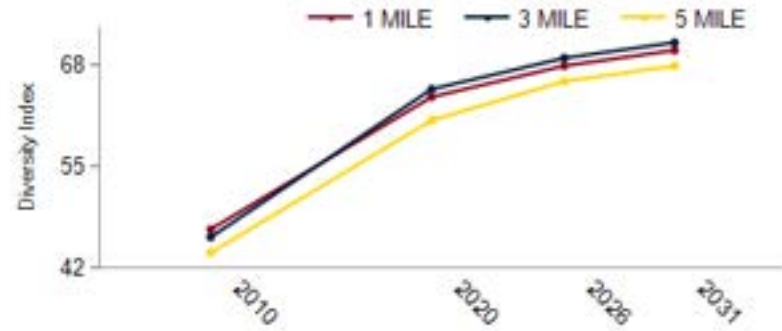
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	71	71	68
Diversity Index (current year)	68	69	66
Diversity Index (2020)	64	65	61
Diversity Index (2010)	47	46	44

POPULATION BY RACE



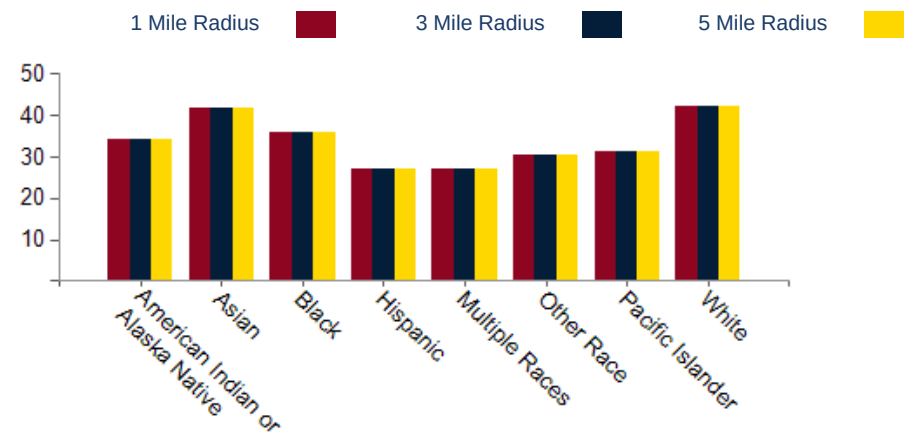
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	3%	3%
American Indian	1%	1%	1%
Asian	5%	5%	5%
Hispanic	16%	16%	14%
Multiracial	11%	11%	11%
Other Race	7%	8%	7%
White	56%	56%	58%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	34	37	37
Median Asian Age	42	42	42
Median Black Age	36	35	36
Median Hispanic Age	27	27	28
Median Multiple Races Age	27	27	28
Median Other Race Age	31	29	30
Median Pacific Islander Age	31	27	29
Median White Age	42	42	42

2026 MEDIAN AGE BY RACE



Royal Crest

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