

OFFERING MEMORANDUM

EISENHOWER COMPLEX

18 Unit Multifamily Investment

1011, 1013 and 1015 S 48th Avenue
Yakima, Washington 98908

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01 | OFFERING SUMMARY



Metric	Detail
Property Name	Eisenhower Complex
Property Addresses	1011, 1013 and 1015 S 48th Avenue, Yakima, WA 98908
County	Yakima County
Property Type	Multifamily
Total Units	18 Units
Asset Breakdown	16 unit apartment property plus duplex
16 Unit Addresses	1011 and 1015 S 48th Avenue
Duplex Address	1013 S 48th Avenue
List Price	\$3,199,000.00
Price Per Unit	\$177,722.00
Current Occupancy	100% occupied
Current Monthly Rent	\$17,995
Annual Scheduled Rent	\$215,940
Laundry Income	\$100 per month, \$1,200 annually
Annual Scheduled Rent Plus Laundry Income	\$217,140
2025 Reported Rental Income	\$209,398
2025 Reported NOI	\$146,742
Cap Rate Based on 2025 Reported NOI	4.59%
Total Site Area	Approximately 66,961 SF, 1.54 acres
Total Building Size	Approximately 15,728 SF including duplex
Unit Mix	17 two bedroom units and 1 one bedroom unit
Year Built	1960 to 1996
Parcel Numbers	18132723402, 18132723403 and 18132723404
Zoning	R 3
Parking	36 total spaces, including 13 covered and 23 uncovered



02 | INVESTMENT HIGHLIGHTS

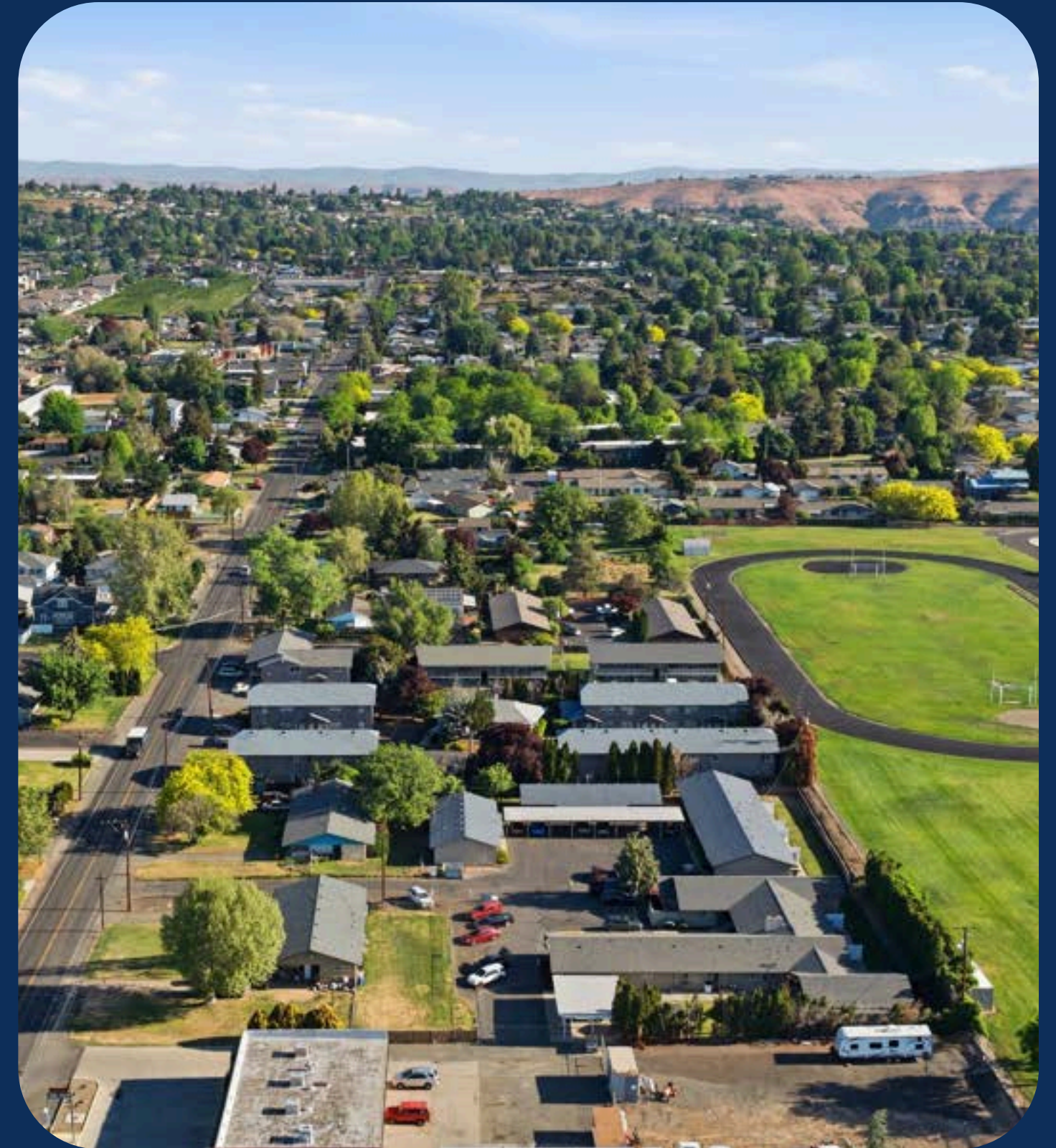


The Eisenhower Complex is a stabilized multifamily asset located in one of West Yakima's most established rental corridors. The property benefits from a strong tenant base that includes professionals, teachers, nurses, and graduate students, supported by proximity to major healthcare, education, employment, and retail drivers.

The property is 100% occupied, with current scheduled rent exceeding 2025 reported rental income and additional income generated from on site coin operated laundry.

The property reported 2025 rental income of \$209,398 and 2025 reported NOI of \$146,742, based on ownership provided cash basis financials.

Yakima's rental market continues to benefit from low vacancy rates, limited new housing supply, and relative affordability compared to larger Washington markets. These fundamentals support stable occupancy, consistent tenant demand, and long term rent growth potential.



03 | PROPERTY OVERVIEW





The Eisenhower Complex includes 18 total units across a 16 unit apartment property at 1011 and 1015 S 48th Avenue and a duplex at 1013 S 48th Avenue.

The combined property includes approximately 66,961 square feet of total site area, or approximately 1.54 acres, and approximately 15,728 square feet of total building area. The 16 unit apartment portion includes approximately 13,726 square feet of gross building area and approximately 13,466 square feet of net rentable area, while the duplex includes approximately 2,002 square feet of building area.

The property features a highly marketable, two bedroom dominant unit mix. The duplex adds 2 bed / 1 bath units and includes carport and driveway parking.

04 | UNIT MIX AND CURRENT RENT ROLL



Unit	Address	Unit Type	Current Rent
A	1011 S 48th Avenue	2 Bed / 1 Bath	\$1,100
B	1011 S 48th Avenue	2 Bed / 1 Bath	\$1,000
C	1011 S 48th Avenue	2 Bed / 1 Bath	\$1,100
D	1011 S 48th Avenue	2 Bed / 1 Bath	\$950
E	1011 S 48th Avenue	2 Bed / 1 Bath	\$1,000
F	1011 S 48th Avenue	2 Bed / 1 Bath	\$995
G	1011 S 48th Avenue	2 Bed / 1 Bath	\$1,000
H	1011 S 48th Avenue	2 Bed / 1 Bath	\$950
1	1015 S 48th Avenue	2 Bed / 1 Bath	\$1,100
2	1015 S 48th Avenue	2 Bed / 1 Bath	\$950
3	1015 S 48th Avenue	2 Bed / 1 Bath	\$950
4	1015 S 48th Avenue	2 Bed / 1 Bath	\$1,000
5	1015 S 48th Avenue	2 Bed / 1 Bath	\$1,100
6	1015 S 48th Avenue	2 Bed / 1 Bath	\$950
7	1015 S 48th Avenue	1 Bed / 1 Bath	\$950
8	1015 S 48th Avenue	2 Bed / 1 Bath	\$1,000
Duplex A	1013 S 48th Avenue	2 Bed / 1 Bath	\$950
Duplex B	1013 S 48th Avenue	2 Bed / 1 Bath	\$950
Total		18 Units	\$17,995

Unit Type	Number of Units	Rent Range
1 Bed / 1 Bath	1	\$950
2 Bed / 1 Bath	17	\$950 to \$1,100
Total	18	\$17,995 Monthly

Annual Scheduled Rent: \$215,940
Laundry Income: \$100 per month, \$1,200 annually
Annual Scheduled Rent Plus Laundry Income: \$217,140



- Some interior photos have been digitally decluttered or virtually staged for presentation purposes.



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05 | 16 UNIT APARTMENT SUMMARY



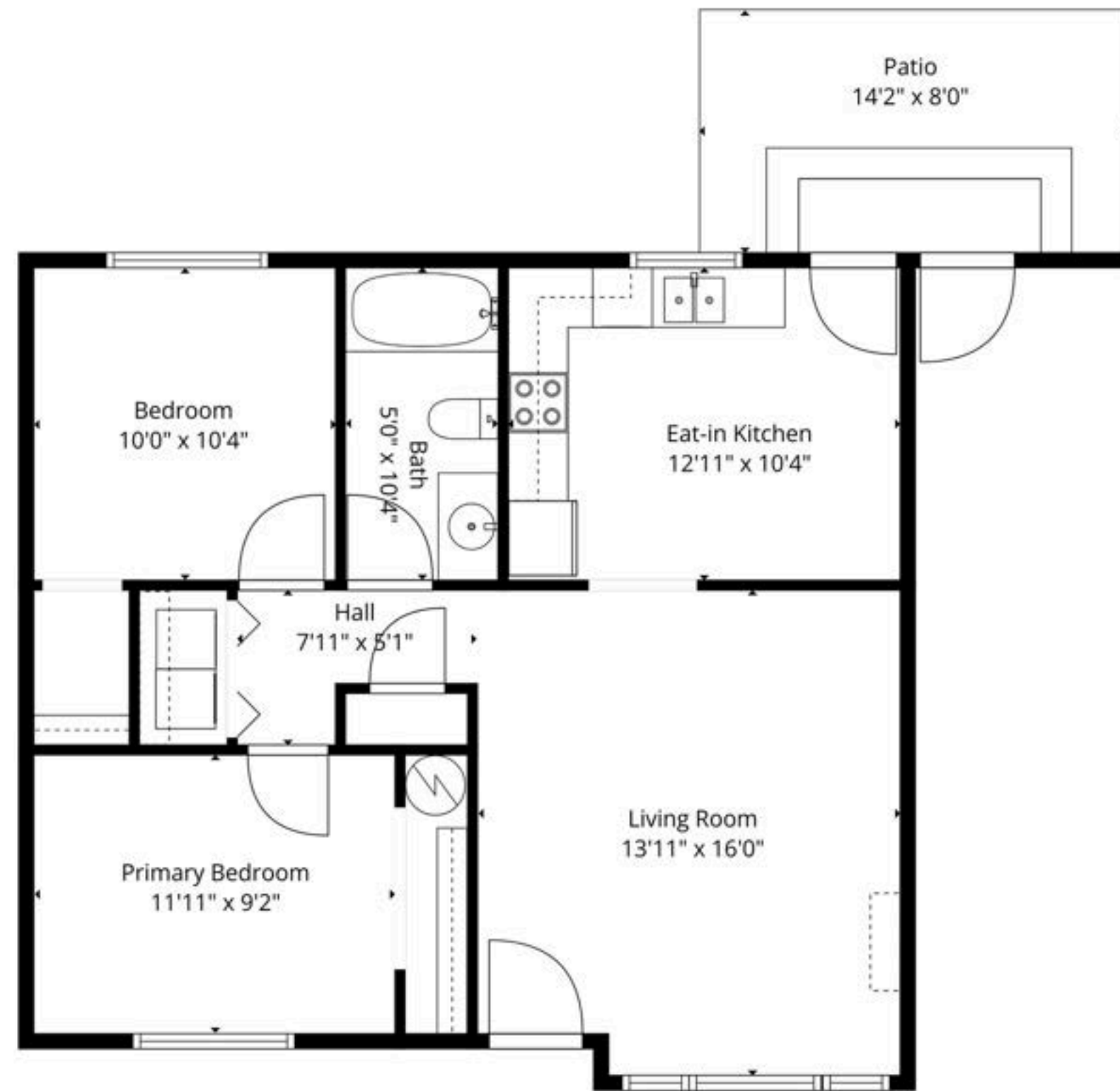
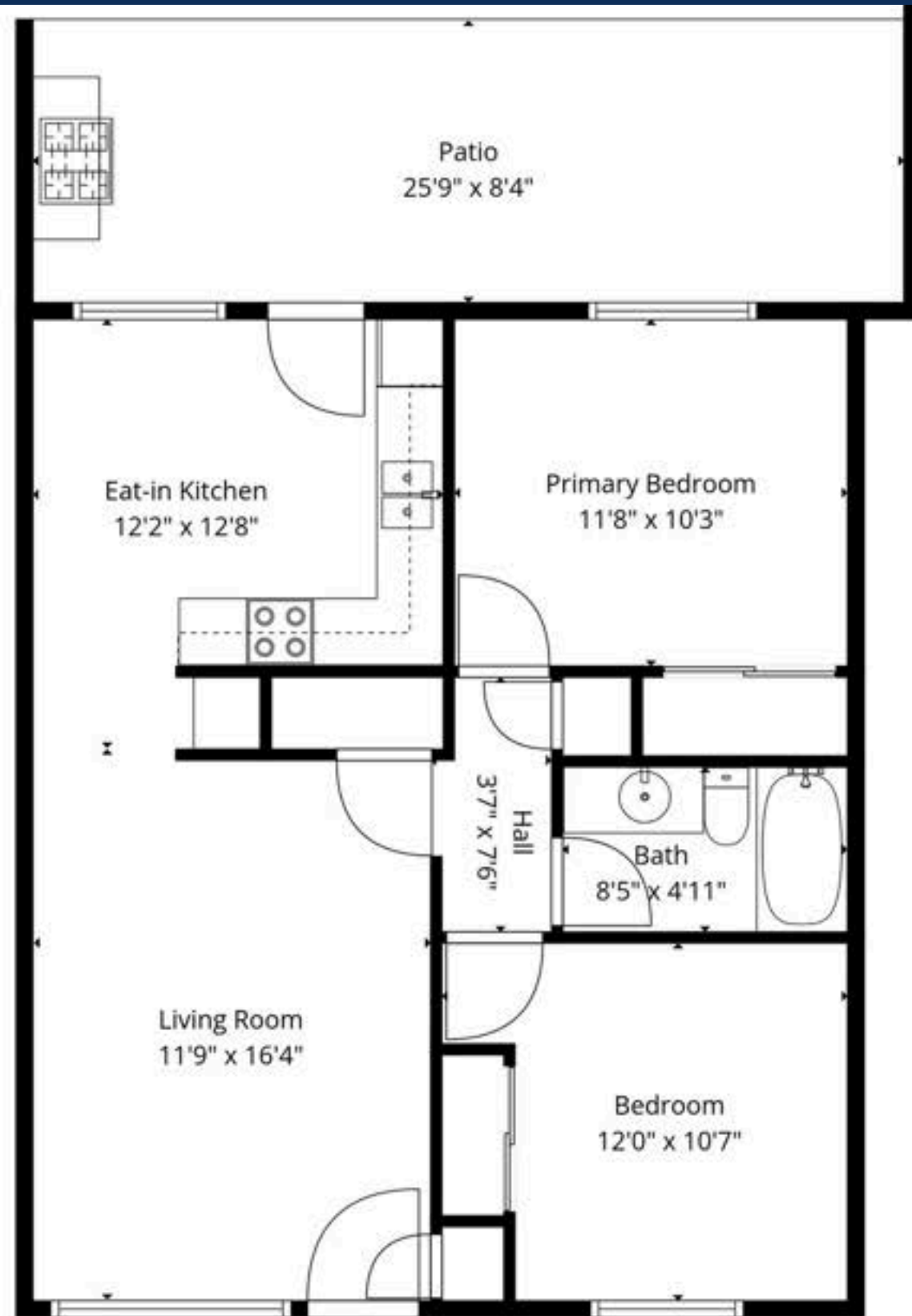
Metric	Detail
16 Unit Addresses	1011 and 1015 S 48th Avenue
16 Unit Building Size	Approximately 13,726 SF GBA, 13,466 SF NRA
16 Unit Site Area	Approximately 47,916 SF, 1.10 acres
Parking	11 carports plus parking lot
Laundry	Coin operated laundry available to tenants
Laundry Income	Approximately \$100 per month, \$1,200 annually
Unit Features	Stove and refrigerator in all units. Select units include dishwasher and washer / dryer hookup
Grounds	Irrigated yard / landscaped grounds

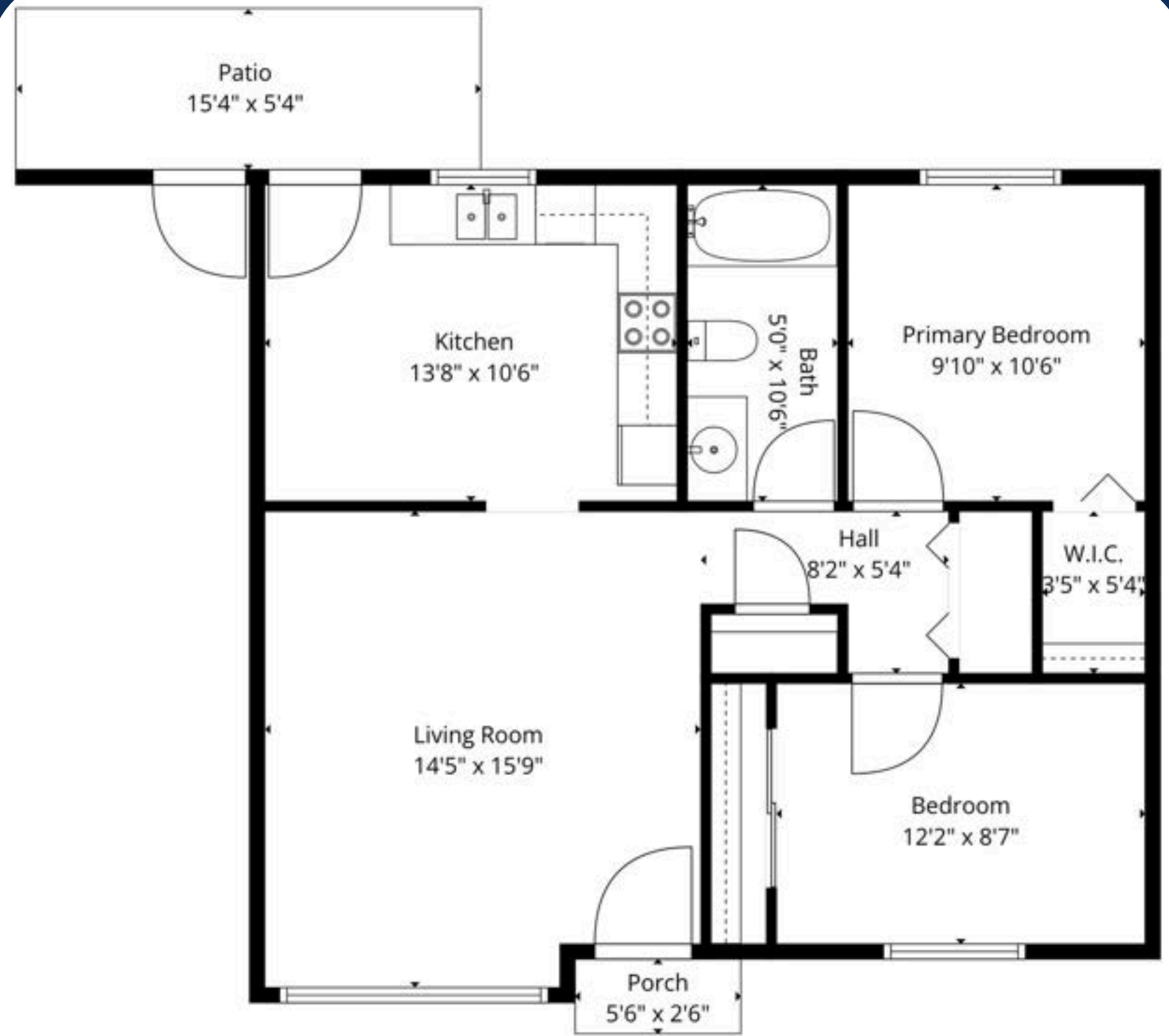
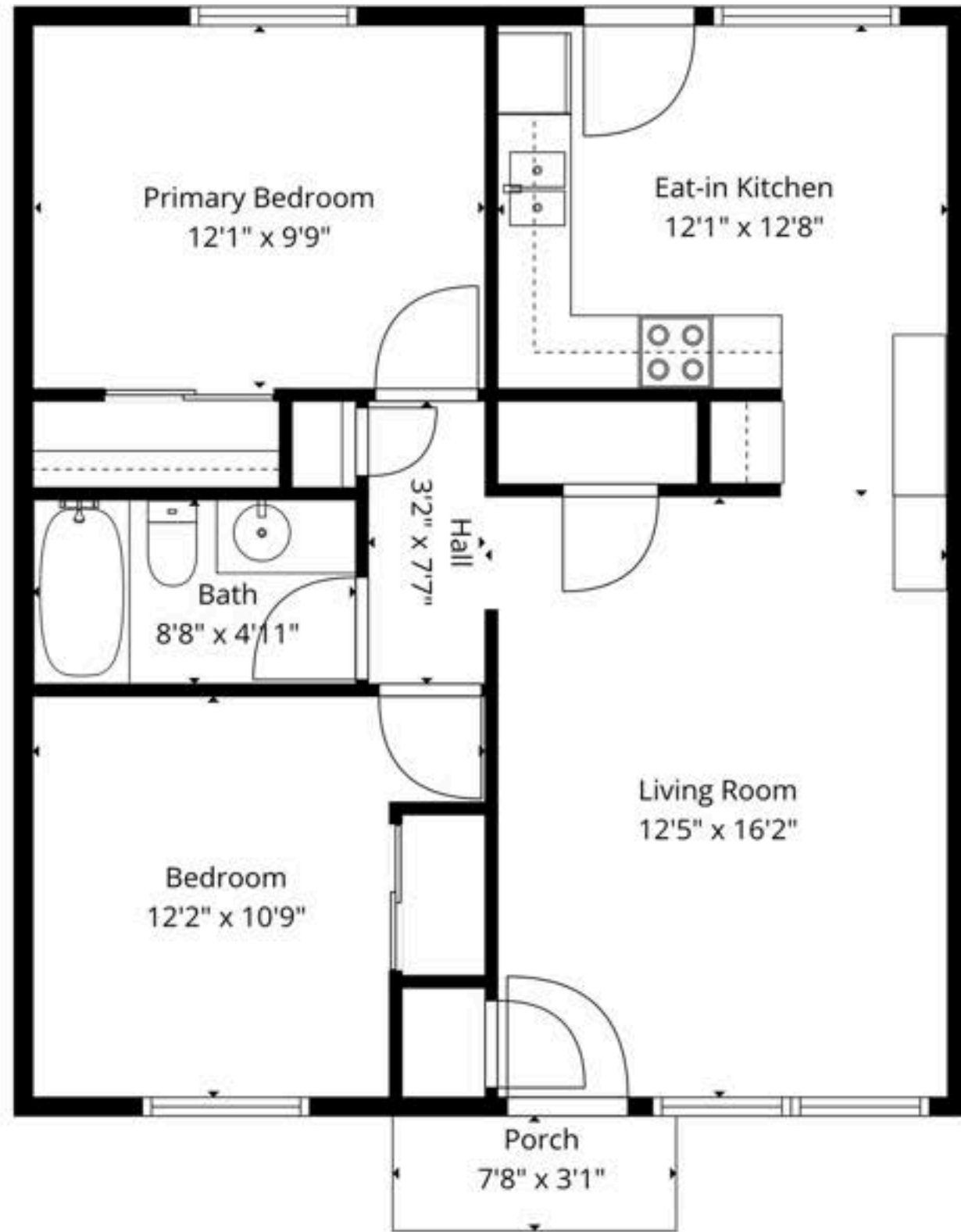
UNIT FEATURE DETAIL:

1011 S 48th Avenue: Units A through H. Units A through D include a stove and refrigerator. Units E through H include a stove, refrigerator, dishwasher, and washer / dryer hookup.

1015 S 48th Avenue: Units 1 through 8. All units are two bedroom units except Unit 7, which is the one bedroom unit. All units include a stove and refrigerator. Units 1 through 3, and 8 also include a dishwasher and washer / dryer hookup.







06 | DUPLEX SUMMARY



Metric	Detail
Duplex Address	1013 S 48th Avenue
Duplex Parcel Number	18132723404
Duplex Unit Mix	Two 2 Bed / 1 Bath units
Duplex Unit Size	Approximately 1,001 SF per unit
Duplex Building Size	Approximately 2,002 SF
Duplex Site Area	Approximately 19,045 SF, 0.44 acres
Duplex Current Monthly Rent	\$1,900
Duplex Current Annual Rent	\$22,800
Duplex Parking	Carport and driveway parking
Duplex Unit Features	Refrigerator, dishwasher, and washer / dryer



07 | FINANCIAL SUMMARY



Metric	Amount
Current Monthly Rent	\$17,995
Annual Scheduled Rent	\$215,940
Laundry Income	\$1,200
Annual Scheduled Rent Plus Laundry Income	\$217,140
2025 Reported Rental Income	\$209,398
2025 Reported Operating Expenses	\$62,656
2025 Reported NOI	\$146,742
List Price	\$3,199,000
Cap Rate Based on 2025 Reported NOI	4.59%
Price Per Unit	\$290,818.18

08 | HISTORICAL OPERATING SUMMARY



Year	Gross Rental Income	Reported NOI	Notes
2023	\$184,837	\$133,697	Post acquisition operating year
2024	\$199,372	\$133,769	Continued rent growth
2025	\$209,398	\$146,742	Most recent operating year

- Historical financials are based on ownership provided cash basis records.



09 | OPERATING EXPENSE DETAIL



Expense Category	2023	2024	2025
Property Taxes	\$14,776	\$15,971	\$18,296
Insurance	\$8,490	\$12,461	\$10,414
Repairs and Maintenance	\$13,961	\$21,595	\$13,270
Utilities and Services	\$10,269	\$11,790	\$14,566
Appliances	\$1,385	\$2,353	\$3,471
Other Expenses	\$2,257	\$1,443	\$2,639
Reported Total Operating Expenses	\$51,140	\$65,603	\$62,656
Reported NOI	\$133,697	\$133,769	\$146,742

- Utilities and Services includes garbage, water, sewer, and power.
- Other Expenses includes snow removal, bank fees, legal, supplies, dump fees, miscellaneous, and other reported items.

**10 | FINANCIAL NOTES,
CAPITAL IMPROVEMENTS
AND INVESTMENT UPSIDE**



Financial Overview & Upside

- Financials are based on ownership-provided cash basis records
- Current scheduled rents exceed reported 2025 income, supporting future revenue upside
- Additional income generated through on-site coin-operated laundry
- Opportunity for continued rent growth, stabilized collections, and utility reimbursement strategies



Capital improvements have historically been expensed rather than capitalized, creating a potentially conservative operating picture.

Capital Improvements & Reinvestment

- Major water system upgrade completed in 2023
- Consistent unit renovations averaging 2–3 remodels annually
- Duplex roof and exterior paint completed in 2024
- Prior ownership improvements include updated siding, windows, and exterior paint
- Continued reinvestment supports long-term asset quality and reduces near-term capital concerns



11 | LOCATION OVERVIEW





MULTICARE YAKIMA
MEMORIAL HOSPITAL

YAKIMA VALLEY COLLEGE

EISENHOWER HIGH SCHOOL

WILSON MIDDLE SCHOOL

RE/MAX
PREMIERE GROUP

RE/MAX
PREMIERE GROUP



The property is positioned in a desirable **West Yakima** neighborhood with convenient access to schools, healthcare, shopping, parks, dining, and daily services. Residents benefit from proximity to essential amenities while remaining in an established residential setting.

The surrounding neighborhood offers a family friendly setting near Wilson Middle School and Eisenhower High School, with West Valley Middle School to the west and MultiCare Yakima Memorial Hospital to the east. This balance of residential appeal, everyday convenience, and access to major local demand drivers strengthens the property's tenant retention profile.

Nearby demand drivers and amenities include:

- **MultiCare Yakima Memorial Hospital**
- **Yakima Valley College**
- **Wilson Middle School**
- **Eisenhower High School**
- **West Valley Middle School**
- **Grocery stores**
- **Parks and fitness centers**
- **Restaurants, cafes, bars, and breweries**
- **Golf courses**
- **Wineries and outdoor recreation**
- **Yakima Air Terminal**

12 | MARKET OVERVIEW





YAKIMA, WA



Yakima is a major Central Washington city and regional hub for commerce, healthcare, education, agriculture, manufacturing, logistics, and tourism. The city has a population of approximately 97,000 residents and serves as one of the primary economic centers of Central Washington.

The Yakima Valley is one of the most important agricultural regions in the United States, known for apples, hops, wine grapes, and food production. The region is especially significant to the U.S. brewing industry, with the Yakima Valley supplying over 75% of the nation's hops. Its expanding wine industry, breweries, and agricultural base continue to support tourism, investment, and regional economic activity.

In addition to agriculture, Yakima's economy is supported by healthcare, education, manufacturing, food processing, logistics, distribution, and tourism. Its strategic location along Interstate 82, access to rail infrastructure, regional airport service, and relatively affordable cost structure continue to support business activity and resident demand.

Yakima's wineries, breweries, outdoor recreation, and year round events further support quality of life and resident demand.