KELSO DUPLEX PORTFOLIO

Five duplexes | Ten fully leased residences

$3,600,000

OFFERING PRICE

HOME PERFORMANCE
Real Estate Group

950 Walnut St | Kelso, Washington 98626

Portfolio includes five 2023-built duplex properties in Kelso

PRESENTED BY

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A Turnkey, Fully Leased Portfolio

Modern construction, established income and tenant-paid utilities

$3.60M	6.13%	$265,200	$220,500
OFFERING PRICE	CURRENT CAP RATE	ANNUAL RENT	NET OPERATING INCOME

THE OPPORTUNITY

Home Performance Real Estate Group is pleased to present a rare opportunity to acquire five newer duplexes containing 10 fully leased residences in Kelso, Washington. Built in 2023, the portfolio combines immediate in-place income with modern, low-maintenance construction and a highly marketable three-bedroom unit profile.

All units are leased at current rents, and tenants pay all utilities. The portfolio includes six approximately 1,494-square-foot residences and four approximately 1,809-square-foot residences. Each home includes three bedrooms, two and one-half bathrooms, an attached garage, extended driveway and private fenced yard.

PORTFOLIO AT A GLANCE

5	10	30
Duplex properties	Fully leased units	Total bedrooms
16,200 SF	**2023**	**$360,000**
Total living area	Year built	Price per unit

INVESTMENT POSITIONING

A stabilized multifamily portfolio with full occupancy, tenant-paid utilities, attached garages and newer systems - positioned for investors seeking dependable income with limited near-term capital requirements.

Portfolio Composition

Five duplexes with two distinct three-bedroom floor plans

PORTFOLIO ADDRESS	UNIT	PLAN	APPROX. SF	CURRENT RENT
950 Walnut St	A	Small	1,494	$2,100
950 Walnut St	B	Small	1,494	$2,150
957 Willow St	A	Small	1,494	$2,100
957 Willow St	B	Small	1,494	$2,200
694 Walnut St	A	Large	1,809	$2,350
694 Walnut St	B	Large	1,809	$2,350
972 Walnut St	A	Large	1,809	$2,300
972 Walnut St	B	Large	1,809	$2,350
986 Walnut St	A	Small	1,494	$2,100
986 Walnut St	B	Small	1,494	$2,100
TOTAL / WEIGHTED	10 units		1,620 avg.	$2,210 avg.

UNIT FEATURES

- 3 bedrooms and 2.5 bathrooms in every residence
- Spacious walk-in closets and walk-in showers
- Attached garage plus extended driveway parking
- Public water and public sewer
- Quartz countertops and stainless steel appliances
- Heat-pump / mini-split heating and cooling
- Fully fenced, private and usable backyards
- Modern 2023 construction with composition roofs

RENTAL PROFILE

Current contractual rent totals $22,100 per month and $265,200 annually across 10 fully occupied residences.

Current Operating Statement

Owner-reported in-place rents and operating expenses

INCOME	MONTHLY	ANNUAL
950 Walnut St - Units A & B	$4,250	$51,000
957 Willow St - Units A & B	$4,300	$51,600
694 Walnut St - Units A & B	$4,700	$56,400
972 Walnut St - Units A & B	$4,650	$55,800
986 Walnut St - Units A & B	$4,200	$50,400
GROSS RENTAL INCOME	$22,100	$265,200

OPERATING EXPENSES	ANNUAL
Combined real property taxes	$36,000
Property insurance	$8,700
TOTAL OPERATING EXPENSES	$44,700

OPERATING RESULT	ANNUAL
Gross rental income	$265,200
Less: operating expenses	($44,700)
NET OPERATING INCOME	$220,500

6.13%
CAPITALIZATION RATE

16.86%
EXPENSE RATIO

13.57x
GROSS RENT MULTIPLIER

$222.22
PRICE PER RENTABLE SF

Why This Portfolio Stands Out

STABILIZED OCCUPANCY

All 10 residences are currently leased, providing immediate in-place rental income at closing.

NEWER CONSTRUCTION

Completed in 2023, the buildings offer modern layouts, finishes and major systems intended to reduce near-term capital exposure.

TENANT-PAID UTILITIES

Residents pay all utilities, limiting ownership responsibility and supporting more predictable property-level expenses.

DESIRABLE UNIT PROFILE

Every residence offers three bedrooms, 2.5 bathrooms, garage parking, climate control and private outdoor space.

CONVENIENT LOCATION

Quick access to I-5, Longview, schools, shopping, dining, grocery stores, a nearby golf course and everyday services.

PORTFOLIO SCALE

Ten units provide diversification across multiple leases while remaining approachable for a private multifamily investor.

UNDERWRITING NOTE

The operating statement reflects owner-reported property taxes and insurance totaling approximately $44,700. No management fee, replacement reserves, vacancy allowance, repairs or capital expenditures are included. Buyers should apply their own underwriting assumptions and independently verify all income, leases and expenses.

Kelso, Washington

LOCATION OVERVIEW

The portfolio is positioned in the Kelso market with convenient access to Interstate 5 and neighboring Longview. Residents benefit from proximity to employment centers, schools, grocery stores, shopping, dining, parks, recreation and a nearby golf course. The location provides straightforward regional connectivity north toward Olympia and south toward Vancouver and Portland.

ASSET DETAILS

PROPERTY TYPE	Multifamily - duplex portfolio
BUILDINGS / UNITS	5 duplexes / 10 units
YEAR BUILT	2023
STORIES	Two
CONSTRUCTION	Wood frame / concrete perimeter
ROOF	Composition
WATER / SEWER	Public
HEATING / COOLING	Heat pump and mini-split systems
PARKING	Attached garages and driveways
LOT PROFILE	Level, fenced private yards

ACCESS & AMENITIES

I-5 connectivity | Longview access | Grocery and retail | Dining | Schools | Golf and recreation

OFFERING TERMS

Offering price: $3,600,000 Sale condition: All offers subject to interior inspection Occupancy: Fully leased Utilities: Tenant-paid

INVESTMENT CONTACT

For additional information, rent roll documentation or property access:

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