

**25-Unit Multifamily Complex for Sale**  
**Oak Terrace, 9100 NE 15th Avenue, Vancouver, WA 98665**  
For more information, contact Izad @ 360-901-2317

**Property Description:**

- \* 25 One Bedroom/Bathroom Units, Single 2-story Building
- \* 0.79 acres (34,412 SF) of land with 52 parking spaces
- \* On-site Laundry Room
- \* Maintenance/Storage Room
- \* All units upgraded within last 5 years (Built in 1984)

**Offer Pricing:**

Asking Price (Cash Sale): \$3,200,000  
Price per Unit \$128,000

	2017 Actual	2018 Actual	2019 Estimate
<b>Income:</b>			
25 One Bedroom/Bathroom Units	\$251,836	\$261,536	\$280,000
Vacancies	\$0	\$0	\$0
<b>Income Total:</b>	<b>\$251,836</b>	<b>\$261,536</b>	<b>\$280,000</b>
<b>Expenses:</b>			
Professional Fees	\$0	\$2,000	\$2,000
Advertising	\$0	\$400	\$500
Maintenance/Cleaning/Repair/Landscape Management (self-managed)	\$22,787	\$28,211	\$29,000
Property Taxes	\$19,698	\$22,197	\$23,000
Utilities	\$16,087	\$15,313	\$16,000
Insurance	\$5,202	\$5,639	\$6,000
<b>Expenses Total:</b>	<b>\$63,774</b>	<b>\$73,761</b>	<b>\$76,500</b>
<b>Net Operating Income: \$188,062      \$187,776      \$203,500</b>			
<b>Cap Rate: 5.9%                      5.9%                      6.4%</b>			

