



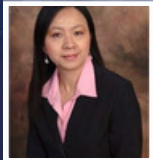
SPERRY

EASERICH COMMERCIAL



MOSES LAKE

MULTIFAMILY PORTFOLIO



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SUMMARY

INVESTMENT SUMMARY

This offering presents the opportunity to acquire a newly constructed multifamily portfolio consisting of two duplexes and one triplex totaling seven residential units in Moses Lake, Washington. The properties are located in close proximity, creating an efficient and easy-to-manage portfolio within a single neighborhood.

Completed in 2025, the properties feature large floor plans, private garages, and additional driveway parking, appealing to tenants seeking single-family style living. All units are currently vacant, allowing a new owner to establish rental rates at current market levels and implement their preferred leasing strategy. The seller will provide a credit at closing for refrigerators, washers, and dryers, giving the buyer flexibility in selecting appliances.

INVESTMENT HIGHLIGHTS

- Sale Price: \$1,965,000
- 3 Properties | 7 Total Units
- Two Duplexes + One Triplex
- Built in 2025 – New Construction
- Duplex Unit Mix: 4 Bed / 2.25 Bath
- Triplex Unit Mix: 3 Bed / 2.25 Bath
- All Units Vacant – Ability to Set Market Rents
- Private Garages + Additional Driveway Parking
- Seller Credit for Refrigerator, Washer & Dryer



PROPERTY INFORMATION



920 NW SUNBURST COURT

NO. OF UNITS	3
LOT SIZE	12,536 SF
BUILDING SIZE	4,368 SF
BEDS PER UNIT	3
BATHS PER UNIT	2.25
GARAGE	Single Car



921 W TED YAO WAY

NO. OF UNITS	2
LOT SIZE	7,350 SF
BUILDING SIZE	3,184 SF
BEDS PER UNIT	4
BATHS PER UNIT	2.25
GARAGE	TWO CAR



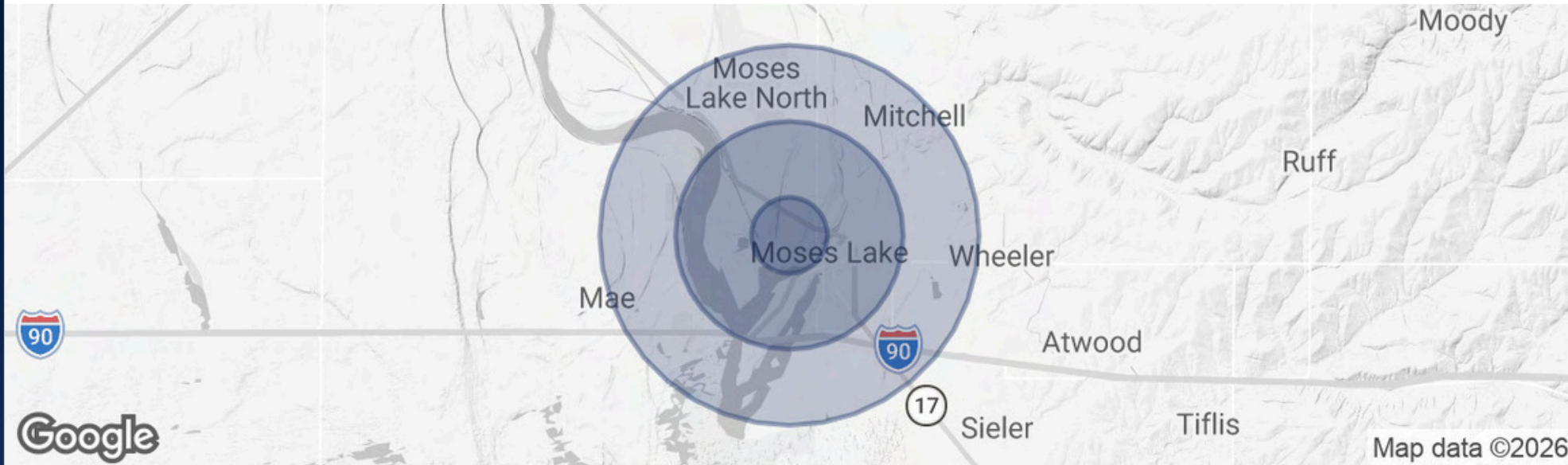
930 W TED YAO WAY

NO. OF UNITS	2
LOT SIZE	11,073 SF
BUILDING SIZE	3,184 SF
BEDS PER UNIT	3
BATHS PER UNIT	2.23
GARAGE	TWO CAR

ADDITIONAL PHOTOS

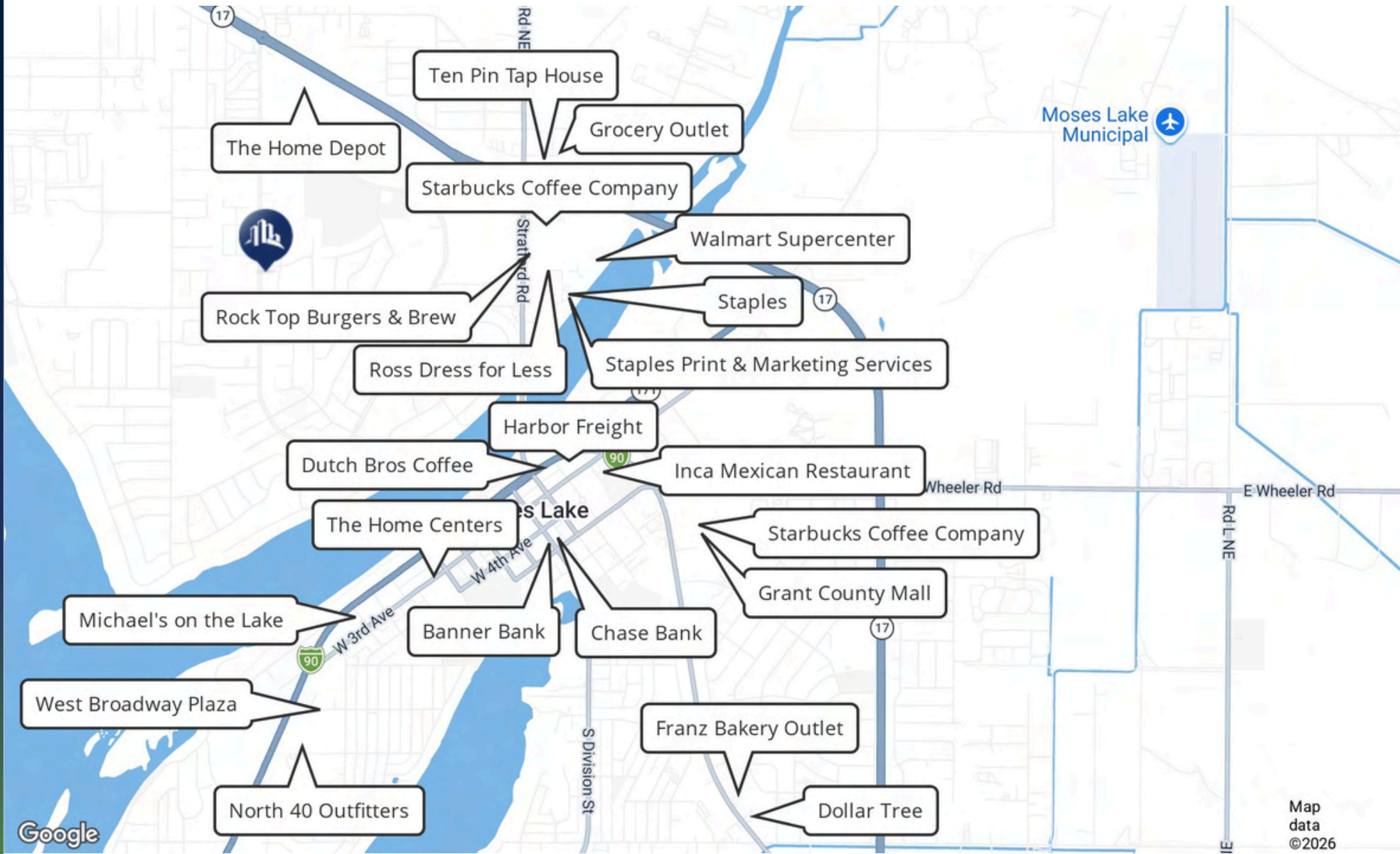


DEMOGRAPHICS MAP & REPORT



	1 MILE	3 MILES	5 MILES
Total Population	7,517	31,789	38,952
Total Households	2,623	12,103	14,628
Person Per Household	2.9	2.6	2.7
Average Household Income	\$72,157	\$79,060	\$87,755
Total Housing Units	2,866	12,968	15,664
Owner Occupied	1,689	7,203	9,217
Renter Occupied	939	4,907	5,413

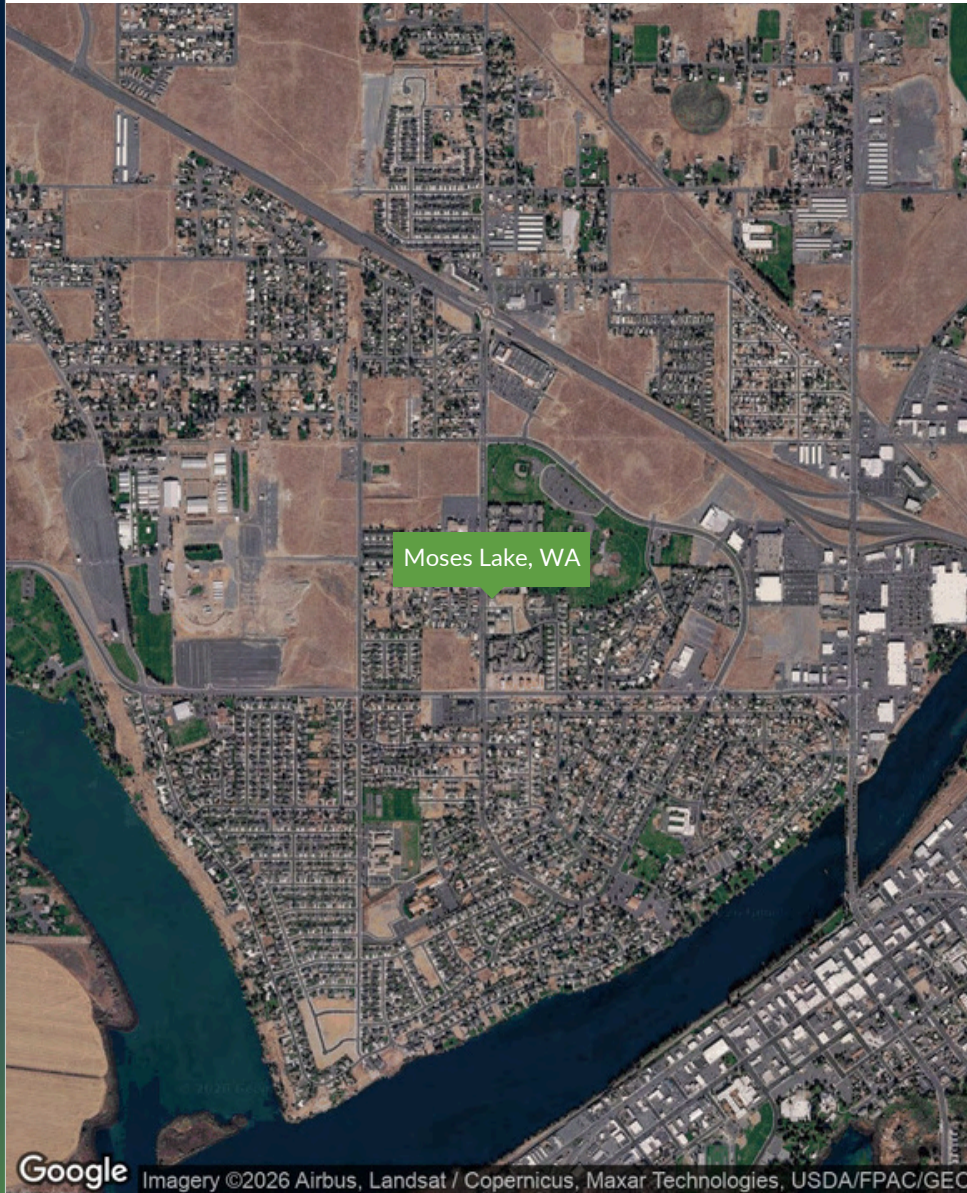
RETAILER MAP



Google

Map data ©2026

CITY INFORMATION



LOCATION DESCRIPTION

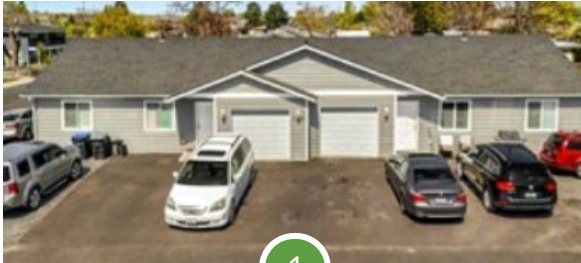
Discover the perfect investment opportunity in the thriving area surrounding this impressive property in Moses Lake, Washington. Located in the heart of the city, the area offers a vibrant community and an array of amenities to appeal to multifamily and high-rise investors. Enjoy proximity to popular shopping and dining destinations, picturesque parks, and the stunning Moses Lake itself, drawing residents and visitors alike. With a burgeoning economy and a strong rental market, this location presents an ideal opportunity for those seeking to invest in a dynamic and growing community.

LOCATION DETAILS

Market	Moses Lake
Sub Market	Central Moses Lake
County	Grant
Nearest Highway	I-90
Nearest Airport	Grant County International Airport (MWH)

Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

SALE COMPS

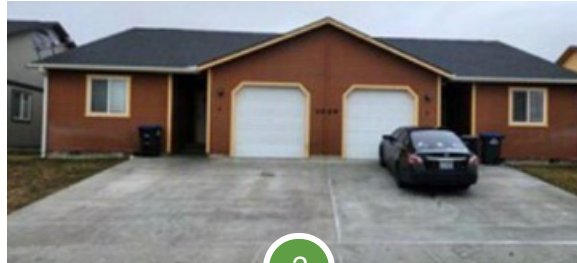


1

1114 GARY STREET

Moses Lake, WA 98837

Price: \$400,000
 Bldg Size: 2,039 SF
 No. Units: 2

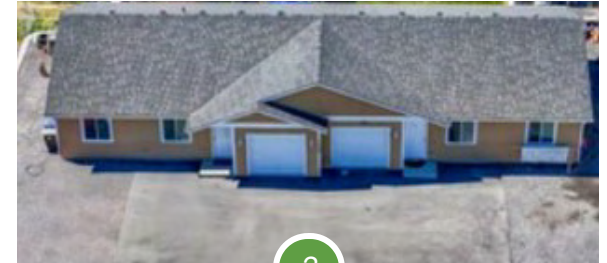


2

1006 N PIERCE DR

Moses Lake, WA 98837

Price: \$455,000
 Bldg Size: 2,605 SF
 No. Units: 2

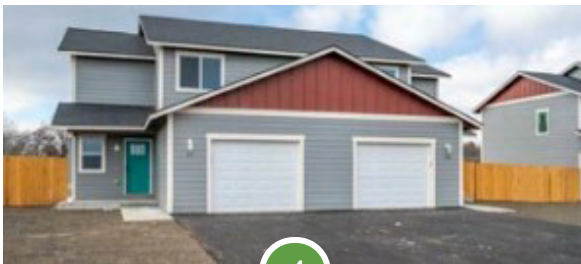


3

1056 N DANIEL STREET

Moses Lake, WA 98837

Price: \$400,000
 Bldg Size: 2,039 SF
 No. Units: 2

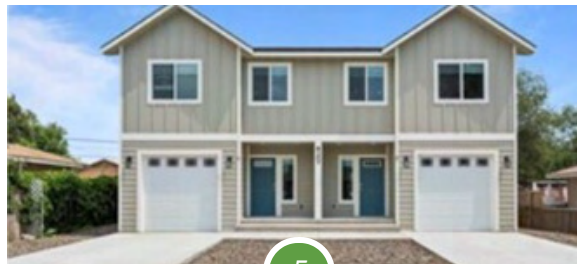


4

1029 W NORTHWEST LANE

Moses Lake, WA 98837

Price: \$560,000
 Bldg Size: 2,832 SF
 No. Units: 2

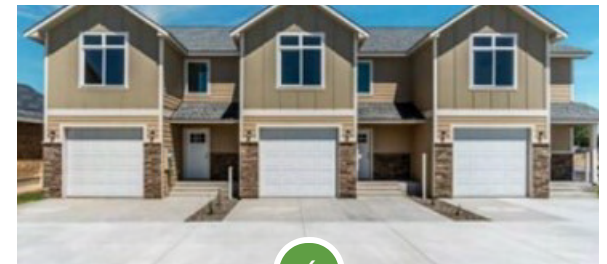


5

527 S CANTERBURY LANE

Moses Lake, WA 98059

Price: \$540,000
 Bldg Size: 2,766 SF
 No. Units: 2



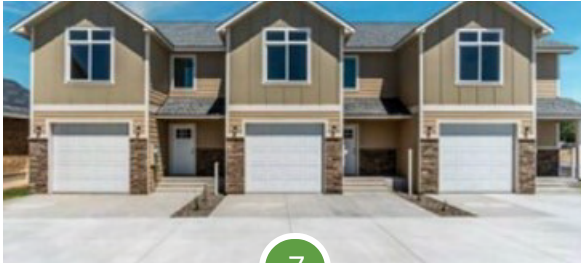
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911 W TED YAO WAY

Moses Lake, WA 98837

Price: \$860,000
 Bldg Size: 4,368 SF
 No. Units: 3

SALE COMPS

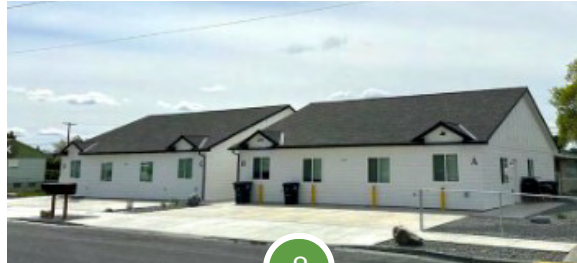


7

931 W TED YAO WAY

Moses Lake, WA 98837

Price: \$875,000
 Bldg Size: 4,368 SF
 No. Units: 3



8

504 S ADLER STREET

Moses Lake, WA 98837

Price: \$825,000
 Bldg Size: 3,870 SF
 No. Units: 4

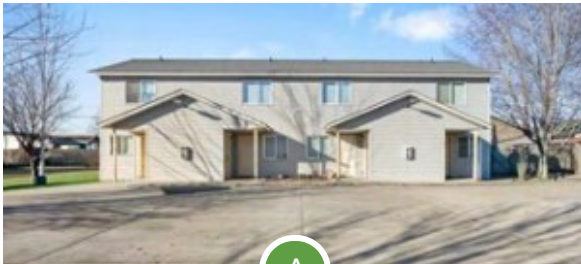


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6432 MELBY WAY NE

Moses Lake, WA 98837

Price: \$1,200,000
 Bldg Size: 4,374 SF
 No. Units: 4

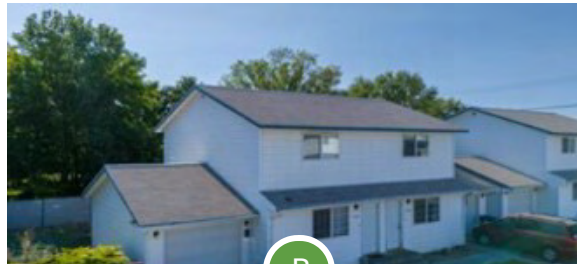


A

1814 W CROUSE ST

Moses Lake, WA 98837

Price: \$618,000
 Bldg Size: 3,790 SF
 No. Units: 4

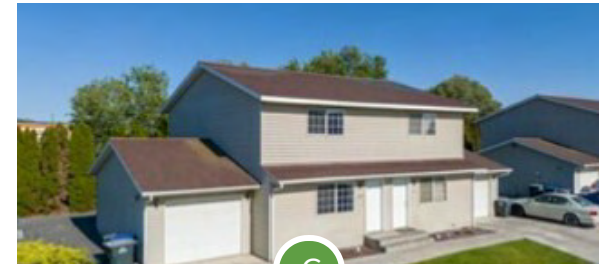


B

1302-1308 SHAKER PLACE

Moses Lake, WA 98837

Price: \$730,000
 Bldg Size: 4,752 SF
 No. Units: 4



C

1309-1315 SHAKER PLACE

Moses Lake, WA 98837

Price: \$750,000
 Bldg Size: 4,752 SF
 No. Units: 4



LIEN MA, CCIM

Managing Director

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WA #26386

PROFESSIONAL BACKGROUND

With over 24 years of diverse experience, I have built a robust career that began in systems engineering and construction, and I am now focused on commercial real estate brokerage, real estate investment, and business brokerage. My technical background in construction and engineering adds a unique layer of expertise to my current role as a commercial real estate professional. As a Certified Commercial Investment Member (CCIM), I hold one of the most respected designations in commercial real estate, signifying my expertise in areas such as investment analysis, market evaluation, and financial structuring. This certification enables me to provide a strategic, data-driven approach to real estate leasing and investment, ensuring that clients receive tailored solutions that maximize returns and minimize risk.

In addition to my real estate credentials, my extensive experience in project management, work management, and customer management within the construction and engineering sectors gives me a distinct advantage when assessing property values, project feasibility, and long-term asset performance. My focus on manufacturing efficiency and quality, paired with my Six Sigma Black Belt certification, further strengthens my ability to streamline processes and optimize outcomes in real estate transactions.

This unique combination of skills—drawing from engineering, construction, and commercial real estate—allows me to deliver comprehensive, informed solutions that consistently exceed client expectations. By integrating technical expertise with strategic real estate knowledge, I offer a well-rounded approach to both leasing and investment projects, ensuring successful, efficient results for my clients.

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