

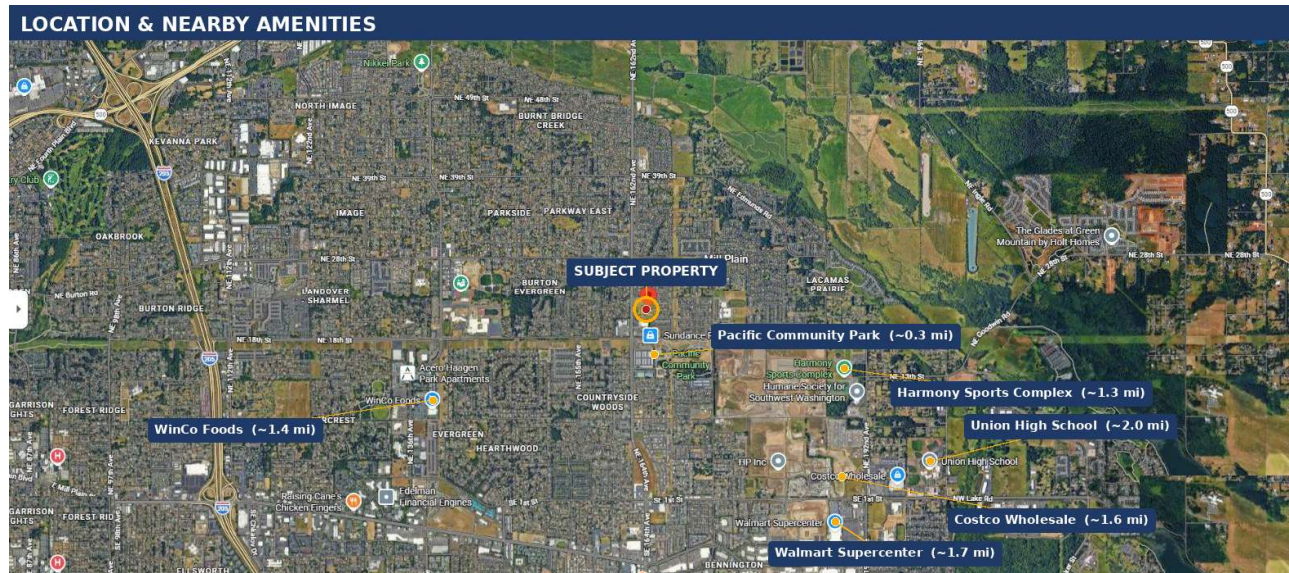
INVESTMENT OFFERING

The Grove at 162nd Ave

16-Unit Occupied Townhome Rental Portfolio | Vancouver, WA 98684 (Clark County)



Aerial view — offering area outlined



Location & nearby amenities — subject property highlighted

16 Units Available	\$2,619 Avg. Monthly Rent	\$475,000 - \$460,000 Price Per Door	2+ Sold in Blocks Of
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The Offering

16 individually deeded, tenant-occupied townhomes available for sale, in blocks of 2 or more, located in the Grove at 162nd Ave community in east Vancouver, WA. Sixteen highly desirable homes that were built in 2022 by the seller. This offering represents a portfolio of fully leased and professionally managed townhomes that deliver in place income from day one.

Financial Snapshot

Metric	Value
Units offered	16
Occupancy	93.8%
Total monthly gross potential rent	\$41,775
Total annual gross potential rent	\$501,300
Average rent per leased unit	\$2,619
Asking price per door	\$475,000 - \$460,000
Portfolio asking price (all 16)	\$7,360,000
Minimum block size	2 units

Rent roll as of 6/30/26. Excludes the one vacant unit from occupied percentage.

Why This Portfolio

Flexible sizing	Individually plated lots allow acquisition in blocks of 2+, matching a range of 1031 exchange equity amounts.
Turn-key	Professionally managed, 93.8% leased — no lease-up or stabilization risk.
Desirable pricing	Below the retail comparable per homes sales price of \$480,000.

Unit Rent Roll

Address	Monthly Rent	Lease End
16322 NE 20th St	\$2,695	12/5/26
16326 NE 20th St	\$2,595	10/31/26
16330 NE 20th St	\$2,495	12/31/26
16334 NE 20th St	\$2,695	5/31/27
16303 NE 21st St	\$2,695	6/30/27
16304 NE 21st St	\$2,495	11/30/26
16307 NE 21st St	\$2,595	7/31/27
16308 NE 21st St	\$2,695	1/31/27
16311 NE 21st St	\$2,695	12/31/26
16312 NE 21st St	\$2,695	7/31/27
16319 NE 21st St	\$2,550	4/30/27
16323 NE 21st St	\$2,495	11/30/26
16324 NE 21st St	\$2,595 (market)	Vacant
16327 NE 21st St	\$2,495	12/31/26
16328 NE 21st St	\$2,695	7/31/26
16331 NE 21st St	\$2,695	6/30/27

Terms

Available in blocks of 2 or more units, or as the full 16-unit portfolio. Price per door: \$475,000 - \$460,000, negotiable by block size and terms. Seller open to cash or buyer's own financing (no seller financing available). Sold subject to existing leases in place.

Contact

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Listing Broker: Patrick Ginn | WA License # 24353 | Brokerage Name: Ginn Group LLC

Information deemed reliable but not guaranteed. Buyer to independently verify all rents, expenses, and property condition. Offered subject to prior sale, price change, or withdrawal without notice.