

Titlow Beach Multifamily

8432 6th Ave Tacoma, WA 98465



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Presented By **The Preview Group.**
Commercial Real Estate Services Multifamily

Property Overview

Investment Highlights

- Strong Income-Producing Asset
- Spacious Units with Desirable Layouts
- Stable, Long-Term Tenants
- Ample Parking & In-Unit Amenities

| | |
|--------------|--------------------------------|
| ADDRESS | 8432 6th Ave Tacoma, WA 9846 |
| TOTAL UNITS | 6 units |
| YEAR BUILT | 1983/1998 |
| NET RENTABLE | 6,120 SF |
| PRICE | \$ 2,050,000.00 |
| CAP RATE | 5.46% Current/ 6.33% Pro Forma |
| UNIT MIX | 2 Bed 1.5 Bath |
| UNIT SF | 1,020 SF |
| LOT SIZE | 11,621 SF |
| ZONING | C2 |



Rent Roll

| UNIT | SF | CURRENT RENT | PRO FORMA RENT |
|--------------|--------------|------------------|------------------|
| 1 | 1,020 | \$ 1,987 | \$ 2,187 |
| 2 | 1,020 | \$ 1,987 | \$ 2,187 |
| 3 | 1,020 | \$ 1,987 | \$ 2,187 |
| 4 | 1,020 | \$ 1,837 | \$ 2,037 |
| 5 | 1,020 | \$ 1,887 | \$ 2,087 |
| 6 | 1,020 | \$ 1,987 | \$ 2,187 |
| TOTAL | 6,120 | \$ 11,672 | \$ 12,872 |

Income & Expenses



| INCOME & EXPENSE | CURRENT | PRO FORMA |
|-------------------------------|----------------------|-------------------|
| Gross Rental Income | \$ 140,064 | \$ 154,464 |
| Utility Income | \$ 10,800 | \$ 10,800 |
| Pet Fee Income | \$ 480 | \$ 480 |
| Effective Gross Income | \$ 151,344 | \$ 165,744 |
| Tax | \$ 17,368.22 | \$ 17,868 |
| Insurance | \$ 7,095 | \$ 7,095 |
| Landscaping | \$ 1,000 | \$ 1,000 |
| Fire Inspection | \$ 100 | \$ 100 |
| Pest Control | \$ 500 | \$ 500 |
| Repair | \$ 4,000 | \$ 4,000 |
| Total Expenses | \$ 30,063.22 | \$ 30,563 |
| Net Operating Income | \$ 121,280.78 | \$ 135,181 |

Photo Gallery



Photo Gallery



Photo Gallery



Exclusive Representation

The Preview Group is the exclusive listing Brokerage for this Offering. Mandy Wu is exclusively representing the Seller in the sale of **8432 6th Ave Tacoma WA**.

Property Tours

All property tours will be conducted exclusively by Listing Brokers and by appointment only. To learn more about this property and to schedule private tour, please contact Listing Brokers directly.

The Preview Group has been retained as the exclusive listing brokerage for 8432 6th Ave Tacoma. Legal documents and reports summarized in this Offering Memorandum are not intended to be comprehensive statements of the terms or contents of such documents and reports. While the Seller and The Preview Group believe the information to be accurate, potential buyers should conduct an independent investigation and reach conclusions without reliance on materials contained herein. The material contained in this Offering Memorandum is confidential, under the terms and conditions of a Confidentiality Agreement, which has been executed by the recipient as Reviewer, and furnished solely for the purpose of considering the purchase of the property described herein and is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of the Seller.

Exclusive Listing Brokers

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