

12-Unit Multifamily Complex for Sale

Walnut Apartments, 2315 E. 13th Street, Vancouver, WA 98661

For more information, contact Izad @ 360-901-2317

Property Description:

- * 12 unit complex near Vancouver Downtown, Clark College and Officers' Row
- * 11 Two-bedroom and 1 one-bedroom units
- * 2 two-story buildings
- * Two separate tax lots with combined 0.46 acres or 20,038 Square Feet
- * On-site Laundry Room and Maintenance/Storage Room
- * Units have been update during every tenant move-in and move-out
- * All units have balconys or patios

Offer Pricing:

Asking Price (Cash Sale): \$2,450,000

Price per Unit: \$204,167

Income:

Eleven 2-Bedroom & one 1-bedroom units
Vacancies & uncollected rent

	2021 Annualized	2022 Proforma
	\$154,020	\$177,000
	\$2,310	\$2,655
Income Total:	\$151,710	\$174,345

Expenses:

Professional Fees
Advertising
Maintenance/Cleaning/Repair/Landscape
Management (self-managed)
Property Taxes
Insurance
Utilities(Water, Garbage, Sewage and Electric)

	\$1,540	\$1,770
	\$616	\$708
	\$5,788	\$6,129
	\$4,551	\$5,230
	\$10,382	\$10,682
	\$4,000	\$4,200
	\$9,903	\$10,303
Expenses Total:	\$36,781	\$39,022

Net Operating Income:	\$114,929	\$135,323
Cap Rate:	4.7%	5.5%
Rent Multiplier:	16	14

