

OFFERING MEMORANDUM

TAMARACK APARTMENTS

211 N DELAWARE AVE
WENATCHEE

*23-Unit, Value-Add
Apartment Community
in the Highly Desired
Wenatchee Market*

\$3,600,000

SIMON | ANDERSON MULTIFAMILY TEAM

km Kidder
Mathews



Exclusively Listed by

**SIMON | ANDERSON
MULTIFAMILY TEAM**

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TAMARACK APARTMENTS

OFFERING DETAILS

PRICE	\$3,600,000
TOUR DATE	Wed. July 29th (11AM-3PM)
OFFERS	Reviewed Upon Receipt. Offer review date TBA

PROPERTY SUMMARY

PROPERTY NAME	Tamarack Apartments
ADDRESS	211 N Delaware Ave
CITY, STATE	Wenatchee, WA
BUILDINGS	5
UNITS	23
YEARS BUILT	1965, 1937, 1922
AVG. UNIT SIZE	930 SF
LAUNDRY	Mix of In-Unit & Shared Coin-Op
PARKING	21 Stalls (16 Carport & 5 Open)
PARCEL SIZE	37,238 SF
PARCEL NO.	222003732355
2026 TAX	\$15,127



PROPERTY HIGHLIGHTS



WELL-MAINTAINED, PRIME
VALUE-ADD OPPORTUNITY



ATTRACTIVE IN-PLACE &
PRO FORMA CAP RATES



IDEALLY LOCATED JUST
STEPS FROM WENATCHEE'S
VIBRANT DOWNTOWN



SPACIOUS UNIT LAYOUTS WITH
STRONG IN-PLACE RENTS



LARGE, GATED COURTYARD &
AMPLE COVERED PARKING



FIRST TIME ON MARKET
SINCE 2007



PRIME LOCATION STEPS AWAY FROM DOWNTOWN



DOWNTOWN
WENATCHEE

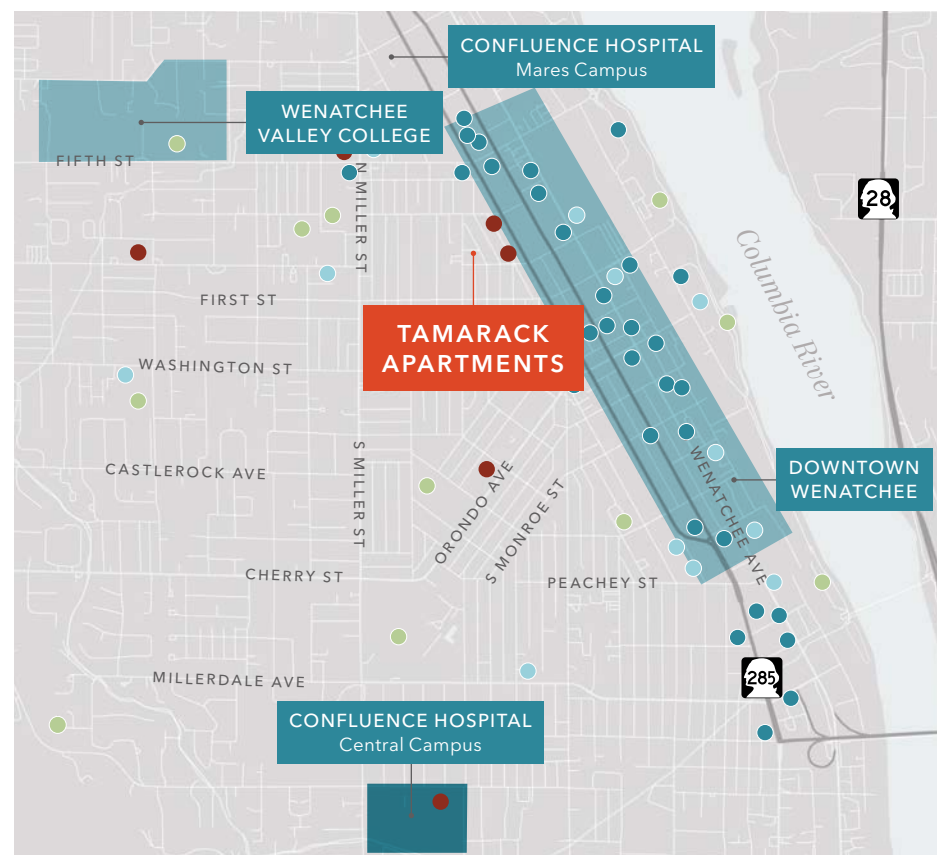
TAMARACK
APARTMENTS

N DELAWARE AVE

2ND ST

AMENITY FILLED LOCATION SURROUNDED BY EMPLOYERS, SCHOOLS, DINING, NIGHTLIFE, SHOPPING, & MORE

ORCHARD MIDDLE SCHOOL	0.2 Miles
DOWNTOWN WENATCHEE	0.2 Miles
PENNSYLVANIA PARK	0.2 Miles
WENATCHEE VALLEY MEDICAL CENTER	0.4 Miles
MEMORIAL PARK	0.4 Miles
CONFLUENCE HEALTH HOSPITAL (MARES CAMPUS)	0.6 Miles
COLUMBIA VALLEY COMMUNITY HEALTH CLINIC	0.6 Miles
RIVERFRONT PARK	0.6 Miles
PYBUS PUBLIC MARKET	0.8 Miles
WENATCHEE VALLEY COLLEGE	0.9 Miles
WENATCHEE HIGH SCHOOL	1.3 Miles
CONFLUENCE HEALTH HOSPITAL (CENTRAL CAMPUS)	1.9 Miles
WENATCHEE VALLEY MALL	2.4 Miles
WENATCHEE GOLF & COUNTRY CLUB	3.7 Miles



● Eat + Drink ● Grocery + Shopping ● Health + Wellness ● Schools + Parks

EXPLORING WENATCHEE'S COLUMBIA RIVER WATERFRONT

Tamarack is ideally situated just steps from Wenatchee's highly sought-after waterfront, offering tenants a wide range of amenities within walking distance

PYBUS MARKET

Year-round public market along Wenatchee's Columbia River waterfront, featuring local vendors, artisan shops, restaurants, and live events.



APPLE CAPITAL LOOP TRAIL

Scenic 10-mile trail along the Columbia River waterfront, offering walking and biking with river views, parks, bridges, and access to Pybus Public Market.



RIVERFRONT PARKS

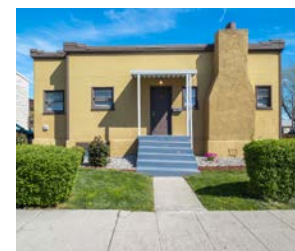
A collection of scenic parks along the Columbia River featuring walking trails, open green spaces, picnic areas, playgrounds, river access, and beautiful waterfront views.

KIDDER MATHEWS



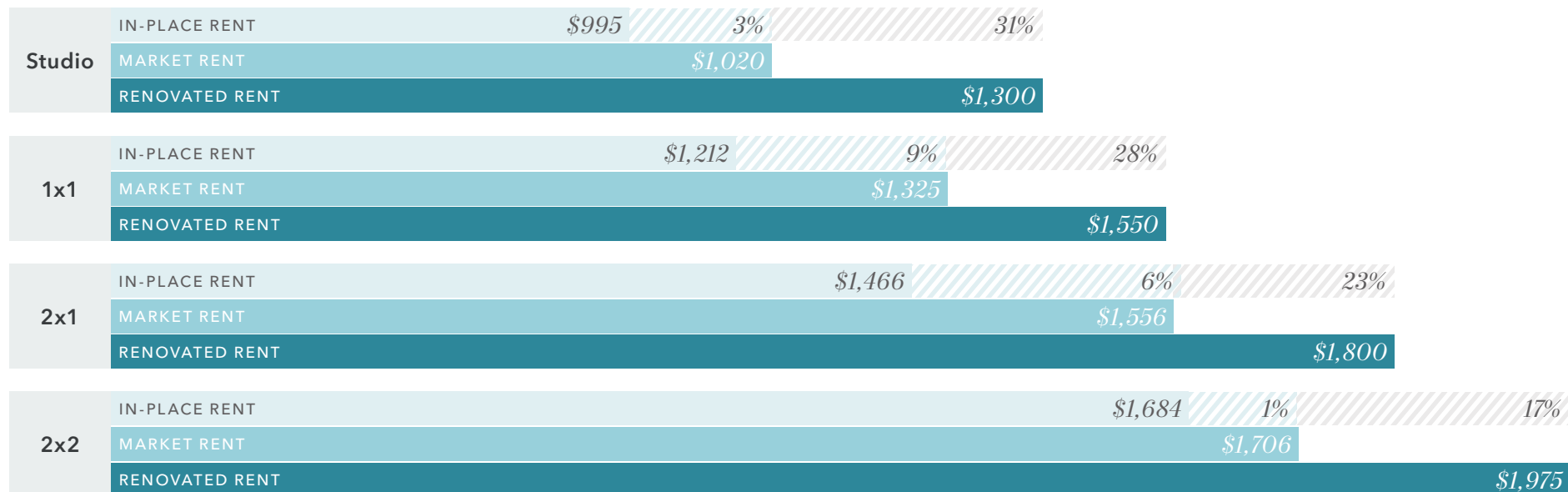


BUILDING CHARACTERISTICS



	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5
ADDRESS	211 N Delaware Ave	514 2nd St	512 (1/2) 2nd St	512 2nd St	518 2nd St
YEAR BUILT	1965	1965	1937	1922	1922
UNITS	8	2	4	7	2
EXTERIOR	Concrete Block	Concrete Block	Brick	Wood Frame	Wood Frame
ROOF TYPE	Metal	Metal	TPO Membrane	Composition Shingle	TPO Membrane
ELECTRICAL PANELS	ITE/Siemens	ITE/Siemens	ITE/Siemens	ITE/Siemens	ITE/Siemens
ELECTRICAL WIRING	Copper	Copper	Copper	Copper	Copper
PLUMBING TYPE	Mix	Mix	Mix	Mix	Mix
HEATING	Central Heat	Central Heat	Wall-Electric	Wall-Electric	Electric-baseboard
FLOORING	Mix (LVP & Carpet)	Mix (LVP & Carpet)	Mix (LVP & Carpet)	Mix (LVP & Carpet)	Mix (LVP & Carpet)
APPLIANCES	Mix (S.S., White, Black)	Mix (White, Black)	White	Mix (White, Black)	Mix (White, Black)
COUNTERTOPS	Laminate	Laminate	Laminate	Laminate	Laminate
AIR CONDITIONING	Central Air	Central Air	Window	Window	Window
DISHWASHER	In-Unit	In-Unit	N/A	N/A	N/A
METERS	Combined	Combined	Individual (Electricity)	Individual (Electricity)	Individual (Electricity)

INCREASE RENTS 6% WITH AS-IS UNIT INTERIORS & 22% WITH RENOVATIONS



RECOMMENDED FINAL RENOVATIONS

UPDATED UNIT INTERIORS

New Cabinetry & Modern Countertops

Updated Bathrooms

Modern Lighting & Fixtures

Stainless Steel Appliances

IMPROVE EXTERIOR & COMMON SPACES

Updated Exterior Fencing

Modernized Signage & Branding

Refreshed Hallways & Laundry Room

Add Amenities & Socializing Space to Courtyard

INTERIOR PHOTOS

INTERIORS EXAMPLE 1



INTERIOR PHOTOS

INTERIORS EXAMPLE 2



COMMON AREA PHOTOS



EXTERIOR PHOTOS



EXECUTIVE SUMMARY



RENT ROLL

Type	Units	Avg SF	Total SF	IN-PLACE OPERATIONS		MARKET OPERATIONS		RENOVATED OPERATIONS	
				In-Place Rent	\$/SF	Market Rent	\$/SF	Renovated Rent	\$/SF
Studio	4	550	2,200	\$995	\$1.81	\$1,020	\$1.85	\$1,300	\$2.36
1x1	7	600	4,200	\$1,212	\$2.02	\$1,325	\$2.21	\$1,550	\$2.58
2x1 (Small)	1	700	700	\$1,295	\$1.85	\$1,450	\$2.07	\$1,650	\$2.36
2x1 (Large)	6	1,200	7,200	\$1,495	\$1.25	\$1,550	\$1.29	\$1,750	\$1.46
2x1 w/ Laundry	1	700	700	Manager's Unit	--	\$1,600	\$2.29	\$1,800	\$2.57
2x1.5 w/ Laundry	1	1,600	1,600	\$1,695	\$1.06	\$1,725	\$1.08	\$1,850	\$1.16
2x2	1	1,600	1,600	\$1,695	\$1.06	\$1,650	\$1.03	\$1,825	\$1.14
2x2 w/ Laundry	2	1,600	3,200	\$1,673	\$1.05	\$1,775	\$1.11	\$1,975	\$1.23
Total/Average	23	930	21,400	\$1,345	\$1.57	\$1,419	\$1.53	\$1,636	\$1.76

FINANCIALS

INCOME	In-Place Operations		Market Operations		Renovated Operations	
Gross Potential Rent	374,400	1.46/SF/Mo	388,560	1.51/SF/Mo	451,500	1.76/SF/Mo
Vacancy	(14,976)	4.00%	(15,542)	4.00%	(18,060)	4.00%
Bad Debt & Concessions	(3,744)	1.00%	(3,886)	1.00%	(4,515)	1.00%
Net Rental Income	355,680		369,132		428,925	
Utility Fees	14,400	52/U/Mo	23,460	85/U/Mo	23,460	85/U/Mo
Laundry	1,755	76/U	1,755	76/U	1,755	76/U
Pet	0	0/U	1,725	75/U	1,725	75/U
Miscellaneous	4,945	215/U	8,050	350/U	8,050	350/U
Effective Gross Income	376,780		404,122		463,915	
EXPENSES	Current Expenses		Market Expenses		Market Expenses	
Taxes	15,127	658/U	28,000	1,217/U	28,000	1,217/U
Insurance	8,152	354/U	16,100	700/U	16,100	700/U
Utilities	49,203	2,139/U	49,203	2,139/U	49,203	2,139/U
R&M	20,033	871/U	20,033	871/U	20,033	871/U
Contract Services	5,422	236/U	5,422	236/U	5,422	236/U
Turnover	13,190	573/U	8,050	350/U	8,050	350/U
Management & Payroll	23,549	6% EGI	25,258	6% EGI	28,995	6% EGI
Supplies	22,259	968/U	4,600	200/U	4,600	200/U
Marketing	0	0/U	3,450	150/U	3,450	150/U
Administration	2,065	90/U	3,450	150/U	3,450	150/U
Total Expenses	158,998	42% EGI	163,565	40% EGI	167,302	36% EGI
Expenses/U		6,913/U		7,112/U		7,274/U
Expenses/SF		7/SF		8/SF		8/SF
Net Operating Income	217,782	9,469/U	240,557	10,459/U	296,613	12,896/U

PRICING

IN-PLACE CAP RATE

MARKET CAP RATE

RENOVATED CAP RATE

\$3,600,000

6.05%

6.68%

8.24%

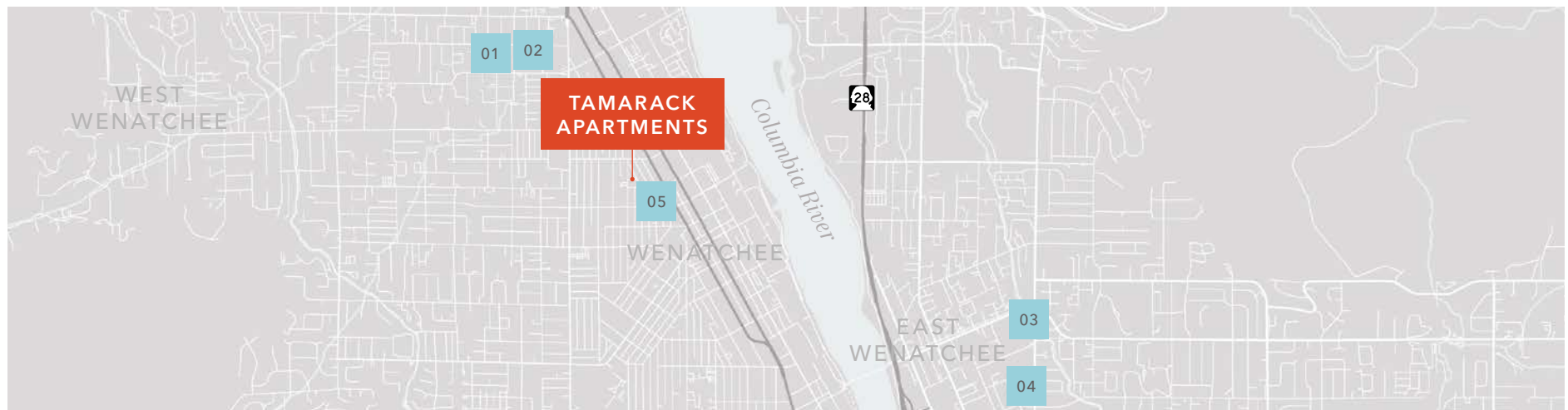
NOTES & ASSUMPTIONS

IN-PLACE OPERATIONS		MARKET OPERATIONS		RENOVATED OPERATIONS	
GROSS POTENTIAL RENT	Current rent roll annualized with vacant unit & manager's unit rented at market rate	GROSS POTENTIAL RENT	Market rate rents based on as-is unit interiors	GROSS POTENTIAL RENT	Market rate rents based on renovated unit interiors.
VACANCY & BAD DEBT	Market rate as seen at comparable properties	VACANCY & BAD DEBT	Market rate as seen at comparable properties	VACANCY & BAD DEBT	Market rate as seen at comparable properties
UTILITY FEES	Current rent roll annualized	UTILITY FEES	Market rate as seen at comparable properties (\$85/U/Mo.)	UTILITY FEES	Market rate as seen at comparable properties (\$85/U/Mo.)
LAUNDRY	T-12	LAUNDRY	T-12	LAUNDRY	T-12
PET	T-12	PET	Market rate as seen at comparable properties	PET	Market rate as seen at comparable properties
MISC	T-12	MISC	Market rate as seen at comparable properties	MISC	Market rate as seen at comparable properties
TAXES	Current taxes (2026)	TAXES	Estimated post-sale taxes	TAXES	Estimated post-sale taxes
INSURANCE	Current insurance policy	INSURANCE	Estimated post-sale insurance policy	INSURANCE	Estimated post-sale insurance policy
UTILITIES	T-12	UTILITIES	T-12	UTILITIES	T-12
R&M	T-12	R&M	T-12	R&M	T-12
CONTRACT SERVICES	T-12	CONTRACT SERVICES	T-12	CONTRACT SERVICES	T-12
TURNOVER	T-12	TURNOVER	Market rate as seen at comparable properties	TURNOVER	Market rate as seen at comparable properties
MANAGEMENT & PAYROLL	T-12 (6%)	MANAGEMENT & PAYROLL	T-12 (6%)	MANAGEMENT & PAYROLL	T-12 (6%)
SUPPLIES	T-12	SUPPLIES	Normalized to typical supplies expenses seen at comparable properties	SUPPLIES	Normalized to typical supplies expenses seen at comparable properties
MARKETING	T-12	MARKETING	Market rate as seen at comparable properties	MARKETING	Market rate as seen at comparable properties
ADMIN	T-12	ADMIN	Market rate as seen at comparable properties	ADMIN	Market rate as seen at comparable properties

SALE COMPARABLES

	Property	Year	Units	SF	Price	Price/Unit	Price/SF	Cap Rate	Sale Date
	TAMARACK 211 N Delaware Ave, Wenatchee	*	23	21,400	\$3,600,000	\$156,522	\$168	6.05%	--
01	PACIFIC VILLAGE 1311 Westwood Ave, Wenatchee	1972	64	56,480	\$10,623,350	\$165,990	\$188	6.54%	12/4/2025
02	WESTWOOD 1107 Westwood Ave, Wenatchee	1969	20	22,000	\$3,950,000	\$197,500	\$180	4.30%	9/24/2025
03	JUNIPER 490 9th St NE, E. Wenatchee	1977	32	19,328	\$5,300,000	\$165,625	\$274	4.52%	11/23/2024
04	EASTWOOD 450 6th St NE, E. Wenatchee	1977	33	36,064	\$6,375,000	\$193,182	\$177	5.50%	6/10/2024
05	EVERGREEN COURT 108 N Buchanan Ave, Wenatchee	1930	30	15,802	\$4,400,000	\$146,667	\$278	4.65%	10/4/2022
						\$173,793	\$219	5.10%	

*Tamarack built in 1965, 1937, 1922



RENT COMPS | STUDIO

UNRENOVATED

Name	Address	City	Year Built	Sqft	Bathrooms	Rent	\$/Sqft	Laundry
Tamarack (In-Place)	Subject Property	Wenatchee	1937	550	1	\$995	\$1.81	Shared
Tamarack (Market)	Subject Property	Wenatchee	1937	550	1	\$1,020	\$1.85	Shared
01 Mission Court	102 N Mission St	Wenatchee	1923	500	1	\$1,000	\$2.00	Shared
02 503 N Emerson Ave	503 N Emerson Ave	Wenatchee	1969	450	1	\$1,000	\$2.22	Shared
03 Burke Hill	119 Okanogan Ave	Wenatchee	1930	450	1	\$995	\$2.21	Shared
04 34 N Wenatchee Ave	34 N Wenatchee Ave	Wenatchee	1916	250	1	\$975	\$3.90	Shared
05 Poolside	101 N Mission St	Wenatchee	1961	288	1	\$975	\$3.39	Shared
Average						\$989	\$2.74	

RENOVATED

Name	Address	City	Year Built	Sqft	Bathrooms	Rent	\$/Sqft	Laundry
Tamarack (In-Place)	Subject Property	Wenatchee	1937	550	1	\$995	\$1.81	Shared
Tamarack (Renovated)	Subject Property	Wenatchee	1937	550	1	\$1,300	\$2.36	Shared
01 Riverfront Village	315 N Worthen St	Wenatchee	2024	464	1	\$1,495	\$3.22	In-Unit
02 600 Riverside	615 Pierie St	Wenatchee	2019	461	1	\$1,465	\$3.18	In-Unit
03 Riverside 9	895 Riverside Dr	Wenatchee	2014	498	1	\$1,430	\$2.87	In-Unit
Average						\$1,463	\$3.09	

RENT COMPS | 1X1

UNRENOVATED

Name	Address	City	Year Built	Sqft	Bathrooms	Rent	\$/Sqft	Laundry
Tamarack (In-Place)	Subject Property	Wenatchee	1922	600	1	\$1,212	\$2.02	Shared
Tamarack (Market)	Subject Property	Wenatchee	1922	600	1	\$1,325	\$2.21	Shared
01 Juniper Apartments	490 9th St NE	E. Wenatchee	1977	550	1	\$1,350	\$2.45	Shared
02 Franklin Apartments	5-11 N Franklin Ave	Wenatchee	1929	700	1	\$1,350	\$1.93	Shared
03 Park Circle	130 Lavender Ct	Wenatchee	1948	501	1	\$1,300	\$2.59	Shared
04 The Orchard	1200 Eastmont Ave	E. Wenatchee	1973	700	1	\$1,295	\$1.85	Shared
05 Kittitas	801 Kittitas St	Wenatchee	1926	590	1	\$1,295	\$2.19	Shared
06 503 N Emerson Ave	503 N Emerson Ave	Wenatchee	1969	705	1	\$1,295	\$1.84	Shared
07 Yakima Court	319 Idaho St	Wenatchee	1923	670	1	\$1,275	\$1.90	Shared
Average						\$1,309	\$2.11	

RENOVATED

Name	Address	City	Year Built	Sqft	Bathrooms	Rent	\$/Sqft	Laundry
Tamarack (In-Place)	Subject Property	Wenatchee	1922	600	1	\$1,212	\$2.02	Shared
Tamarack (Renovated)	Subject Property	Wenatchee	1922	600	1	\$1,550	\$2.58	Shared
01 Riverfront Village	315 N Worthen St	Wenatchee	2024	659	1	\$1,675	\$2.54	In-Unit
02 LIVEasy	3272 School St	Wenatchee	2022	740	1	\$1,650	\$2.23	In-Unit
03 Deer Haven	1705 Stella Ave	Wenatchee	2021	690	1	\$1,650	\$2.39	In-Unit
04 Gateway	2450 1st St SE	E. Wenatchee	2024	684	1	\$1,645	\$2.40	In-Unit
05 Riverside 9	895 Riverside Dr	Wenatchee	2014	740	1	\$1,645	\$2.22	In-Unit
06 600 Riverside	615 Piere St	Wenatchee	2019	677	1	\$1,630	\$2.41	In-Unit
Average						\$1,649	\$2.37	

RENT COMPS | 2X1

UNRENOVATED

Name	Address	City	Year Built	Sqft	Bathrooms	Rent	\$/Sqft	Laundry
2x1 Large (In-Place)	Subject Property	Wenatchee	1965	1,200	1	\$1,495	\$1.25	Shared
2x1 Large (Market)	Subject Property	Wenatchee	1965	1,200	1	\$1,550	\$1.29	Shared
2x1 Small (In-Place)	Subject Property	Wenatchee	1922	700	1	\$1,295	\$1.85	Shared
2x1 Small (Market)	Subject Property	Wenatchee	1922	700	1	\$1,450	\$2.07	Shared
2x1 w/ Laundry (In-Place)	Subject Property	Wenatchee	1922	700	1	--	--	In-Unit
2x1 w/ Laundry (Market)	Subject Property	Wenatchee	1922	700	1	\$1,600	\$2.29	In-Unit
01 Aspen Heights	212 Antles Ave	Wenatchee	2003	900	1	\$1,695	\$1.88	In-Unit
02 Mission View Flats	819 Malaga Ave	Wenatchee	1994	850	1	\$1,595	\$1.88	In-Unit
03 Orchard on Eastmont	1200 Eastmont Ave	E. Wenatchee	1973	800	1	\$1,595	\$1.99	Shared
04 Cross Apartments	1632 Cross St	Wenatchee	1994	850	1	\$1,550	\$1.82	In-Unit
05 Malaga Court	821 Malaga Ave	Wenatchee	1992	850	1	\$1,550	\$1.82	In-Unit
06 Evergreen Court	108 N Buchanan Ave	Wenatchee	1930	864	1	\$1,549	\$1.79	Shared
Average						\$1,589	\$1.87	

RENOVATED

Name	Address	City	Year Built	Sqft	Bathrooms	Rent	\$/Sqft	Laundry
2x1 Large (In-Place)	Subject Property	Wenatchee	1965	1,200	1	\$1,495	\$1.25	Shared
2x1 Large (Renovated)	Subject Property	Wenatchee	1965	1,200	1	\$1,750	\$1.46	Shared
2x1 Small (In-Place)	Subject Property	Wenatchee	1922	700	1	\$1,295	\$1.85	Shared
2x1 Small (Renovated)	Subject Property	Wenatchee	1922	700	1	\$1,650	\$2.36	Shared
2x1 w/ Laundry (In-Place)	Subject Property	Wenatchee	1922	700	1	--	--	In-Unit
2x1 w/ Laundry (Renovated)	Subject Property	Wenatchee	1922	700	1	\$1,800	\$2.57	In-Unit
01 Castlerock	1450 Castlerock Ave	Wenatchee	2001	950	1	\$1,973	\$2.08	In-Unit
02 LIVEasy	3272 School St	Wenatchee	2022	935	1	\$1,945	\$2.08	In-Unit
03 Sagecrest	1415 Maple St	Wenatchee	2023	912	1	\$1,925	\$2.11	In-Unit
04 600 Riverside	615 Piere St	Wenatchee	2019	915	1	\$1,860	\$2.03	In-Unit
05 Park View	1250 Central Ave	Wenatchee	1975	675	1	\$1,807	\$2.68	In-Unit
Average						\$1,902	\$2.20	

RENT COMPS | 2X2

UNRENOVATED

Name	Address	City	Year Built	Sqft	Bathrooms	Rent	\$/Sqft	Laundry
2x1.5 w/ Laundry (In-Place)	Subject Property	Wenatchee	1965	1,600	1.5	\$1,695	\$1.06	In-Unit
2x1.5 w/ Laundry (Market)	Subject Property	Wenatchee	1965	1,600	1.5	\$1,725	\$1.08	In-Unit
2x2 (In-Place)	Subject Property	Wenatchee	1965	1,600	2	\$1,695	\$1.06	Shared
2x2 (Market)	Subject Property	Wenatchee	1965	1,600	2	\$1,650	\$1.03	Shared
2x2 w/ Laundry (In-Place)	Subject Property	Wenatchee	1965	1,600	2	\$1,673	\$1.05	In-Unit
2x2 w/ Laundry (Market)	Subject Property	Wenatchee	1965	1,600	2	\$1,775	\$1.11	In-Unit
01 Sunset Manor	933 N Baker Ave	E. Wenatchee	1975	950	1.5	\$1,795	\$1.89	Shared
02 Pacific Village	1311 Westwood Ave	Wenatchee	1972	980	2	\$1,750	\$1.79	In-Unit
03 1231 McKittrick St	1231 McKittrick St	Wenatchee	1999	1,044	2	\$1,695	\$1.62	In-Unit
04 McKittrick Apartments	1307 McKittrick St	Wenatchee	1999	900	2	\$1,695	\$1.88	In-Unit
05 Colorado Apartments	494 N Colorado Ave	E. Wenatchee	1972	910	1.5	\$1,650	\$1.81	In-Unit
Average						\$1,717	\$1.80	

RENOVATED

Name	Address	City	Year Built	Sqft	Bathrooms	Rent	\$/Sqft	Laundry
2x1.5 w/ Laundry (In-Place)	Subject Property	Wenatchee	1965	1,600	1.5	\$1,695	\$1.06	In-Unit
2x1.5 w/ Laundry (Renovated)	Subject Property	Wenatchee	1965	1,600	1.5	\$1,850	\$1.16	In-Unit
2x2 (In-Place)	Subject Property	Wenatchee	1965	1,600	2	\$1,695	\$1.06	Shared
2x2 (Renovated)	Subject Property	Wenatchee	1965	1,600	2	\$1,825	\$1.14	Shared
2x2 w/ Laundry (In-Place)	Subject Property	Wenatchee	1965	1,600	2	\$1,673	\$1.05	In-Unit
2x2 w/ Laundry (Renovated)	Subject Property	Wenatchee	1965	1,600	2	\$1,975	\$1.23	In-Unit
01 Riverfront Village	315 N Worthen St	Wenatchee	2024	881	2	\$2,195	\$2.49	In-Unit
02 600 Riverside	615 Piere St	Wenatchee	2019	1,161	1.5	\$2,170	\$1.87	In-Unit
03 Sutton Place	407 S Kansas Loop	E. Wenatchee	2020	1,216	2	\$2,100	\$1.73	In-Unit
04 Altitude	2272 S Nevada Ct	Wenatchee	2018	1,022	2	\$2,060	\$2.02	In-Unit
05 Deer Haven	1705 Stella Ave	Wenatchee	2021	1,232	2	\$2,025	\$1.64	In-Unit
06 LIVEasy	3272 School St	Wenatchee	2022	985	2	\$1,992	\$2.02	In-Unit
07 The Landing	1105 Red Apple Rd	Wenatchee	2022	1,032	2	\$1,955	\$1.89	In-Unit
Average						\$2,071	\$1.95	

WENATCHEE

Wenatchee is a dynamic regional center known as the "Apple Capital of the World" with a broad economic base spanning agriculture, health care, technology, education, and tourism. With a long track record of population and job growth, the Wenatchee MSA benefits from a resilient workforce, strategic location in Central Washington, and stable economic foundation attractive to long-term investment.



130K

MSA POPULATION

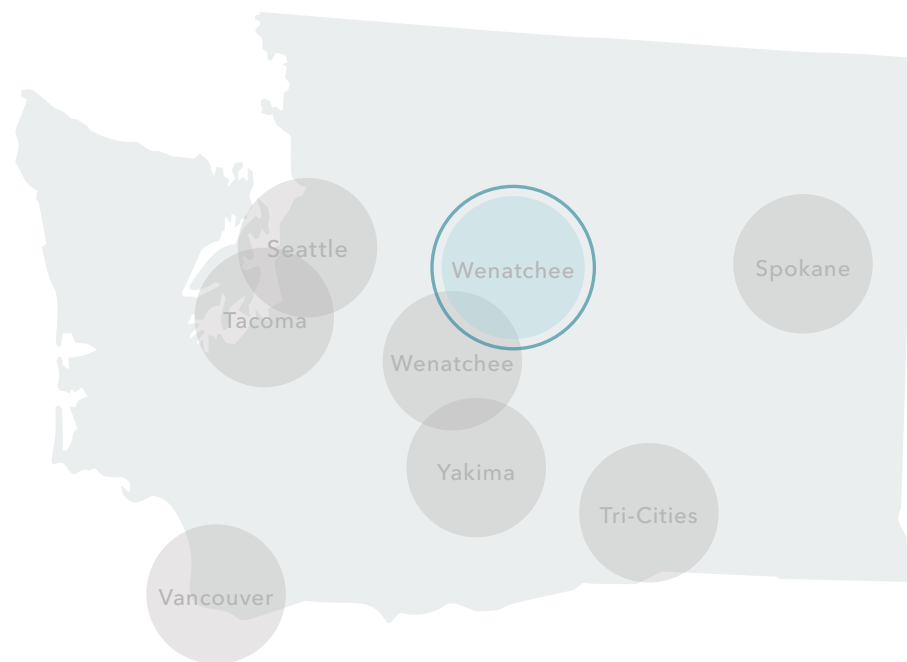


\$70K

MEDIAN INCOME

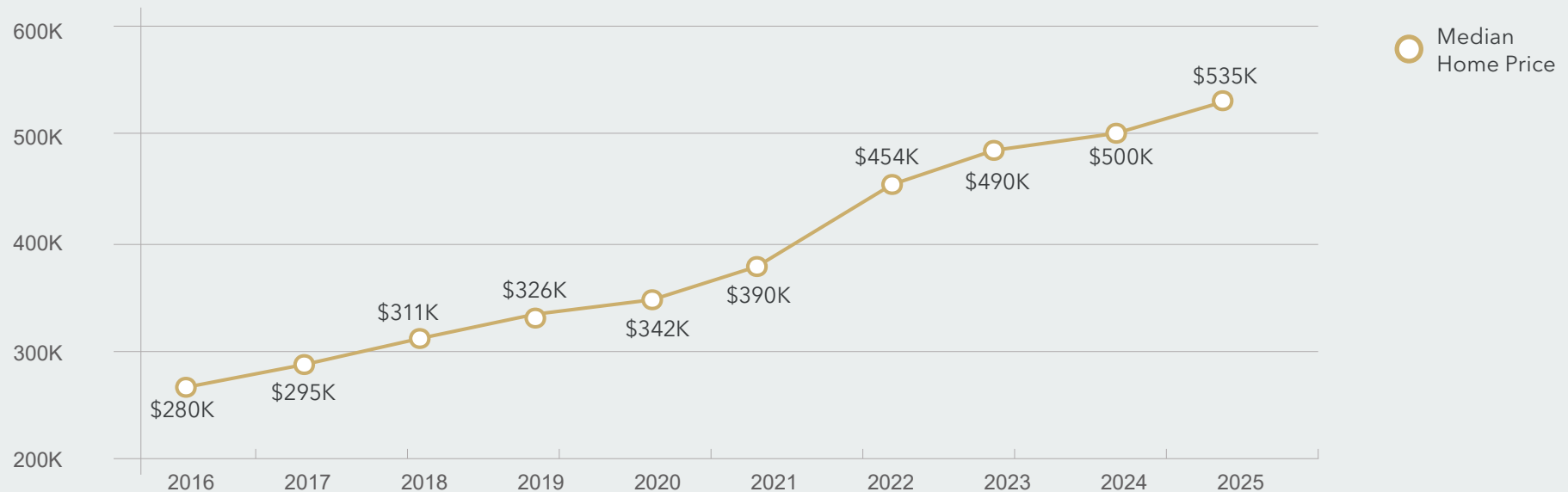
\$535K

MEDIAN HOME PRICE



WENATCHEE HAS SEEN *DRAMATIC INCREASES* IN HOME PRICES

Over the past decade, Wenatchee's housing market has experienced a dramatic increase in prices, largely due to the continued economic & job growth, positioning apartment owners to capitalize on renter demand



WENATCHEE HAS QUICKLY BECOME A GLOBAL PLAYER IN THE *TECH WORLD*

Wenatchee has emerged as a strategic hub for data centers and technology infrastructure, leveraging its abundant renewable energy, reliable fiber connectivity, and available land.

The city has attracted major tech investments, including multi-phase data center campuses from companies like Microsoft, drawn by Wenatchee's low-cost hydroelectric power and supportive business environment. This growth in the tech sector is diversifying Wenatchee's economy, creating jobs in construction and operations, and positioning the city as a key player in the regional and global tech infrastructure landscape. Investors and boosting the local economy.

Notable Technology Companies with Major Operations in Central WA



MICROSOFT

Microsoft is a global technology company known for its software products, including Windows and Office, as well as its cloud computing services.



YAHOO! JAPAN

Technology and internet company that operates search engines, online advertising platforms, e-commerce services, news portals, and digital content.



T-MOBILE

Major U.S. wireless carrier, providing mobile phone service, internet connectivity, and cloud-based network infrastructure.



VMWARE

VMware is a leading global software company, specializes in virtualization, cloud computing, and digital infrastructure solutions.



INTUIT

Intuit is a major financial software company providing products and services for accounting, taxes, and personal finance, such as QuickBooks & TurboTax.



SABEY

Sabey is a leading provider of scalable, secure, and energy-efficient data centers, offering cloud services to enterprises and cloud providers across key markets.

WENATCHEE, THE *APPLE CAPITAL* OF THE WORLD

Known as the “Apple Capital of the World,” Wenatchee is Washington’s premier apple-growing region. The area’s fertile soil, favorable climate, and advanced orchard management have made apples the region’s most valuable crop. Wenatchee’s apple industry supports thousands of jobs, fuels exports to international markets, and continues to innovate with high-demand varieties like Honeycrisp and Cosmic Crisp, strengthening both local and global market presence.

30M

BOXES OF APPLES
PRODUCED ANNUALLY

\$261M

ANNUAL REVENUE
FROM APPLE
PRODUCTION

67%

TOTAL U.S. APPLE
PRODUCTION

712

FARMS DEDICATED TO TREE FRUIT

WENATCHEE IS ONE OF THE MOST *PRODUCTIVE AGRICULTURAL REGIONS* IN THE U.S.

With an extensive irrigation infrastructure, Wenatchee is one of the country's leaders in fruit, vegetable, and row crop production

CROP PRODUCTION

Wenatchee produces a wide variety of crops, including apples, cherries, wheat, and potatoes, supported by advanced irrigation systems and the region's fertile soil.

IRRIGATION

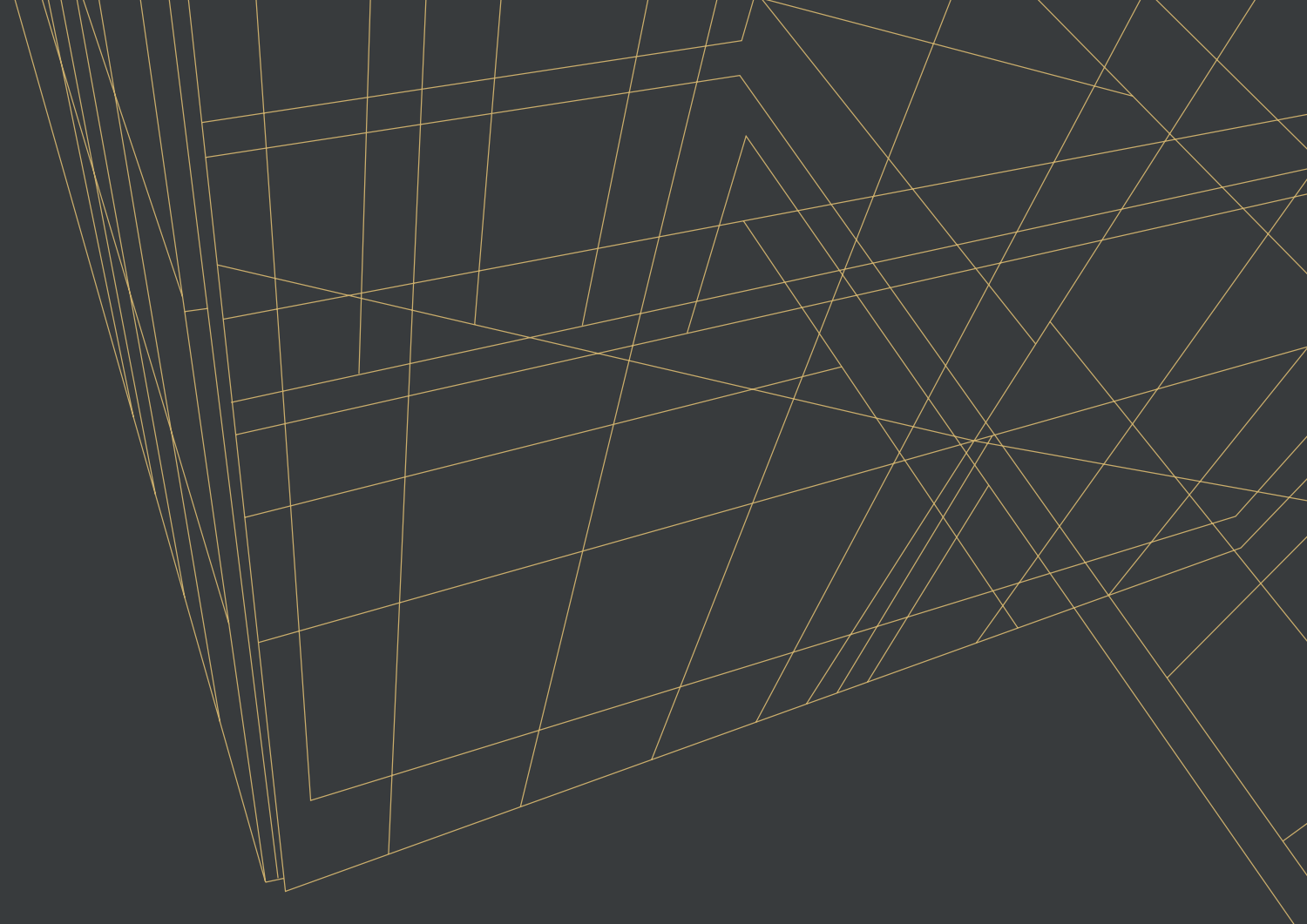
The area benefits from extensive irrigation infrastructure, particularly from the Columbia Basin Project, which provides water for farming. This system allows Wenatchee to have a reliable water source for crops despite the region's dry climate.

AGRI-TECH AND INNOVATION

In addition to traditional farming, Wenatchee has become a major player in agri-tech innovations, with businesses and research focused on improving crop yields, irrigation efficiency, and sustainable farming practices.

ECONOMIC IMPACT

Agriculture is a major driver of the local economy in Wenatchee, with farming, packing, and distribution facilities creating ample jobs. The region's agricultural exports contribute significantly to the state's economy.



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