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## Multi-Family Client Multiline



### 7409 Hill Ave, Gig Harbor, WA 98335

MLS#:	<b>2200575</b>	Status:	<b>A</b>	List Price:	<b>\$1,350,000</b>
Area:	<b>1</b>	Stat Dt:	<b>02/16/2024</b>	SqFt:	<b>3,300</b>
Sub Prop:	<b>Multi-Family</b>			Lot Size:	<b>.230 ac/10,000 sf</b>
Style Code:	<b>54 - 4-Plex</b>			Project:	
Community:	<b>In Town</b>			CDOM:	<b>39</b>
Year Built:	<b>1968</b>	DOM:	<b>39</b>	Parking:	<b>8</b>
# Unit:	<b>4</b>	# Story:	<b>2</b>	Gen Zone:	<b>Residential</b>
NOI:	<b>\$56,853</b>	GAI:	<b>\$71,700</b>	New Cnstr:	
TR SqFt:	<b>3,300</b>	TMI:	<b>\$6,315</b>	TaxID:	<b>524000-011-1</b>
View:	<b>Bay</b>			Ann Tax:	<b>\$7,303.00</b>
Water:					
School Dist:	<b>Peninsula</b>				
Compensation:	<b>2.5%</b>				
Marketing					
Remarks:	<b>This exceptional multi-family unit in the heart of downtown Gig Harbor presents an incredibly rare opportunity for ownership. Boasting sprawling views of the sound and a prime location just blocks away from fine dining, shopping, and marinas, this property offers the ultimate urban living experience. The multi-family unit comprises both upstairs and downstairs units, each offering their own unique features and amenities. Tenants can listen to Summer Concert series and watch the lighted boat parade from their balcony. Long term, well established tenants occupy the remaining three units. Quiet neighborhood with mix of multi tenant and single family homes. This won't last long.</b>				



### 4402 - 4416 Rosedale St NW, Gig Harbor, WA 98335

MLS#:	<b>2191020</b>	Status:	<b>A</b>	List Price:	<b>\$2,100,000</b>
Area:	<b>1</b>	Stat Dt:	<b>01/12/2024</b>	SqFt:	<b>3,000</b>
Sub Prop:	<b>Multi-Family</b>			Lot Size:	<b>1.892 ac/82,419 sf</b>
Style Code:	<b>54 - 4-Plex</b>			Project:	
Community:	<b>Rosedale</b>			CDOM:	<b>74</b>
Year Built:	<b>1979</b>	DOM:	<b>74</b>	Parking:	<b>8</b>
# Unit:	<b>4</b>	# Story:	<b>1</b>	Gen Zone:	<b>Residential</b>
NOI:	<b>\$57,732</b>	GAI:	<b>\$74,100</b>	New Cnstr:	
TR SqFt:	<b>3,000</b>	TMI:	<b>\$6,175</b>	TaxID:	<b>0221071134</b>
View:	<b>Territorial</b>			Ann Tax:	<b>\$6,830.00</b>
Water:					
School Dist:	<b>Peninsula</b>				
Compensation:	<b>2.5%</b>				
Marketing					
Remarks:	<b>Great Gig Harbor 4-Plex &amp; vacant lot w/ approved building plans ready to bolster your portfolio! Current units are generating almost a 6.0% cap rate, while the vacant parcels have been merged into one lot &amp; approved for a 6 unit project to be built. This four-plex includes four 2-bed / 1 bath units, complete with private decks &amp; parking! Building plans for the vacant lot include a duplex &amp; four townhomes, set up to be condominiums - the choice to hold or sell when complete is yours. Central location provides ample access to all that Downtown Gig Harbor has to offer, along with simple access to WA-16, waterfront shopping &amp; dining, and great local schools!</b>				



### 3805 3807 73rd Av Ct NW, Gig Harbor, WA 98335

MLS#:	<b>2213697</b>	Status:	<b>A</b>	List Price:	<b>\$738,000</b>
Area:	<b>7</b>	Stat Dt:	<b>03/22/2024</b>	SqFt:	<b>2,888</b>
Sub Prop:	<b>Multi-Family</b>			Lot Size:	<b>.402 ac/17,500 sf</b>
Style Code:	<b>52 - Duplex</b>			Project:	<b>Ridgewood</b>
Community:	<b>Artondale</b>			CDOM:	<b>4</b>
Year Built:	<b>1997</b>	DOM:	<b>4</b>	Parking:	<b>2</b>
# Unit:	<b>2</b>	# Story:	<b>2</b>	Gen Zone:	<b>Multi-Family</b>
NOI:	<b>\$35,158</b>	GAI:	<b>\$42,000</b>	New Cnstr:	
TR SqFt:	<b>2,888</b>	TMI:	<b>\$3,500</b>	TaxID:	<b>72001000032</b>
View:				Ann Tax:	<b>\$6,017.00</b>
Water:					
School Dist:	<b>Peninsula</b>				
Compensation:	<b>2.5%</b>				
Marketing					
Remarks:	<b>Spacious duplex in the Artondale neighborhood, tucked away on a quiet cul-de-sac. Each unit has been well maintained inside and out and features a private backyard and generously sized bedrooms. The photos are of 3807, but both sides of the duplex have identical layouts and the finishes are similar. There has also been a zero vacancy rate over the last two years!! This is a great opportunity to live in one side and rent the other, and it can also be purchased as part of a package deal, with the option to buy the two adjacent duplexes in the cul-de-sac (MLS# 2213621).</b>				



### 3824 NW 73rd Av Ct #26, Gig Harbor, WA 98335

MLS#: **2205556** Status: **A** List Price: **\$747,000**  
 Area: **7** Stat Dt: **03/01/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,168**  
 Style Code: **52 - Duplex** Lot Size: **.437 ac/19,050 sf**  
 Community: **Artondale** Project:  
 Year Built: **1980** DOM: **25** CDOM: **25**  
 # Unit: **2** # Story: **2** Parking: **6**  
 NOI: **\$** GAI: **\$** Gen Zone: **Multi-Family, Residential**  
 TR SqFt: **2,168** TMI: **\$1,400** New Cnstr:  
 View: **Territorial**  
 Water:  
 School Dist: **Peninsula** TaxID: **720010-006-0**  
 Compensation: **2.5%** Ann Tax: **\$5,095.00**  
 Marketing  
 Remarks:

**Prime chance to own a duplex! Minutes away from Uptown Gig Harbor. Each unit has 2 bed, 1.5 bath, attached 1-car garage. Situated on a quite dead-end street and cul-de-sac. UNIT 1 recently remodeled, featuring extensive updates including new LVP flooring, ductless heater on main and one in each bedroom, kitchen cabinets, quartz countertops and kitchen appliances, updated bathrooms w/new vanity, shower and tub, windows, fresh interior (Unit 1) & exterior paint. Unit 1 has an open kitchen to living room concept, whereas Unit 2 has a larger pantry and separated area. Unit 2 currently has long-standing tenants. Whether you're an investor seeking steady returns or a homeowner looking to offset mortgage costs, this duplex checks the boxes!**



### 6415 6421 151st St NW, Gig Harbor, WA 98332

MLS#: **2191466** Status: **A** List Price: **\$980,000**  
 Area: **8** Stat Dt: **02/06/2024**  
 Sub Prop: **Multi-Family** SqFt: **3,000**  
 Style Code: **54 - 4-Plex** Lot Size: **1.520 ac/66,211 sf**  
 Community: **Purdy** Project:  
 Year Built: **1968** DOM: **61** CDOM: **61**  
 # Unit: **4** # Story: **1** Parking: **8**  
 NOI: **\$53,940** GAI: **\$79,560** Gen Zone:  
 TR SqFt: **3,000** TMI: **\$6,630** New Cnstr:  
 View: **Territorial**  
 Water:  
 School Dist: **Peninsula** TaxID: **0122133051**  
 Compensation: **2.5%** Ann Tax: **\$6,242.78**  
 Marketing  
 Remarks:

**Don't overlook this fully-equipped 4-plex situated on a secluded private road, surrounded by a spacious 1.5+ acre lot. Each unit features 2 bedrooms and 1 bathroom, complete with washer and dryer sets, private patios, and individually fenced and separated backyard areas for each unit to enjoy. Recent upgrades include a new septic system and drain field, new roof and gutters, new attic insulation throughout, new electrical panels in each unit, new siding, new windows, renovated bathrooms and kitchens, LVP flooring, and more. This property is primed to generate immediate passive income. With the potential to increase rents, it also presents a lucrative opportunity for a savvy investor.**



### 3109 N 21st St, Tacoma, WA 98406

MLS#: **2214832** Status: **A** List Price: **\$775,000**  
 Area: **16** Stat Dt: **03/25/2024**  
 Sub Prop: **Multi-Family** SqFt: **3,224**  
 Style Code: **52 - Duplex** Lot Size: **.113 ac/4,905 sf**  
 Community: **Proctor** Project: **Badgerow Addition**  
 Year Built: **1939** DOM: **1** CDOM: **1**  
 # Unit: **2** # Story: **3** Parking: **4**  
 NOI: **\$40,199** GAI: **\$48,450** Gen Zone: **See Remarks**  
 TR SqFt: **3,224** TMI: **\$** New Cnstr:  
 View:  
 Water:  
 School Dist: **Tacoma** TaxID: **229000-114-1**  
 Compensation: **2.5%** Ann Tax: **\$7,051.00**  
 Marketing  
 Remarks:

**Location location location! In the heart of Tacoma's North End with close proximity to the University of Puget Sound, the North Slope and Proctor, the potentials with this property are endless: multi-family/generational with a full kitchen both upstairs and down, separate entrances, w/ two laundry hookups, or rental for traveling nurses, or owner occupied. New furnace in 2020, new interior paint throughout entire home, brand new flooring downstairs, and new lower stove. 2 car garage with ADU potential includes paved alley access. Low maintenance yard is fully fenced in the back. Fantastic opportunity with easy access to I-5, downtown Tacoma, and public transit.**



### 2906 N 21st St #1-4, Tacoma, WA 98406

MLS#: **2153850** Status: **A** List Price: **\$1,195,000**  
 Area: **22** Stat Dt: **08/24/2023**  
 Sub Prop: **Multi-Family** SqFt: **3,642**  
 Style Code: **54 - 4-Plex** Lot Size: **.126 ac/5,500 sf**  
 Community: **North Tacoma** Project:  
 Year Built: **1910** DOM: **215** CDOM: **215**  
 # Unit: **4** # Story: **4** Parking: **3**  
 NOI: **\$57,490** GAI: **\$77,196** Gen Zone: **Residential**  
 TR SqFt: **3,686** TMI: **\$6,433** New Cnstr:  
 View:  
 Water:  
 School Dist: **Tacoma** TaxID: **2290000210**  
 Compensation: **2.5%** Ann Tax: **\$9,504.00**  
 Marketing  
 Remarks:

**Discover one of North Tacoma's finest 4-unit multi-family gems! Meticulously renovated inside & out, this classic craftsman 4-plex exudes charm. Turnkey property w/ recent major updates including newer roof, windows, exterior paint, garage doors, hot water heaters & more. The property features a main house has 3 units w/ private entrances, a detached ADU, 2-car garage. Modernized main house units maintain original appeal, featuring custom tile, updated plumbing, newer electrical, appliances, large closets & more. Private porches, decks, shared yard space & mature trees for privacy. Convenient to UPS, Proctor, restaurants, Stadium District & waterfront. Fully occupied, seize this rare investment opportunity & see returns from day one!**



### 4917 N 19th St, Tacoma, WA 98406

MLS#: **2200960** Status: **A** List Price: **\$1,055,000**  
 Area: **23** Stat Dt: **02/16/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,062**  
 Style Code: **52 - Duplex** Lot Size: **.112 ac/4,868 sf**  
 Community: **North Tacoma** Project:  
 Year Built: **2024** DOM: **39** CDOM: **39**  
 # Unit: **2** # Story: **2** Parking: **2**  
 NOI: **\$** GAI: **\$** Gen Zone: **Residential**  
 TR SqFt: **2,634** TMI: **\$** New Cnstr: **Completed**  
 View: **Mountain, Territorial**  
 Water:  
 School Dist: **Tacoma** TaxID: **7475020901**  
 Compensation: **2%** Ann Tax: **\$2,543.00**  
 Marketing  
 Remarks:

**Main home plus DADU near Ruston/Proctor District! Premier quality NEW CONSTRUCTION featuring upscale kitchens, heated tile floors, A/C, cable wired, designer hardware/fixtures, custom backsplashes/millwork/tile, luxury vinyl plank + plush carpet & solid-core doors throughout. Main home features 4 bedrooms, chefs island, double ovens, electric fireplace w/custom mantle, 9ft ceiling on main, Mt. Rainier view, Spa-inspired bath suite w/ walk-in dual head shower, leisure loft, oversize garage wired for EV charger. DADU also has large sun porch, 1br/1 bath, similar lux features, perfect for investor or multi-generational living. Builder warranty included.**



### 1617 S Sheridan Ave, Tacoma, WA 98405

MLS#: **2191360** Status: **A** List Price: **\$505,000**  
 Area: **29** Stat Dt: **01/14/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,593**  
 Style Code: **52 - Duplex** Lot Size: **.149 ac/6,500 sf**  
 Community: **New Tacoma** Project:  
 Year Built: **1910** DOM: **72** CDOM: **72**  
 # Unit: **2** # Story: **2** Parking: **0**  
 NOI: **\$** GAI: **\$** Gen Zone:  
 TR SqFt: **1,593** TMI: **\$3,200** New Cnstr:  
 View: **See Remarks**  
 Water:  
 School Dist: **Tacoma** TaxID: **2016270070**  
 Compensation: **2%** Ann Tax: **\$4,034.00**  
 Marketing  
 Remarks:

**Turnkey income producing duplex! Current 5.76% Cap Rate. Nicely updated property! New roof Ground floor unit offers 2 bedrooms and 1 full bathroom. Engineered hardwood flooring throughout. Primary bedroom offers a walk-in closet. Newly updated upper floor unit offers 1 bedroom, 1 full bathroom. Fully fenced property provides privacy. This property sits on a very sizeable lot with potential space to build, with plenty of parking in the back off the alley. Convenient location to shopping, dining, UW Tacoma, hospitals, transportation and easy freeway access. This Property Won't Last Long !**



### 705 Martin Luther King Jr Wy, Tacoma, WA 98405

MLS#: **2193399** Status: **A** List Price: **\$805,000**  
 Area: **29** Stat Dt: **01/22/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,358**  
 Style Code: **53 - Tri-plex** Lot Size: **.030 ac/1,302 sf**  
 Community: **Tacoma** Project:  
 Year Built: **1905** DOM: **64** CDOM: **64**  
 # Unit: **3** # Story: **2** Parking: **0**  
 NOI: **\$45,418** GAI: **\$57,798** Gen Zone: **Multi-Family**  
 TR SqFt: **2,358** TMI: **\$5,070** New Cnstr:  
 View:  
 Water:  
 School Dist: **Tacoma** TaxID: **2007210023**  
 Compensation: **2.5%** Ann Tax: **\$4,467.00**  
 Marketing  
 Remarks: **This triplex consists of two (2) two bedrooms, one bathroom and one (1) three-bedroom one bathroom. The two-bedroom units are 1050 square feet, and the three-bedroom unit is 1600 square feet. The exterior of the building was freshly painted within the last 2 years. Two of the three units have a new laminated carpet. Each unit has its own washer and dryer. The property is located in the heart of Tacoma with businesses, schools, and local eateries nearby. This property is within walking distance of the 6th Avenue Light Rail Station for convenient commuter access.**



### 409 S 30th St, Tacoma, WA 98402

MLS#: **2188851** Status: **A** List Price: **\$899,500**  
 Area: **30** Stat Dt: **01/04/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,636**  
 Style Code: **53 - Tri-plex** Lot Size: **.149 ac/6,500 sf**  
 Community: **Central Tacoma** Project:  
 Year Built: **1890** DOM: **82** CDOM: **82**  
 # Unit: **3** # Story: **1** Parking: **4**  
 NOI: **\$65,000** GAI: **\$69,000** Gen Zone:  
 TR SqFt: **3,136** TMI: **\$** New Cnstr:  
 View: **Territorial**  
 Water:  
 School Dist: **Tacoma** TaxID: **2080070050**  
 Compensation: **2.5%** Ann Tax: **\$4,000.00**  
 Marketing  
 Remarks: **Great price on a great opportunity! 2 houses - duplex in front, single house in back. All permitted for legal triplex. Home has new roof, new pex plumbing systems, new electrical, new flooring both hardwood and carpets new double vinyl windows. Kitchen has been remodeled with new stainless steel appliances. Excellent Central Tacoma location is close to downtown and freeway. Long term renters in all 3 units on month to month home, use the newly refinished back house as a rental, or live in the back house and rent the duplex units, or just rent all three units. Garage has 2 separate stalls, alley driveway has parking for 2 more cars. Great neighborhood currently undergoing extensive rehab. Buy now!**



### 2367 S Yakima Ave, Tacoma, WA 98405

MLS#: **2206989** Status: **A** List Price: **\$1,230,000**  
 Area: **30** Stat Dt: **03/11/2024**  
 Sub Prop: **Multi-Family** SqFt: **3,226**  
 Style Code: **54 - 4-Plex** Lot Size: **.058 ac/2,523 sf**  
 Community: **Tacoma** Project:  
 Year Built: **2024** DOM: **15** CDOM: **15**  
 # Unit: **4** # Story: **3** Parking: **2**  
 NOI: **\$74,689** GAI: **\$84,600** Gen Zone: **Multi-Family**  
 TR SqFt: **3,226** TMI: **\$7,050** New Cnstr: **Under Construction**  
 View: **City, Mountain, Territorial**  
 Water:  
 School Dist: **Tacoma** TaxID: **202315-008-2**  
 Compensation: **2.5%** Ann Tax: **\$1,975.00**  
 Marketing  
 Remarks: **NEW CONSTRUCTION 4 plex (built as 2 duplexes) w/ a 12 year tax abatement, \$7050/mth, and a proven design! This 'golden goose' features incredibly cost efficient & rentable units w/ each unit offering full-size washers/dryers, extra insulation, Milgard windows, eff ductless mini-split heat & AC, tested systems for easy turn-overs, and stylish finishes commonly used in million dollar homes --trim package, doors, quartz, stainless appliances, commercial vinyl plank floors, pre-cast concrete stairs, & metal rails. Two bdrms feature 2.5 bths, an open flr plan, an ensuite in each bdrm, and Mt Rainier/City views. One bdrms are highly affordable & rentable w/ a full size kitchen & bath. Immediate cash flow & zero deferred maintenance! BY APPT ONLY!**

**819 S Hawthorne St, Tacoma, WA 98465**

MLS#: **2213195** Status: **A** List Price: **\$799,950**  
 Area: **31** Stat Dt: **03/21/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,280**  
 Style Code: **52 - Duplex** Lot Size: **.166 ac/7,250 sf**  
 Community: **Highlands** Project:  
 Year Built: **1943** DOM: **5** CDOM: **5**  
 # Unit: **2** # Story: **1** Parking: **4**  
 NOI: **\$** GAI: **\$** Gen Zone:  
 TR SqFt: **982** TMI: **\$** New Cnstr:  
 View:  
 Water:  
 School Dist: **Tacoma** TaxID: **4485002070**  
 Compensation: **2.5%** Ann Tax: **\$0.00**  
 Marketing  
 Remarks: **This property boasts two fully renovated homes, perfect for rental income or multigenerational living. The main residence offers 3 beds, 1.25 baths, and 1298 sq ft with a new roof, including a primary bedroom and bathroom. Adjacent is the second home, featuring 2 beds, an office, 1 bath, and nearly 1,000 sq ft of living space. Both homes come with new kitchens featuring quartz countertops and brand new appliances. Enjoy the peace of mind provided by newer electrical and plumbing systems, as well as fully renovated bathrooms. With dedicated parking for 4 cars and easy access to Highway 16. Centrally located near shopping, and TCC, this property offers convenience and appeal. Homes have separate entrances for additional privacy.**

**7223 44th St W, University Place, WA 98466**

MLS#: **2206584** Status: **A** List Price: **\$675,000**  
 Area: **32** Stat Dt: **03/05/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,752**  
 Style Code: **52 - Duplex** Lot Size: **.363 ac/15,805 sf**  
 Community: **University Place** Project:  
 Year Built: **1969** DOM: **21** CDOM: **21**  
 # Unit: **2** # Story: **1** Parking: **3**  
 NOI: **\$** GAI: **\$23,080** Gen Zone: **Residential**  
 TR SqFt: **1,752** TMI: **\$** New Cnstr:  
 View:  
 Water:  
 School Dist: **University Place** TaxID: **4915000190**  
 Compensation: **2%\*0%** Ann Tax: **\$6,835.00**  
 Marketing  
 Remarks: **Solid University Place Duplex, well taken care of. Great neighborhood, sidewalks, walk to Town Center and eateries. Won't last long!**

**3617 Olympic Blvd W, University Place, WA 98466**

MLS#: **2198842** Status: **A** List Price: **\$1,700,000**  
 Area: **32** Stat Dt: **02/09/2024**  
 Sub Prop: **Multi-Family** SqFt: **4,656**  
 Style Code: **52 - Duplex** Lot Size: **.361 ac/15,720 sf**  
 Community: **University Place** Project: **Sound View Add**  
 Year Built: **1950** DOM: **161** CDOM: **161**  
 # Unit: **2** # Story: **2** Parking: **10**  
 NOI: **\$** GAI: **\$** Gen Zone:  
 TR SqFt: **3,420** TMI: **\$** New Cnstr:  
 View: **Bay, Mountain, Sound, Strait**  
 Water:  
 School Dist: **University Place** TaxID: **7720002990**  
 Compensation: **2.5%** Ann Tax: **\$15,010.00**  
 Marketing  
 Remarks: **A rare opportunity awaits you to own a unique luxury home, 180-degree commanding view & a separate cottage in University Place. The western view encompasses from the Olympics to the Black Hills & many of the Islands too. The home is designed to invite the outside in. All details from the mill package, leaded glass to the light fixtures has been considered. You will love cooking in this gourmet kitchen open to the dining room & view. There is ample room to socialize in or outside. The Primary has a private deck for those quiet moments. The home and yard is an adventure to experience. Above the separate garage is a one-bedroom complete cottage with a salute to exact Craftsman characteristics. Add the location to Chambers Bay & all amenities.**

**3119 Bridgeport Way W, University Place, WA 98466**

MLS#: **2207251** Status: **A** List Price: **\$750,000**  
 Area: **33** Stat Dt: **03/07/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,330**  
 Style Code: **53 - Tri-plex** Lot Size: **.260 ac/11,325 sf**  
 Community: **University Place** Project:  
 Year Built: **1945** DOM: **19** CDOM: **19**  
 # Unit: **3** # Story: **1** Parking: **10**  
 NOI: **\$40,804** GAI: **\$51,588** Gen Zone:  
 TR SqFt: **2,330** TMI: **\$4,299** New Cnstr:  
 View: **Territorial**  
 Water:  
 School Dist: **University Place** TaxID: **0220108025**  
 Compensation: **2.5%** Ann Tax: **\$6,071.00**  
 Marketing  
 Remarks: **Great investment opportunity in University Place. This property comprises three units, designed to cater to a range of tenants—from cozy studios to a spacious 4-bedroom home. The interiors have been recently upgraded with LVP flooring, appliances, and in-unit washer/dryers. Below market rents offer room for growth. Whether you're a seasoned investor or just starting out, this property presents an excellent opportunity to grow your portfolio. Act now and secure your foothold in this thriving market!**



### 2620 92nd St #A & B, Lakewood, WA 98499-9375

MLS#: **2197280** Status: **A** List Price: **\$605,000**  
 Area: **37** Stat Dt: **02/06/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,240**  
 Style Code: **52 - Duplex** Lot Size: **.290 ac/12,632 sf**  
 Community: **Lakewood** Project:  
 Year Built: **1978** DOM: **49** CDOM: **49**  
 # Unit: **2** # Story: **2** Parking: **6**  
 NOI: **\$48,300** GAI: **\$** Gen Zone:  
 TR SqFt: **2,024** TMI: **\$4,175** New Cnstr:  
 View:  
 Water:  
 School Dist: **Clover Park** TaxID: **0320314075**  
 Compensation: **2.5%** Ann Tax: **\$5,099.00**

Marketing  
 Remarks: **You won't want to miss this rare investment opportunity in a prime location! Close to JBLM this well-maintained duplex offers a large top unit with 3 bedrooms, 2 remodeled bathrooms, a large deck, fireplace, new flooring, & in-unit laundry. The bottom unit is a spacious 2 bed with a remodeled bathroom, plenty of storage, a new washer/dryer, dishwasher, and bathroom r& in-unit laundry as well. The property comes with 2 separate garages for storage or tenant vehicles and ADDITIONAL storage closets. The large lot means plenty of privacy with excellent space for additional parking. It's not often you come by a duplex with this much to offer- don't wait on this low-maintenance investment, see it today before it's gone!**



### 7714 Cody St W, Lakewood, WA 98499

MLS#: **2138026** Status: **A** List Price: **\$1,149,900**  
 Area: **37** Stat Dt: **07/12/2023**  
 Sub Prop: **Multi-Family** SqFt: **2,738**  
 Style Code: **52 - Duplex** Lot Size: **.597 ac/26,000 sf**  
 Community: **Lakewood** Project:  
 Year Built: **1930** DOM: **259** CDOM: **259**  
 # Unit: **2** # Story: **1** Parking: **6**  
 NOI: **\$13,604** GAI: **\$** Gen Zone:  
 TR SqFt: **2,738** TMI: **\$1,200** New Cnstr:  
 View:  
 Water:  
 School Dist: **Clover Park** TaxID: **3905000741**  
 Compensation: **2.5%** Ann Tax: **\$8,866.00**

Marketing  
 Remarks: **This is an excellent opportunity in a growing area of Lakewood. Great location. Currently there are existing homes on the two lots. 7714 is a custom built home just over 1800 square feet. 7704 is just over 900 square feet. Zoned Residential/ 4 or more multi family homes.**



### 14812 Grant Ave SW, Lakewood, WA 98498

MLS#: **2200243** Status: **A** List Price: **\$430,000**  
 Area: **41** Stat Dt: **02/16/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,308**  
 Style Code: **52 - Duplex** Lot Size: **.115 ac/5,000 sf**  
 Community: **Tillicum** Project:  
 Year Built: **1935** DOM: **39** CDOM: **39**  
 # Unit: **2** # Story: **1** Parking: **5**  
 NOI: **\$** GAI: **\$** Gen Zone:  
 TR SqFt: **1,308** TMI: **\$3,210** New Cnstr:  
 View: **Territorial**  
 Water:  
 School Dist: **Tacoma** TaxID: **220000-303-0**  
 Compensation: **3%** Ann Tax: **\$3,314.00**

Marketing  
 Remarks: **CALLING ALL INVESTORS! Two homes for the price of one - both upgraded inside and out! The main house features 3 bedrooms and 1 bathroom. The mother-in-law suite features 1 bedroom and 1 bathroom. Sellers put almost \$100K into upgrades - both units have new LVP flooring, new appliances, kitchen countertops, kitchen cabinets, bathroom floor tile, and interior/exterior paint. Each unit has it's own septic system. The property is located right across the street from Tillicum Elementary, near I-5 freeway access, and 10-min away from JBLM.**



### 6012 S Mason Ave, Tacoma, WA 98409

MLS#: **2210524** Status: **A** List Price: **\$495,000**  
 Area: **45** Stat Dt: **03/14/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,728**  
 Style Code: **52 - Duplex** Lot Size: **.145 ac/6,325 sf**  
 Community: **Manitou** Project:  
 Year Built: **1977** DOM: **12** CDOM: **12**  
 # Unit: **2** # Story: **2** Parking: **6**  
 NOI: **\$25,521** GAI: **\$35,760** Gen Zone:  
 TR SqFt: **1,728** TMI: **\$2,980** New Cnstr:  
 View:  
 Water:  
 School Dist: **Tacoma** TaxID: **293000-017-4**  
 Compensation: **2.5%** Ann Tax: **\$4,692.00**

Marketing  
 Remarks: **~Duplex~ Great opportunity for passive income or owner occupied with rental income to supplement your mortgage! Duplex located in the serene Manitou neighborhood of South Tacoma. The street leads to a dead-end ensuring a quiet peaceful living experience for you or your residents. Both units feature 2 BD, 1BA and 864 sq ft each. Updated with new flooring, newer paint, and granite countertops in kitchen and bath. Top unit is occupied. Bottom unit can stay occupied or become vacant upon sale. HUGE back yard with plenty of parking. Neighborhood is mixed with small multi-family and residential. Centrally located and just minutes to shopping, trails, parks, lakes, sound, 15 (quick commute) and so much more. Don't miss this great opportunity!**



### 5824 S Puget Sound Ave, Tacoma, WA 98409

MLS#: **2213649** Status: **A** List Price: **\$625,000**  
 Area: **46** Stat Dt: **03/21/2024**  
 Sub Prop: **Multi-Family** SqFt: **3,392**  
 Style Code: **52 - Duplex** Lot Size: **.126 ac/5,500 sf**  
 Community: **South Tacoma** Project: **Adelphi**  
 Year Built: **1913** DOM: **5** CDOM: **5**  
 # Unit: **2** # Story: **2** Parking: **0**  
 NOI: **\$** GAI: **\$** Gen Zone: **Multi-Family, Residential**  
 TR SqFt: **3,392** TMI: **\$** New Cnstr:  
 View: **Territorial**  
 Water:  
 School Dist: **Tacoma** TaxID: **212500-050-0**  
 Compensation: **2.5%** Ann Tax: **\$6,118.00**  
 Marketing  
 Remarks: **Beautiful Tacoma Craftsman with original woodwork. This show stopper features coffered ceilings and built-ins throughout. Updated kitchen and bathrooms. Electrical plumbing and roof were redone in 2019. Home has A/C mini splits in up stairs. This home was turned into a permitted duplex with upper and lower units. Keep as multifamily or easily turn back into single family home. Home is close to Sounder Train, Restaurants, and Shopping. Quick access to freeways.**



### 4302 S Junett St, Tacoma, WA 98409

MLS#: **2198148** Status: **A** List Price: **\$549,995**  
 Area: **47** Stat Dt: **02/07/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,648**  
 Style Code: **52 - Duplex** Lot Size: **.084 ac/3,665 sf**  
 Community: **Tacoma** Project:  
 Year Built: **1984** DOM: **48** CDOM: **48**  
 # Unit: **2** # Story: **1** Parking: **4**  
 NOI: **\$26,623** GAI: **\$37,800** Gen Zone: **Residential**  
 TR SqFt: **1,648** TMI: **\$3,150** New Cnstr:  
 View: **Territorial**  
 Water:  
 School Dist: **Tacoma** TaxID: **5405000114**  
 Compensation: **2.5%** Ann Tax: **\$4,739.00**  
 Marketing  
 Remarks: **Welcome to this fantastic investment opportunity at 4302-4304 South Junett Street, Tacoma, WA! This duplex offers a total of 4 bedrooms and 2 bathrooms, providing flexibility and potential for a savvy investor or someone looking for a house hack. The property features carpet and vinyl floors, washer/dryer, dishwasher, range, and included electricity. With a total lot size of 3665 square feet, this is an excellent chance to invest in a versatile property. Don't miss out on this smart investment opportunity!**



### 7002 -7004 S Prospect St, Tacoma, WA 98409

MLS#: **2202375** Status: **A** List Price: **\$694,999**  
 Area: **49** Stat Dt: **02/22/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,544**  
 Style Code: **53 - Tri-plex** Lot Size: **.207 ac/9,000 sf**  
 Community: **Tacoma** Project: **Parker & Topping**  
 Year Built: **1900** DOM: **33** CDOM: **33**  
 # Unit: **3** # Story: **3** Parking: **5**  
 NOI: **\$26,808** GAI: **\$46,002** Gen Zone: **Multi-Family, Residential**  
 TR SqFt: **2,544** TMI: **\$3,934** New Cnstr:  
 View:  
 Water:  
 School Dist: **Tacoma** TaxID: **6735000530**  
 Compensation: **2.25%** Ann Tax: **\$5,736.30**  
 Marketing  
 Remarks: **Calling All Investors! This S. Tacoma Tri-plex has 3 legal units: Unit A - 3 Bed/2 Bath/W&D with long-term tenant; Unit B - 2 Bed/1 Bath/W&D, with updates in 2022; Unit C- 1 Bed/1 Bath unit, with updates in Feb 2024. Single car garage for storage, a large, fenced yard, decks for units B & C. Tenant utility billbacks. Large corner lot with tons of parking. Great, centralized location near transit, JBLM and I-5.**



### 3623 E F St, Tacoma, WA 98404

MLS#: **2198167** Status: **A** List Price: **\$549,995**  
 Area: **50** Stat Dt: **02/21/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,572**  
 Style Code: **52 - Duplex** Lot Size: **.163 ac/7,100 sf**  
 Community: **Tacoma** Project:  
 Year Built: **1905** DOM: **48** CDOM: **48**  
 # Unit: **2** # Story: **2** Parking: **8**  
 NOI: **\$28,693** GAI: **\$40,500** Gen Zone: **Residential**  
 TR SqFt: **1,572** TMI: **\$3,500** New Cnstr:  
 View: **Territorial**  
 Water:  
 School Dist: **Tacoma** TaxID: **4330000180**  
 Compensation: **2.5%** Ann Tax: **\$4,756.00**  
 Marketing  
 Remarks: **Introducing a smart and casual living opportunity at 3623 East F Street, Tacoma, WA. This well-maintained duplex offers a total of 2 bedrooms and 2.5 bathrooms, with the downstairs unit boasting a stylish update including new floors, recessed lighting, crown molding, and a modern kitchen featuring stainless steel appliances, quartz countertops, and shaker cabinets. The detached garage provides an additional revenue stream. Embrace the ease of gas and internet included, along with the convenience of parking. With a new roof, siding, windows, plumbing, electrical, fencing, and interior and exterior paint, this property is move-in ready. The large 7,100 sf lot is very appealing and inviting!**

**5610 S M St, Tacoma, WA 98408**

MLS#: **2183918** Status: **A**  
 Area: **52** Stat Dt: **12/26/2023**  
 Sub Prop: **Multi-Family**  
 Style Code: **53 - Tri-plex**  
 Community: **South Tacoma**  
 Year Built: **1978** DOM: **113**  
 # Unit: **3** # Story: **2**  
 NOI: **\$55,777** GAI: **\$69,426**  
 TR SqFt: **2,683** TMI: **\$6,260**  
 View:  
 Water:  
 School Dist: **Tacoma**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

List Price: **\$1,095,000**  
 SqFt: **2,683**  
 Lot Size: **.138 ac/6,000 sf**  
 Project:  
 CDOM: **113**  
 Parking: **8**  
 Gen Zone: **Commercial**  
 New Cnstr:  
 TaxID: **632000-0070**  
 Ann Tax: **\$5,693.00**

**Fully updated tri plex in Tacoma with easy access off 56th with walking distance to bus. Owners have updated each unit with new flooring, cabinets, quartz counter tops, light fixtures, blinds, new bathrub / shower combo's, toilets, sinks and faucets, hot water tanks, trim, doors and hardware. Interiors all repainted and exterior repainted in last few months. Covered parking for 3 cars with additional room to park 3 to 5 cars. Parking lot all new concrete in 2022 and yard was recently fenced in 2023. All new gutters on in 2023 as well.**

**3416 E B St, Tacoma, WA 98404**

MLS#: **2205133** Status: **A**  
 Area: **54** Stat Dt: **03/01/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Tacoma**  
 Year Built: **1902** DOM: **25**  
 # Unit: **2** # Story: **2**  
 NOI: **\$29,676** GAI: **\$36,000**  
 TR SqFt: **2,288** TMI: **\$3,000**  
 View: **City, Partial, Sound**  
 Water:  
 School Dist: **Tacoma**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

List Price: **\$638,000**  
 SqFt: **2,288**  
 Lot Size: **.149 ac/6,500 sf**  
 Project: **Tacoma Land Co 1st Addn**  
 CDOM: **25**  
 Parking: **4**  
 Gen Zone: **Multi-Family**  
 New Cnstr:  
 TaxID: **208515-006-2**  
 Ann Tax: **\$5,260.00**

**Truly "One-of-a-Kind" City & Puget Sound View Duplex just a block from famous landmark Stanley & Seafort's Restaurant! Amazing access to I-5, downtown Tacoma, Port of Tacoma, & points North & South! Twin flr plans both up & down - the only difference is entry on opposite sides for added privacy! Total of Four Bdrms & Two Baths - Two Bdrms & a Full Ba on each level! Open Concept Kitch, Liv Rm & Din Area! Forced-air gas heat! Huge unfin full height crawlspace w/doorway under lower unit. Upstairs unit has expansive northerly views toward downtown Tacoma, Puget Sound, Port of Tacoma, & Cascade Mountains! Four generous parking slots. Super Investment for either full investor or owner-occupant investor! Welcome Home! Do not disturb tenants.**

**41 43 S Arizona Ave, Tacoma, WA 98409**

MLS#: **2211422** Status: **A**  
 Area: **55** Stat Dt: **03/16/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Tacoma**  
 Year Built: **1943** DOM: **10**  
 # Unit: **2** # Story: **1**  
 NOI: **\$25,121** GAI: **\$30,240**  
 TR SqFt: **1,300** TMI: **\$2,520**  
 View:  
 Water:  
 School Dist: **Tacoma**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

List Price: **\$449,000**  
 SqFt: **1,300**  
 Lot Size: **.244 ac/10,640 sf**  
 Project:  
 CDOM: **10**  
 Parking: **1**  
 Gen Zone: **Multi-Family**  
 New Cnstr:  
 TaxID: **5270001190**  
 Ann Tax: **\$4,342.00**

**Excellent investment property. This amazing duplex located in prime Tacoma location right by Costco. 1 bd, 1 bth, 650 square feet units in great condition. 41 is renovated in 2015, and currently rented. 43 is newly renovated and currently vacant. Located minutes to freeway and shopping mall. Low maintenance with endless opportunities for anyone looking for their next investment!**

**4815 S J St, Tacoma, WA 98408**

MLS#: **2200800** Status: **A**  
 Area: **55** Stat Dt: **02/16/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **East Tacoma**  
 Year Built: **1900** DOM: **39**  
 # Unit: **2** # Story: **2**  
 NOI: **\$11,363** GAI: **\$19,800**  
 TR SqFt: **1,636** TMI: **\$1,650**  
 View:  
 Water:  
 School Dist: **Tacoma**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

List Price: **\$499,000**  
 SqFt: **1,636**  
 Lot Size: **.215 ac/9,375 sf**  
 Project: **Southside Add to Tacoma**  
 CDOM: **39**  
 Parking: **3**  
 Gen Zone: **Multi-Family, Office, Residential**  
 New Cnstr:  
 TaxID: **7785000910**  
 Ann Tax: **\$3,829.00**

**Great investment property, huge upside in rents. Updated separate electric panels. Separate water heaters. Vinyl double pane windows through out. Drains and water lines updated to ABS and Pex. 2BR kitchen and bath updated. 1BR has updated doors and millwork and bathroom.**





**1521 E 38th St #1-4, Tacoma, WA 98404**

MLS#: **2160083** Status: **A**  
 Area: **55** Stat Dt: **09/19/2023**  
 Sub Prop: **Multi-Family**  
 Style Code: **54 - 4-Plex**  
 Community: **East Tacoma**  
 Year Built: **1979** DOM: **189**  
 # Unit: **4** # Story: **1**  
 NOI: **\$51,045** GAI: **\$68,747**  
 TR SqFt: **3,200** TMI: **\$6,366**  
 View:  
 Water:  
 School Dist: **Tacoma**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

List Price: **\$875,000**  
 SqFt: **3,200**  
 Lot Size: **.230 ac/10,019 sf**  
 Project:  
 CDOM: **189**  
 Parking: **6**  
 Gen Zone: **Multi-Family, Residential, See Remarks**  
 New Cnstr:  
 TaxID: **0320155007**  
 Ann Tax: **\$7,161.00**

**Rambler style 4plex. 4 above grade units. All units 2 beds 1 bath. 3 of 4 units have been recently fully renovated, one in process of full remodel. All new leases within the last year. 1 units currently vacant, and be advertised for lease now. All tenants current on rent. Tenants pay all utilities (w/s/g billed to landlord and billed back to tenants monthly) Landlord manages landscaping in house and pays for pest control. Both roofs replaced along with attic remediation in 2023. W/D hookups in units. W/D belong to tenants and are not supplied by landlord. Uncovered parking enough for 6 total cars. Ask your broker for Rental Info Sheet for more information.**



**1511 E 38th St #1-4, Tacoma, WA 98404**

MLS#: **2160030** Status: **A**  
 Area: **55** Stat Dt: **09/19/2023**  
 Sub Prop: **Multi-Family**  
 Style Code: **54 - 4-Plex**  
 Community: **East Tacoma**  
 Year Built: **1979** DOM: **189**  
 # Unit: **4** # Story: **1**  
 NOI: **\$55,804** GAI: **\$73,521**  
 TR SqFt: **3,200** TMI: **\$6,808**  
 View:  
 Water:  
 School Dist: **Tacoma**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

List Price: **\$875,000**  
 SqFt: **3,200**  
 Lot Size: **.230 ac/10,019 sf**  
 Project:  
 CDOM: **189**  
 Parking: **6**  
 Gen Zone: **Multi-Family, Residential, See Remarks**  
 New Cnstr:  
 TaxID: **0320155005**  
 Ann Tax: **\$7,140.00**

**Rambler style 4plex. 4 above grade units. All units 2 beds 1 bath. All units have been recently fully renovated. All new leases within the last year. All tenants current on rent. Tenants pay all utilities (w/s/g billed to landlord and billed back to tenants monthly) Landlord manages landscaping in house and pays for pest control. Both roofs replaced along with attic remediation in 2023, sewer line replaced 2023. W/D hookups in units. W/D belong to tenants and are not supplied by landlord. Uncovered parking enough for 6 total cars. Ask your broker for Rental Info Sheet for more information.**



**1610 E Wright Ave, Tacoma, WA 98404**

MLS#: **2176956** Status: **A**  
 Area: **56** Stat Dt: **01/27/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **East Tacoma**  
 Year Built: **1977** DOM: **116**  
 # Unit: **2** # Story: **1**  
 NOI: **\$27,811** GAI: **\$**  
 TR SqFt: **1,456** TMI: **\$2,890**  
 View: **City, Territorial**  
 Water:  
 School Dist: **Tacoma**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

List Price: **\$460,000**  
 SqFt: **1,456**  
 Lot Size: **.149 ac/6,500 sf**  
 Project:  
 CDOM: **116**  
 Parking: **4**  
 Gen Zone: **Multi-Family, Residential**  
 New Cnstr:  
 TaxID: **471501-487-0**  
 Ann Tax: **\$4,087.00**

**INVESTORS!! Duplex (100% Leased) - An excellent income-producing investment and future build potential; CCX(Mix-Use) Zoning. Consisting of identical 2 Bed/1 Baths layouts with a spacious kitchen, granite countertops, washer/dryer, storage and ample surface parking. Unit B upgrades include; NEW interior paint, carpets(high traffic), wall heaters and SS appliances. Each unit has separate utilities + storage making it easy to manage, ensuring tenants are responsible for their usage. Conveniently located near dwtn Tacoma, EQC and I-5, providing easy access to all the amenities and City attractions.**

**2010 E 36th St, Tacoma, WA 98404-4708**

MLS#: **2200278** Status: **A**  
 Area: **56** Stat Dt: **02/15/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **East Tacoma**  
 Year Built: **1913** DOM: **40**  
 # Unit: **2** # Story: **2**  
 NOI: **\$27,948** GAI: **\$300**  
 TR SqFt: **1,181** TMI: **\$3,611**

List Price: **\$474,999**  
 SqFt: **1,397**  
 Lot Size: **.126 ac/5,500 sf**  
 Project:  
 CDOM: **40**  
 Parking: **4**  
 Gen Zone:  
 New Cnstr:

View:  
 Water:  
 School Dist: **Tacoma** TaxID: **695500-017-0**  
 Compensation: **2%** Ann Tax: **\$3,529.00**

Marketing  
 Remarks: **Spectacular HOUSE HACKING opportunity in Tacoma! Live in one unit and rent the second one to help offset your mortgage or rent out both. Your front unit gives you 1 1/2 stories with three bedrooms and a freshly updated bathroom. Your back unit is a one bedroom, one bathroom, making for the perfect DADU. Oversized lot is partially fenced and brings tons of extra parking. Perfectly located close to I5 and downtown Tacoma. Currently fully rented, but each tenant's lease expires in the perfect time for you to decide if you want to keep it as a full investment or house hack it and keep only one unit rented and occupy the other. Back unit isn't pictured.**

**1608 1610 E 34th St #B, Tacoma, WA 98404**

MLS#: **2212406** Status: **A**  
 Area: **56** Stat Dt: **03/25/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **East Tacoma**  
 Year Built: **2006** DOM: **1**  
 # Unit: **2** # Story: **2**  
 NOI: **\$40,745** GAI: **\$40,745**  
 TR SqFt: **2,552** TMI: **\$4,000**

List Price: **\$699,999**  
 SqFt: **2,552**  
 Lot Size: **.075 ac/3,250 sf**  
 Project: **Indian Add**  
 CDOM: **1**  
 Parking: **4**  
 Gen Zone:  
 New Cnstr:

View:  
 Water:  
 School Dist: **Tacoma** TaxID: **471501-595-7**  
 Compensation: **2.5%** Ann Tax: **\$5,676.00**

Marketing  
 Remarks: **Investor ALERT!!! Looking for cashflow? Here's your opportunity to own these Zero lot line Duplex located in the core of Tacoma. 3 bedroom 2.5 baths each unit. Rents are below market rates and some sweat equity could maximize your potential earnings. Quick access to I-5, Hwy-16, Hwy 167, Tacoma Mall & EQC casino. This is 1/2 of two separate buildings, but one duplex. The lot line runs through the town homes and separate units 1608-1610A are not for sale. Each unit sits tandem (back-to-back). DO NOT DISTURB TENANTS**

**2056 E 56th St, Tacoma, WA 98404**

MLS#: **2171908** Status: **A**  
 Area: **57** Stat Dt: **10/19/2023**  
 Sub Prop: **Multi-Family**  
 Style Code: **54 - 4-Plex**  
 Community: **Tacoma**  
 Year Built: **1986** DOM: **159**  
 # Unit: **4** # Story: **2**  
 NOI: **\$59,858** GAI: **\$74,760**  
 TR SqFt: **3,100** TMI: **\$6,000**

List Price: **\$834,900**  
 SqFt: **3,100**  
 Lot Size: **.249 ac/10,856 sf**  
 Project:  
 CDOM: **159**  
 Parking: **0**  
 Gen Zone: **Multi-Family**  
 New Cnstr:

View: **Partial, River** TaxID: **500344-002-0**  
 Water:  
 School Dist: **Tacoma** Ann Tax: **\$7,543.00**  
 Compensation: **2.0%**

Marketing  
 Remarks: **GREAT INVESTMENT OPPORTUNITY! Desirable Four-plex with coin-operated laundry. One unit remodeled in 2021. Each unit also has a private balcony or patio area. Laundry has updated coin-operated, commercial-grade washers & dryers. Amongst a peaceful setting and easy access to everything you need. Do not miss out on this valuable chance to own these homes for a straightforward investment.**

**5408 McKinley Ave #5410, Tacoma, WA 98404**

MLS#: **2201497** Status: **A**  
 Area: **58** Stat Dt: **03/01/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Tacoma**  
 Year Built: **1941** DOM: **25**  
 # Unit: **2** # Story: **2**  
 NOI: **\$23,866** GAI: **\$27,994**  
 TR SqFt: **1,912** TMI: **\$2,435**

List Price: **\$475,000**  
 SqFt: **1,912**  
 Lot Size: **.138 ac/6,000 sf**  
 Project:  
 CDOM: **25**  
 Parking: **4**  
 Gen Zone: **Multi-Family**  
 New Cnstr:

View: **Territorial** TaxID: **2625000292**  
 Water:  
 School Dist: **Tacoma** Ann Tax: **\$4,877.00**  
 Compensation: **2.5%**

Marketing  
 Remarks: **Rare investment opportunity!! The duplex (possible triplex) you've been waiting for in a residential neighborhood!! Whether you're an investor seeking a property with lucrative rental opportunities or a homeowner looking to generate additional income, this duplex is a golden opportunity. It's like a triplex with a 3rd electrical service to garage, Possible ADU! With a total of 1,912+sqft of rentable space, 2 car garage, each unit offers 2 bedrooms and 1 bath with individual laundry hookups, a fenced backyard, and a low-maintenance yard ensuring comfort and convenience and separate entrances. Commuting is a breeze, connecting effortlessly to Tacoma and beyond. Explore a myriad of nearby amenities, including shopping, restaurants & schools.**

**5701 Mckinley Ave, Tacoma, WA 98404**

MLS#: **2189108** Status: **A** List Price: **\$500,000**  
 Area: **61** Stat Dt: **01/08/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,440**  
 Style Code: **52 - Duplex** Lot Size: **.138 ac/6,000 sf**  
 Community: **McKinley** Project:  
 Year Built: **1950** DOM: **78** CDOM: **78**  
 # Unit: **2** # Story: **1** Parking: **4**  
 NOI: **\$** GAI: **\$** Gen Zone:  
 TR SqFt: **1,440** TMI: **\$2,500** New Cnstr:  
 View: **Territorial**  
 Water:  
 School Dist: **Tacoma** TaxID: **951500-014-0**  
 Compensation: **2%** Ann Tax: **\$4,000.00**  
 Marketing **Cash Flow Duplex with rent in an easy to lease location. Each unit has 2 bedrooms 1 bath**  
 Remarks: **with private car garage. Both long term renters on month to month lease agreement.**

**1022 E 63rd St, Tacoma, WA 98404**

MLS#: **2208423** Status: **A** List Price: **\$635,000**  
 Area: **61** Stat Dt: **03/08/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,848**  
 Style Code: **52 - Duplex** Lot Size: **.138 ac/6,000 sf**  
 Community: **East Tacoma** Project: **McCoys**  
 Year Built: **1930** DOM: **37** CDOM: **37**  
 # Unit: **2** # Story: **1** Parking: **0**  
 NOI: **\$** GAI: **\$** Gen Zone:  
 TR SqFt: **1,848** TMI: **\$3,700** New Cnstr:  
 View:  
 Water:  
 School Dist: **Tacoma** TaxID: **562500-142-0**  
 Compensation: **2.5%** Ann Tax: **\$4,281.00**  
 Marketing **Investors! House Hackers! Multigenerational living! Two Homes One Lot! Main home with 3**  
 Remarks: **beds 1.75bth fully renovated from the studs, featuring 1 level living, designed for long-lasting durability and aging in place. Nestled in the rear of the property with its own separate entrances is a DADU (Detached Accessory Dwelling Unit) 2bd 1bth. Benefit from financing options allowing for income generation. Property requires no additional work; just sit back and reap the rewards of rental income, providing an opportunity to rent or personal occupancy. Rent from the main home can cover a portion of the mortgage or vice versa No HOA! Air BNB? Explore the possibilities!**

**7374 S Wilkeson St, Tacoma, WA 98408**

MLS#: **2054680** Status: **A** List Price: **\$1,195,000**  
 Area: **61** Stat Dt: **04/11/2023**  
 Sub Prop: **Multi-Family** SqFt: **3,312**  
 Style Code: **54 - 4-Plex** Lot Size: **.129 ac/5,624 sf**  
 Community: **East Tacoma** Project:  
 Year Built: **1977** DOM: **350** CDOM: **350**  
 # Unit: **4** # Story: **2** Parking: **5**  
 NOI: **\$67,971** GAI: **\$67,971** Gen Zone: **Multi-Family**  
 TR SqFt: **3,312** TMI: **\$6,684** New Cnstr:  
 View:  
 Water:  
 School Dist: **Tacoma** TaxID: **4530400921**  
 Compensation: **2.5%%** Ann Tax: **\$7,424.00**  
 Marketing **5.65% CAP RATE! This is a residential 4-plex which aids to easy financing either residential**  
 Remarks: **or commercial financing. This is a great income producing property. All units have been renovated with new laminate flooring throughout. Kitchens feature new white shaker cabinets & quartz countertops. Full interior & exterior paint, new baseboard heaters and lighting. Bathrooms have been updated with new vanities, new tubs & tub surrounds, and all new fixtures includes a washer and dryer in all units. Covered parking lot, Vinyl windows and sliders on all units. Seller prefers to sell together with a mirror property next to one another but separate parcels again for easy financing. Do not disturb tenants. Schedule for viewing once financials are verified.**

**9928 Yakima Ave S, Tacoma, WA 98444**

MLS#: **2196655** Status: **A** List Price: **\$625,000**  
 Area: **63** Stat Dt: **02/02/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,200**  
 Style Code: **52 - Duplex** Lot Size: **.178 ac/7,750 sf**  
 Community: **Tacoma** Project:  
 Year Built: **1939** DOM: **54** CDOM: **54**  
 # Unit: **2** # Story: **1** Parking: **2**  
 NOI: **\$** GAI: **\$50,500** Gen Zone:  
 TR SqFt: **1,200** TMI: **\$** New Cnstr:  
 View: **Territorial**  
 Water:  
 School Dist: **Tacoma** TaxID: **5965200520**  
 Compensation: **2.5%** Ann Tax: **\$3,400.00**  
 Marketing **Great investment property. This property features 2 homes on a 7550 square foot lot. The**  
 Remarks: **remodeled main house has beautiful hardwood floors throughout and newer carpet. A spacious eat-in kitchen, a mudroom & 2 large main floor bedrooms, modern bathroom with tiled floor, designer paint and tiled tub surround with a the loft currently being used as a third bedroom. The primary bedroom also features a walk-in closet. The ADU is a modern 1 bedroom 1 bathroom unit with gleaming hardwoods throughout, newer carpet and tile. The kitchen is designed with newer black appliances and overlooks the fully-fenced yard. Separate outbuilding that can be used for studio, workout gym, or office. Located outside of Tacoma's new landlord tenant law boundary's.**



### 902 104th St Ct S, Tacoma, WA 98444

MLS#: **2205546** Status: **A** List Price: **\$837,500**  
 Area: **63** Stat Dt: **03/01/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,258**  
 Style Code: **52 - Duplex** Lot Size: **.179 ac/7,788 sf**  
 Community: **Tacoma** Project: **Phoebe's Meadow**  
 Year Built: **2024** DOM: **46** CDOM: **46**  
 # Unit: **2** # Story: **3** Parking: **0**  
 NOI: **\$** GAI: **\$** Gen Zone: **Multi-Family, Residential**  
 TR SqFt: **2,258** TMI: **\$** New Cnstr: **Completed**  
 View:   
 Water:   
 School Dist: **Franklin Pierce** TaxID: **0319058025**  
 Compensation: **2.5%** Ann Tax: **\$2,719.00**  
 Marketing **A pro-forma cap rate of 8.6% w/ this stunning NEW CONSTRUCTION! Rent by the room or possibly traveling nurses. All 7 private bedrooms have a full bath, 27" cabinet, microwave & mini-fridge. Rent each bed to maximize ROI. Solid core doors, individual electronic door locks on each bed, ductless mini-split heating/cooling, 2 electrical panels, irrigation system, 2 hot water tanks, 2 W/D set ups & two full kitchens (1 in main home & 1 in attached ADU). ADU has separate entrance & storage. Wifi throughout, ample paved parking, 9 foot ceilings on all floors & camera system. Built for long term durability & low maintenance (all LVP flooring, all countertops & window seals quartz). Upscale features, perfect for investor/multi-generational living.**  
 Remarks:



### 3425 150th St Ct E, Tacoma, WA 98446

MLS#: **2178721** Status: **A** List Price: **\$849,500**  
 Area: **67** Stat Dt: **03/11/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,012**  
 Style Code: **53 - Tri-plex** Lot Size: **2.680 ac/116,741 sf**  
 Community: **Brookdale** Project: **brookdale**  
 Year Built: **1920** DOM: **198** CDOM: **198**  
 # Unit: **3** # Story: **1** Parking: **0**  
 NOI: **\$68,800** GAI: **\$72,800** Gen Zone:   
 TR SqFt: **2,012** TMI: **\$6,500** New Cnstr:   
 View: **Territorial** TaxID: **0319231013**  
 Water: **Creek** Ann Tax: **\$4,200.00**  
 School Dist: **Benge**  
 Compensation: **2.5%**  
 Marketing **Large buildable land with two buildings with utilities. Great opportunity for privacy on total 2.68 acres. 1 acre + 1.68 acres located on Clover Creek. 3 dwellings. 1 is a 1939 432sqft 1 story, 1 is a 1964 1200 square feet completely remodeled Biltmore Mobile Main Home rents for \$2675.00 and 1 is a 1920 cottage 2012 sqft 1 story w/ basement that rents for \$2650.00, \$1400.00 for the ADU. 2 Septic's & Well pump. Live in main home and collect rent on 2 ADU homes, great renters never late on rent and would love to stay. Buyer to verify all information. Located outside of Tacoma's new landlord tenant law boundary's.**  
 Remarks:



### 10301 31st St E, Edgewood, WA 98372

MLS#: **2155390** Status: **A** List Price: **\$1,349,000**  
 Area: **72** Stat Dt: **01/23/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,646**  
 Style Code: **54 - 4-Plex** Lot Size: **3.000 ac/130,680 sf**  
 Community: **Edgewood** Project:   
 Year Built: **1925** DOM: **171** CDOM: **171**  
 # Unit: **4** # Story: **1** Parking: **35**  
 NOI: **\$101,622** GAI: **\$114,360** Gen Zone: **Business, Commercial, Office, Residential, Retail, See Remarks**  
 TR SqFt: **2,850** TMI: **\$9,530** New Cnstr:   
 View: **Territorial** TaxID: **042010-3-042**  
 Water:   
 School Dist: **Puyallup** Ann Tax: **\$8,005.00**  
 Compensation: **3%**  
 Marketing **Seller's financing at 6.5% possible. Mixed Use Residential and Commercial zoning allows for a variety of uses: multi family, offices, retail. Income producing property with opp to develop.Fenced and gated three acres with four Remodeled single buildings used as offices right now.The sellers did a lot of remodel, new electric panels with permits, new roofs on 2 bldg,external&interior painting, newer waterline pipes, the whole lot is cleaned/improved with smooth gravel driveway and parking, new water lines,newer water heaters.Built 1966,1956; on 3 individual septic systems.Buyer to verify all information**  
 Remarks:



### 326 State St #A&B, Sumner, WA 98390

MLS#: **2201587** Status: **A** List Price: **\$630,000**  
 Area: **74** Stat Dt: **03/13/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,010**  
 Style Code: **52 - Duplex** Lot Size: **.193 ac/8,388 sf**  
 Community: **Sumner** Project:  
 Year Built: **1935** DOM: **13** CDOM: **13**  
 # Unit: **2** # Story: **1** Parking: **5**  
 NOI: **\$36,306** GAI: **\$36,306** Gen Zone: **Multi-Family**  
 TR SqFt: **2,010** TMI: **\$3,800** New Cnstr:  
 View: **Territorial**  
 Water:  
 School Dist: **Sumner-Bonney Lake** TaxID: **4250000972**  
 Compensation: **2.5%** Ann Tax: **\$4,916.00**  
 Marketing  
 Remarks: **Rambler style side by side DUPLEX in the heart of downtown Sumner! Great investment opportunity to live in 1 unit and rent the other. Unit A has 2 beds & 1.75 baths, featuring LVP flooring & all appliances. Unit B has 2 beds and 1 bath, remodeled in 2019 which included doors, millwork, carpet, LVP flooring, water heater and paint. Each unit approx. 1005 sf, eating area, thermal windows, & spacious living rooms. Both units have their own washer/dryer, hot water tank & electrical panels. New electrical panel installed in unit A in 2018. Yard is partially fenced, plenty of parking w/ carport for unit A. 50 year PVC roof installed in 2022. Walking distance to the light rail, explore all downtown Sumner offers w/ easy access to HWY 167 and 410.**



### 924 26th St NW #A/B, Puyallup, WA 98371

MLS#: **2215146** Status: **A** List Price: **\$549,950**  
 Area: **81** Stat Dt: **03/26/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,592**  
 Style Code: **52 - Duplex** Lot Size: **.310 ac/13,504 sf**  
 Community: **Puyallup** Project:  
 Year Built: **1965** DOM: **0** CDOM: **0**  
 # Unit: **2** # Story: **1** Parking: **6**  
 NOI: **\$25,289** GAI: **\$32,400** Gen Zone:  
 TR SqFt: **1,592** TMI: **\$2,700** New Cnstr:  
 View:  
 Water:  
 School Dist: **Puyallup** TaxID: **042020-3-101**  
 Compensation: **2.5%** Ann Tax: **\$4,402.00**  
 Marketing  
 Remarks: **This charming duplex offers a cozy and inviting atmosphere, perfect for comfortable living. Situated in the downtown Puyallup area that's close to everything, including shops, restaurants, parks, freeways and more, it's an ideal location for convenience and lifestyle. The duplex features a spacious and well-maintained yard, providing ample space for outdoor activities, gardening, or simply relaxing in the fresh air. Two individual garage spaces with storage and large driveways great for off-street parking. With one unit remodeled both Tenants are on month-month so great option to live in one side and rent out the other!**



### 401 2nd St NE, Puyallup, WA 98372

MLS#: **2203010** Status: **A** List Price: **\$1,000,000**  
 Area: **81** Stat Dt: **02/23/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,668**  
 Style Code: **53 - Tri-plex** Lot Size: **.138 ac/6,000 sf**  
 Community: **Downtown** Project:  
 Year Built: **1921** DOM: **56** CDOM: **56**  
 # Unit: **3** # Story: **2** Parking: **2**  
 NOI: **\$89,900** GAI: **\$91,100** Gen Zone:  
 TR SqFt: **2,668** TMI: **\$8,000** New Cnstr:  
 View:  
 Water:  
 School Dist: **Puyallup** TaxID: **7600000010**  
 Compensation: **2%** Ann Tax: **\$4,900.00**  
 Marketing  
 Remarks: **Prime location, commercially zoned, mixed use 3 unit building!!! The main home offers 3 beds/3 baths w/ primary on the main & remaining beds/bath upstairs. Front entrance offers the ability to separate the 2 spaces to rent them out separately. The back building has a commercial office space w/ kitchen & bathroom downstairs. A studio apartment with its own separate entrance upstairs. Great for owner occupants, home business owners, Airbnb or just a pure investment property. Right in downtown Puyallup, a block off Meridian for ease of access to freeways, shopping & all other amenities. Unique property that offers a lot of options in a fantastic location, come look & grab your next great investment property!**



### 4021 4th St Place SW #A & B, Puyallup, WA 98373

MLS#: **2202583** Status: **A** List Price: **\$654,000**  
 Area: **87** Stat Dt: **02/23/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,918**  
 Style Code: **52 - Duplex** Lot Size: **.217 ac/9,444 sf**  
 Community: **South Hill** Project:  
 Year Built: **1978** DOM: **32** CDOM: **32**  
 # Unit: **2** # Story: **1** Parking: **5**  
 NOI: **\$33,301** GAI: **\$41,400** Gen Zone:  
 TR SqFt: **1,918** TMI: **\$3,450** New Cnstr:  
 View:  
 Water:  
 School Dist: **Puyallup** TaxID: **041909-1-054**  
 Compensation: **2.5%** Ann Tax: **\$4,239.00**  
 Marketing  
 Remarks: **DO NOT MISS this low maintenance duplex, a great addition to any real estate portfolio. Steady occupancy and easy to rent with it's convenient South Hill location. Unique floor plans give both units privacy and their own fenced rear yards. Close to shopping, groceries, easy commute to 512 & 167 and easy access to buses and commuter trains.**

**9611 161st St E, Puyallup, WA 98375**

MLS#: **2199128** Status: **A** List Price: **\$1,199,950**  
 Area: **88** Stat Dt: **03/08/2024**  
 Sub Prop: **Multi-Family** SqFt: **3,489**  
 Style Code: **53 - Tri-plex** Lot Size: **.489 ac/21,307 sf**  
 Community: **South Hill** Project:  
 Year Built: **1999** DOM: **18** CDOM: **18**  
 # Unit: **3** # Story: **0** Parking: **6**  
 NOI: **\$57,393** GAI: **\$68,700** Gen Zone:  
 TR SqFt: **3,489** TMI: **\$5,725** New Cnstr:

View:  
 Water:  
 School Dist: **Puyallup** TaxID: **6021410040**  
 Compensation: **2.5%** Ann Tax: **\$8,051.00**  
 Marketing  
 Remarks: **Incredible South Hill neighborhood triplex built in 1999 near every amenity you can dream of having in your neighborhood. All three units boast the same 2br/2.5ba floor plan with only unit J flipped in relation to the other two units. All photos and videos are of Unit L which recently just completed a full paint and carpet update in Jan of 2024. Full size washer and dryer in each unit, gas fireplace and wonderful patio access to the spacious backyard. Parking for 6 vehicles and a park like setting backyard shared by the three units. Professionally managed with excellent occupancy history. ZONED HIGH DENSITY SINGLE FAMILY in unincorporated Pierce county with septic connection available for major upside with future expansion.**

**18609 78th Ave E, Puyallup, WA 98375**

MLS#: **2192165** Status: **A** List Price: **\$675,000**  
 Area: **89** Stat Dt: **01/25/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,680**  
 Style Code: **52 - Duplex** Lot Size: **.430 ac/18,730 sf**  
 Community: **South Hill** Project:  
 Year Built: **1978** DOM: **61** CDOM: **61**  
 # Unit: **2** # Story: **1** Parking: **14**  
 NOI: **\$37,768** GAI: **\$42,924** Gen Zone: **Residential**  
 TR SqFt: **1,680** TMI: **\$3,650** New Cnstr:

View: **Territorial** TaxID: **0419328007**  
 Water:  
 School Dist: **Bethel** Ann Tax: **\$5,156.00**  
 Compensation: **2.5%**  
 Marketing  
 Remarks: **Consistent income producing duplex with excellent long-term rental history in Puyallup. Each unit offers 2 bedrooms & 1 bath, laundry hookups, kitchen with eating area, living room, slider to back patio with fully fenced yard, and extra deep 1-car garage. Unit B was fully remodeled with granite, cabinets, and flooring. Huge empty lot off road for extra parking, with the potential for development, could possibly build another rental on premises. Buyer to verify. Water sewer trash included in rent. Great tenants with perfect rental history.**

**6120 29th St NE, Tacoma, WA 98422-3320**

MLS#: **2199380** Status: **A** List Price: **\$749,990**  
 Area: **94** Stat Dt: **02/12/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,944**  
 Style Code: **52 - Duplex** Lot Size: **.138 ac/6,000 sf**  
 Community: **Browns Point** Project:  
 Year Built: **1978** DOM: **43** CDOM: **43**  
 # Unit: **2** # Story: **2** Parking: **6**  
 NOI: **\$39,298** GAI: **\$49,200** Gen Zone:  
 TR SqFt: **1,944** TMI: **\$4,100** New Cnstr:

View:  
 Water:  
 School Dist: **Tacoma** TaxID: **6570000023**  
 Compensation: **2.5%** Ann Tax: **\$4,710.00**  
 Marketing  
 Remarks: **Great investment opportunity in this well maintained fully rented Townhome style Duplex in Tacoma. Located in Browns Point and within the Stadium High School District boundaries. Updated and nicely laid out units featuring 2 bedrooms and 1.5 bath, quartz counter-tops, stainless steel appliances, laminate flooring, AC w/ mini splits, fireplace and more. Dishwasher and washer & dryer in each unit. Each unit also has its own separate attached garage plus additional parking spaces. Spacious 6000 sq. foot corner lot with privately fenced patio areas for each unit. Solid income generating property in a very convenient location. Close to restaurants, shopping, BPA Trail, Beach, neighboring amenities and more. Low maintenance landscaping.**

**21516 Mountain Hwy E, Spanaway, WA 98387**

MLS#: **2142540** Status: **A** List Price: **\$600,000**  
 Area: **99** Stat Dt: **01/24/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,673**  
 Style Code: **52 - Duplex** Lot Size: **1.000 ac/43,560 sf**  
 Community: **Spanaway** Project:  
 Year Built: **1945** DOM: **242** CDOM: **242**  
 # Unit: **2** # Story: **2** Parking: **11**  
 NOI: **\$40,780** GAI: **\$46,200** Gen Zone: **Multi-Family, Residential**  
 TR SqFt: **2,673** TMI: **\$3,995** New Cnstr:

View:  
 Water:  
 School Dist: **Bethel** TaxID: **0318105017**  
 Compensation: **2.5%** Ann Tax: **\$6,113.52**  
 Marketing  
 Remarks: **Duplex on acreage w/ additional privacy from JBLM border. Opportunity to fix up and increase cash flow or build with more density or both! Below market rents.**



### 218 169th St E, Spanaway, WA 98387

MLS#: **2213480** Status: **A**  
 Area: **99** Stat Dt: **03/25/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **53 - Tri-plex**  
 Community: **Spanaway**  
 Year Built: **1964** DOM: **1**  
 # Unit: **3** # Story: **2**  
 NOI: **\$42,620** GAI: **\$51,420**  
 TR SqFt: **2,688** TMI: **\$4,285**  
 View:  
 Water:  
 School Dist: **Bethel**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

List Price: **\$625,000**  
 SqFt: **2,688**  
 Lot Size: **.321 ac/14,000 sf**  
 Project: **Lake Park**  
 CDOM: **1**  
 Parking: **8**  
 Gen Zone: **Multi-Family**  
 New Cnstr:  
 TaxID: **5025000462**  
 Ann Tax: **\$5,404.00**

**Don't let this exceptional investment opportunity pass you by! Presenting a multifamily triplex of 3 units and 2,688 square feet in total. Unit A, situated at the front, features a cozy studio layout with 1 bedroom and 1 bathroom. Unit B offers spacious living with 3 bedrooms and 1 bathroom, while Unit C, located upstairs, offers 3 bedrooms, 1 bathroom, and a slider off the primary bedroom to a deck. Both Units A and C are fenced. And Units B and C are equipped with pellet stoves. Ideally situated close to all amenities.**



### 235 237 163rd St S, Spanaway, WA 98387

MLS#: **2194367** Status: **A**  
 Area: **99** Stat Dt: **01/26/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Spanaway Lake**  
 Year Built: **2022** DOM: **60**  
 # Unit: **2** # Story: **2**  
 NOI: **\$51,482** GAI: **\$**  
 TR SqFt: **3,099** TMI: **\$5,200**  
 View: **Territorial**  
 Water:  
 School Dist: **Bethel**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

List Price: **\$895,000**  
 SqFt: **3,099**  
 Lot Size: **.244 ac/10,650 sf**  
 Project: **Lake Park**  
 CDOM: **60**  
 Parking: **8**  
 Gen Zone: **Multi-Family**  
 New Cnstr:  
 TaxID: **5025002950**  
 Ann Tax: **\$8,758.00**

**Beautiful Newer duplex close to Spanaway lake, JBLM, Golf, shopping, Mount Rainier. Hard to find newer units that would be great for owner occupant. 3 bedrooms, bath off master, laminate and carpet flooring. Quartz counters, extra storage available with detached building. Photos at new stage.**



### 34214 1st Place S, Federal Way, WA 98003

MLS#: **2131380** Status: **A**  
 Area: **110** Stat Dt: **03/21/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **54 - 4-Plex**  
 Community: **Panther Lake**  
 Year Built: **1977** DOM: **253**  
 # Unit: **4** # Story: **2**  
 NOI: **\$47,817** GAI: **\$71,928**  
 TR SqFt: **3,056** TMI: **\$6,199**  
 View:  
 Water:  
 School Dist: **Federal Way**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

List Price: **\$909,500**  
 SqFt: **3,056**  
 Lot Size: **.236 ac/10,276 sf**  
 Project: **Campus View Division 2**  
 CDOM: **253**  
 Parking: **6**  
 Gen Zone: **Multi-Family**  
 New Cnstr:  
 TaxID: **1322010300**  
 Ann Tax: **\$8,330.00**

**Below market rents with potential to increase at the end of the year. Don't miss this opportunity to own a well-maintained 4plex in Federal Way. This property features four spacious units, each with 2 bedrooms, 1 bathroom, a fireplace, a balcony or patio, and in unit washer and dryer. Dedicated covered parking for each unit plus 2 guest spaces. Great location convenient to shopping, dining, schools, and parks. Good access to I-5 and Hwy 18 for commuters. All units are currently occupied with great rental history, long term tenants that generate a stable income. On site professional management makes this is a turn-key investment that you don't want to miss! HOA rules do not allow for self management.**



### 31224 28th Ave S, Federal Way, WA 98003

MLS#: **2196735** Status: **A**  
 Area: **110** Stat Dt: **02/05/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Steel Lake**  
 Year Built: **1961** DOM: **50**  
 # Unit: **2** # Story: **1**  
 NOI: **\$25,561** GAI: **\$35,700**  
 TR SqFt: **2,540** TMI: **\$2,975**  
 View: **Mountain, Territorial**  
 Water:  
 School Dist: **Federal Way**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

List Price: **\$1,200,000**  
 SqFt: **2,540**  
 Lot Size: **.947 ac/41,236 sf**  
 Project: **Downtown Federal Way | Zoned RM2400**  
 CDOM: **50**  
 Parking: **6**  
 Gen Zone: **Multi-Family, See Remarks**  
 New Cnstr:  
 TaxID: **0921049249**  
 Ann Tax: **\$9,150.90**

**New Prime opportunity in city of Federal Way! 2 rental houses located in desirable busy Downtown w/ 3 parcels totaling .95 acre (41,236 sf) zoned RM2400 Multifamily. Great opportunity to collect rents while you develop this flat, dry land, access w/ all utilities connected (water, sewer, electricity) gas in street. Immediate access to I-5, HOV on/off ramps & conveniently close to Hwy 167, 18 w/ walking distance to shopping, FW mall, Steel Lake, restaurants & most importantly the new Sound Transit Light rail & bus station This is a remarkable opportunity, allowable usages include zero lot line townhouses, multifamily dwelling stack units, senior housing & more! This site receives good exposure with 157' of frontage on 28th Ave. & backs to I-5.**

**8916 345th Street Ct S, Roy, WA 98580**

MLS#:	<b>2203487</b>	Status:	<b>A</b>	List Price:	<b>\$688,000</b>
Area:	<b>119</b>	Stat Dt:	<b>02/28/2024</b>	SqFt:	<b>3,248</b>
Sub Prop:	<b>Multi-Family</b>			Lot Size:	<b>.410 ac/17,838 sf</b>
Style Code:	<b>52 - Duplex</b>			Project:	<b>McKenville Estates</b>
Community:	<b>Roy</b>			CDOM:	<b>27</b>
Year Built:	<b>1997</b>	DOM:	<b>27</b>	Parking:	<b>5</b>
# Unit:	<b>2</b>	# Story:	<b>2</b>	Gen Zone:	<b>Residential</b>
NOI:	<b>\$29,924</b>	GAI:	<b>\$36,400</b>	New Cnstr:	
TR SqFt:	<b>3,248</b>	TMI:	<b>\$1,600</b>	TaxID:	<b>40016000060</b>
View:				Ann Tax:	<b>\$5,219.00</b>
Water:					
School Dist:	<b>Yelm</b>				
Compensation:	<b>2.5%</b>				

Remarks: **Discover this 3,248 sq ft duplex, perfectly positioned in a quiet Cul-de-sac. This duplex features 6 bedrooms, 2 full baths, and 2 three-quarter baths across two stories. The main level of each unit boasts a vaulted ceiling living room with a fireplace, a spacious kitchen with eating area, a bedroom, a three-quarter bath, and laundry. Upstairs, two bedrooms, a full bath, and a spacious walk-in closet await. Ideally located near shopping, restaurants, and military bases, this duplex offers a harmonious blend of comfort and convenience. This house is suitable for both owner-occupiers and investors.**

**15325 4th Ave SW, Burien, WA 98166**

MLS#:	<b>2212915</b>	Status:	<b>A</b>	List Price:	<b>\$624,950</b>
Area:	<b>130</b>	Stat Dt:	<b>03/21/2024</b>	SqFt:	<b>1,500</b>
Sub Prop:	<b>Multi-Family</b>			Lot Size:	<b>.172 ac/7,500 sf</b>
Style Code:	<b>52 - Duplex</b>			Project:	
Community:	<b>Downtown Burien</b>			CDOM:	<b>5</b>
Year Built:	<b>1947</b>	DOM:	<b>5</b>	Parking:	<b>6</b>
# Unit:	<b>2</b>	# Story:	<b>2</b>	Gen Zone:	<b>Multi-Family</b>
NOI:	<b>\$24,008</b>	GAI:	<b>\$</b>	New Cnstr:	
TR SqFt:	<b>1,500</b>	TMI:	<b>\$3,000</b>	TaxID:	<b>1220000935</b>
View:				Ann Tax:	<b>\$5,618.00</b>
Water:					
School Dist:	<b>Highline</b>				
Compensation:	<b>2.5%</b>				

Remarks: **Investment opportunity in downtown Burien! Duplex offers a total of 1500SF, with 2 bed 1 bath per unit. What sets this property apart is its immense potential for redevelopment. Currently zoned RM 24, the property is up for a rezone to Urban Residential, which would allow for residential potential of 126 units per acre and up to 4 stories. This 7,500sqft lot makes it an ideal location for an apartment site. On a corner lot with alley access and 125 feet of frontage on 4th Ave SW, this property offers excellent visibility and accessibility. Newer roof, a prime location just two blocks from Burien library, transit and surrounded by a vibrant dining/shopping scene, this property offers a great long term investment opportunity.**

**10015 17th Place S, Seattle, WA 98168-1626**

MLS#:	<b>2213224</b>	Status:	<b>A</b>	List Price:	<b>\$1,200,000</b>
Area:	<b>130</b>	Stat Dt:	<b>03/21/2024</b>	SqFt:	<b>3,016</b>
Sub Prop:	<b>Multi-Family</b>			Lot Size:	<b>.153 ac/6,675 sf</b>
Style Code:	<b>54 - 4-Plex</b>			Project:	<b>Moore's Five-Acre Trs</b>
Community:	<b>Boulevard Park</b>			CDOM:	<b>5</b>
Year Built:	<b>1962</b>	DOM:	<b>5</b>	Parking:	<b>7</b>
# Unit:	<b>4</b>	# Story:	<b>2</b>	Gen Zone:	<b>Multi-Family</b>
NOI:	<b>\$64,616</b>	GAI:	<b>\$82,200</b>	New Cnstr:	
TR SqFt:	<b>3,016</b>	TMI:	<b>\$6,850</b>	TaxID:	<b>5624200775</b>
View:	<b>Bay, Territorial</b>			Ann Tax:	<b>\$8,596.00</b>
Water:					
School Dist:	<b>Highline</b>				
Compensation:	<b>2.5%</b>				

Remarks: **Enjoy great cash flow and low vacancy rates, making it an ideal investment opportunity. Two units updated/remodeled 2022, new 20 year TPO roof in 2019, newer electric panels, updated plumbing, each unit offers ductless heating and cooling, ensuring tenant satisfaction and ease of management. Two covered parking spaces plus 5 additional parking spaces, plus storage. Tenants are on a month-to-month leases, easy access to freeways, just 5 minutes from Boeing Museum of Flight and 3 minutes from Rainer Golf and Country Club. This property is a standout choice for investors seeking a reliable income stream.**





**210 SW 154th St, Burien, WA 98166**

MLS#: **2212051** Status: **A**  
 Area: **130** Stat Dt: **03/19/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **54 - 4-Plex**  
 Community: **Burien**  
 Year Built: **1978** DOM: **14**  
 # Unit: **4** # Story: **2**  
 NOI: **\$66,952** GAI: **\$85,000**  
 TR SqFt: **3,418** TMI: **\$7,200**  
 View:  
 Water:  
 School Dist: **Highline**  
 Compensation: **2.5%**  
 Marketing  
 Remarks: **Conveniently located 2 blocks from downtown Burien, public library, restaurants, cafes, breweries and town squares; minutes to SeaTac airport, Tukwila light rail and freeways. Two of the units (101 and 201) are rebuilt from the ground up in 2018, the 3rd unit (202) was updated with laminate floors, new windows and new appliances. New roof was put in 2018 and complete external paint of the build was done in 2020. This is an excellent investment opportunity for an owner occupant. Building is offered As Is Condition. Buyer to verify all information to their satisfaction.**

List Price: **\$1,200,000**  
 SqFt: **3,418**  
 Lot Size: **.143 ac/6,250 sf**  
 Project:  
 CDOM: **14**  
 Parking: **8**  
 Gen Zone: **Multi-Family**  
 New Cnstr:  
 TaxID: **1221000371**  
 Ann Tax: **\$9,023.00**



**10730 S Myers Wy, Seattle, WA 98168**

MLS#: **2186979** Status: **A**  
 Area: **130** Stat Dt: **12/22/2023**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Top Hat**  
 Year Built: **1977** DOM: **96**  
 # Unit: **2** # Story: **2**  
 NOI: **\$** GAI: **\$**  
 TR SqFt: **2,400** TMI: **\$**  
 View: **City, Mountain, Territorial**  
 Water:  
 School Dist: **Seattle**  
 Compensation: **2.5%**  
 Marketing  
 Remarks: **Wonderful location 5 minutes to Seattle in this all remodeled duplex, new paint in and out, new roof, new windows, new floors, new counters in bathrooms and kitchens, main level unit with 3 bed, full bath, full big kitchen and living area can be used as an office or business, same upstairs 2 bedrooms full bath, full kitchen and living area all ready to be occupied. CBPSO zoning allows residential and commercial, property has space for about 8 cars to park, a huge flat backyard. Perfect opportunity to live above your business or rent to supplement your income. More units can be built (buyer to verify), property is under King County jurisdiction, seller never rented the building or either unit. Any questions, please ask listing agent.**

List Price: **\$1,200,000**  
 SqFt: **2,400**  
 Lot Size: **.144 ac/6,260 sf**  
 Project:  
 CDOM: **96**  
 Parking: **8**  
 Gen Zone: **Business, Commercial, Multi-Family, Office, Retail, See Remarks**  
 New Cnstr:  
 TaxID: **0795001525**  
 Ann Tax: **\$5,153.00**



**4402 SW Holly St, Seattle, WA 98136**

MLS#: **2181864** Status: **A**  
 Area: **140** Stat Dt: **11/22/2023**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Gatewood**  
 Year Built: **1949** DOM: **125**  
 # Unit: **2** # Story: **2**  
 NOI: **\$** GAI: **\$**  
 TR SqFt: **1,780** TMI: **\$3,745**  
 View:  
 Water:  
 School Dist: **Seattle**  
 Compensation: **3%**  
 Marketing  
 Remarks: **Beautifully remodeled mid-century home in the desirable Gatewood neighborhood of West Seattle. 3 bedroom home with the flexibility to function as a duplex with separate units. The ultimate house hack opportunity - Live in one unit and rent out the other one! Or, enjoy the 3 bedroom home with the additional space and bonus kitchen on the lower level. Walk to Caffè Ladro, Lincoln Park, and the Morgan Junction with so many great restaurants, retail, and amenities. Live comfortably with the newly updated finishes and efficient mini-split heating/cooling. Nicely landscaped corner lot with off-street parking. Outdoor patio perfect for entertaining and relaxing. Home is currently rented - please contact for more details. A great opportunity!**

List Price: **\$889,951**  
 SqFt: **1,780**  
 Lot Size: **.069 ac/3,004 sf**  
 Project:  
 CDOM: **125**  
 Parking: **1**  
 Gen Zone:  
 New Cnstr:  
 TaxID: **7625704395**  
 Ann Tax: **\$7,104.00**



### 4745 Delridge Wy SW, Seattle, WA 98106

MLS#: **2206951** Status: **A** List Price: **\$949,000**  
 Area: **140** Stat Dt: **03/15/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,350**  
 Style Code: **53 - Tri-plex** Lot Size: **.114 ac/4,960 sf**  
 Community: **Delridge** Project:  
 Year Built: **1957** DOM: **11** CDOM: **11**  
 # Unit: **3** # Story: **2** Parking: **3**  
 NOI: **\$63,883** GAI: **\$63,883** Gen Zone:  
 TR SqFt: **2,350** TMI: **\$600** New Cnstr:  
 View: **Territorial**  
 Water:  
 School Dist: **Seattle** TaxID: **1773100135**  
 Compensation: **2%** Ann Tax: **\$7,488.00**  
 Marketing  
 Remarks:

**Welcome to this prime triplex in North Delridge, just 10 minutes from downtown Seattle. Perfect for savvy investors or homeowners. This property offers a myriad of opportunities – from house hacking by living in one unit and renting out the others to offset your mortgage, to potential development into townhomes, or even exploring Airbnb income! With its central location and versatile possibilities, this triplex is the perfect investment opportunity for developers, homeowners, and investors alike. Don't miss out on the chance to capitalize on the endless potential of this property – schedule a viewing today and unlock the opportunities awaiting you in West Seattle's thriving community.**



### 2409 SW Findlay St, Seattle, WA 98106

MLS#: **2196007** Status: **A** List Price: **\$950,000**  
 Area: **140** Stat Dt: **02/02/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,560**  
 Style Code: **52 - Duplex** Lot Size: **.114 ac/4,960 sf**  
 Community: **Delridge** Project:  
 Year Built: **1927** DOM: **53** CDOM: **53**  
 # Unit: **2** # Story: **2** Parking: **6**  
 NOI: **\$** GAI: **\$** Gen Zone: **Commercial, Multi-Family**  
 TR SqFt: **1,560** TMI: **\$1,900** New Cnstr:  
 View:  
 Water:  
 School Dist: **Seattle** TaxID: **1773101740**  
 Compensation: **2.5%** Ann Tax: **\$1,407.00**  
 Marketing  
 Remarks:

**Capitalize on this perfectly located property zoned NC2P55 allowing for a wide range of development options. Remodeled in 2000, currently setup as a multi-family, with a 2 bed 1 bath upper unit, and a 1 bed 1 bath lower unit equipped with separate kitchens, their own washer & dryer, and private entrances. Nearby to future Light Rail, Alki beach, Restaurants, West Seattle Junction, Shopping and Parks! Great investment property, with it commercially zoned develop and build commercial units on the bottom, and apartments on the top.**



### 7311 47th Ave SW, Seattle, WA 98136

MLS#: **2205935** Status: **A** List Price: **\$995,000**  
 Area: **140** Stat Dt: **03/14/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,884**  
 Style Code: **52 - Duplex** Lot Size: **.073 ac/3,200 sf**  
 Community: **Lincoln Park** Project:  
 Year Built: **1979** DOM: **12** CDOM: **12**  
 # Unit: **2** # Story: **2** Parking: **4**  
 NOI: **\$30,582** GAI: **\$39,600** Gen Zone: **Residential**  
 TR SqFt: **1,966** TMI: **\$3,300** New Cnstr:  
 View:  
 Water:  
 School Dist: **Seattle** TaxID: **4315700600**  
 Compensation: **2.5%** Ann Tax: **\$7,397.00**  
 Marketing  
 Remarks:

**Location, Location, Location! This stunning two-story townhouse-style duplex boasts an unbeatable West Seattle address, steps away from the tranquility of Lincoln Park & the convenience of the Fauntleroy ferry dock. Perfect for Investors & Owner-Occupants: two spacious units, each boasting 2 bedrooms, 1.5 bathrooms, a cozy fireplace, & a private fenced patios. Plus, in-unit washer and dryer. Live the West Seattle Dream: Imagine mornings spent strolling through the park, a quick downtown commute or Double the Opportunity: Current tenants are on month-to-month leases, giving you the flexibility to either move in one unit and rent out the other for passive income, or rent out both units and maximize your investment. Lots of opportunity here!**



### 8836 SW 9th Ave, Seattle, WA 98106

MLS#: **2145946** Status: **A** List Price: **\$1,150,000**  
 Area: **140** Stat Dt: **03/18/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,696**  
 Style Code: **54 - 4-Plex** Lot Size: **.105 ac/4,580 sf**  
 Community: **Highland Park** Project:  
 Year Built: **1980** DOM: **254** CDOM: **254**  
 # Unit: **4** # Story: **2** Parking: **5**  
 NOI: **\$49,252** GAI: **\$65,562** Gen Zone:  
 TR SqFt: **2,696** TMI: **\$5,975** New Cnstr:  
 View:  
 Water:  
 School Dist: **Seattle** TaxID: **7750500010**  
 Compensation: **2.5%** Ann Tax: **\$8,231.00**  
 Marketing  
 Remarks: **A value-add opportunity to acquire a partially renovated 4plex in the West Seattle neighborhood, Highland Park. The subject consists of two one bed and two two-bedroom apartments. The one beds were fully renovated in 2023 and achieved a 42% rent increase. The same upside is available for the two beds, a \$60K renovation budget will produce a \$703 increase in rent per unit, delivering a 28% return on investment in the first year. This is an excellent opportunity for an astute investor to create value in an asset that's poised for growth in the future. The subject is in the path of progress as two new townhome developments were built and sold in the last few years. This street is attracting capital and a new investor can catch this wave.**



### 1414 SW Cambridge St, Seattle, WA 98106

MLS#: **2204168** Status: **A** List Price: **\$1,200,000**  
 Area: **140** Stat Dt: **03/01/2024**  
 Sub Prop: **Multi-Family** SqFt: **3,004**  
 Style Code: **54 - 4-Plex** Lot Size: **.117 ac/5,085 sf**  
 Community: **Highland Park** Project: **Highland Park**  
 Year Built: **1969** DOM: **25** CDOM: **25**  
 # Unit: **4** # Story: **2** Parking: **8**  
 NOI: **\$46,794** GAI: **\$46,794** Gen Zone: **Multi-Family**  
 TR SqFt: **3,854** TMI: **\$6,000** New Cnstr:  
 View: **Territorial**  
 Water:  
 School Dist: **Seattle** TaxID: **3298700690**  
 Compensation: **2.5%** Ann Tax: **\$8,599.00**  
 Marketing  
 Remarks: **Welcome to this exceptional 4-plex nestled in the heart of Seattle's vibrant community, offering an enticing blend of convenience, potential, and profitability. Perfectly situated, this property caters to both investors seeking promising returns and residents craving the quintessential Seattle lifestyle. Investor Opportunity: With four individual units, each presenting rental income potential, this property is a investment opportunity not to be missed. Whether you're an experienced investor or just starting your portfolio, this 4-plex promises steady cash flow and long-term appreciation in Seattle's thriving real estate market. Located in one of Seattle's most sought-after neighborhoods, convenience is at your doorstep. Enjoy**



### 4511 SW Lander St, Seattle, WA 98116

MLS#: **2133436** Status: **A** List Price: **\$1,235,000**  
 Area: **140** Stat Dt: **01/25/2024**  
 Sub Prop: **Multi-Family** SqFt:  
 Style Code: **53 - Tri-plex** Lot Size: **.124 ac/5,400 sf**  
 Community: **North Admiral** Project:  
 Year Built: **1910** DOM: **246** CDOM: **246**  
 # Unit: **3** # Story: **2** Parking: **3**  
 NOI: **\$51,682** GAI: **\$** Gen Zone: **Residential**  
 TR SqFt: **2,810** TMI: **\$5,350** New Cnstr:  
 View:  
 Water:  
 School Dist: **Seattle** TaxID: **9276202420**  
 Compensation: **2.5%** Ann Tax: **\$7,584.00**  
 Marketing  
 Remarks: **A value-add triplex in a true "A" location with 23.5% rental upside. The subject is within blocks from the N. Admiral Way/California Ave SW retail corridor, which exudes charm and character with 1900's architecture and lifestyle attractions like Historic Admiral Theatre, Good Society Brewery and Public House, Starbucks, Metropolitan Market, Safeway, Safeway Pharmacy, Banking, Beauty Salons, Cross Fit Seattle, Bebob Waffle Shop, and many other restaurants and other attractions within steps of the subject. Bring entrepreneurial buyers looking to buy a well-located asset where value creation is available for an astute investor. See Marketing Package.**

**2050 Roosevelt Ave, Enumclaw, WA 98022**

MLS#: **2198711** Status: **A**  
 Area: **300** Stat Dt: **02/10/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Enumclaw**  
 Year Built: **1903** DOM: **45**  
 # Unit: **2** # Story: **2**  
 NOI: **\$** GAI: **\$**  
 TR SqFt: **1,503** TMI: **\$**  
 View:  
 Water:  
 School Dist: **Enumclaw**  
 Compensation: **3%**  
 Marketing  
 Remarks:

List Price: **\$528,000**  
 SqFt: **1,503**  
 Lot Size: **.176 ac/7,680 sf**  
 Project:  
 CDOM: **45**  
 Parking: **4**  
 Gen Zone:  
 New Cnstr:  
 TaxID: **7826200025**  
 Ann Tax: **\$4,347.00**

**Two story duplex centrally located downtown Enumclaw. Fantastic investment opportunity. Both units combined is just over 1,500 sq feet. Unit A offers 2 bedrooms 1 bath with kitchen, living area and w/d in unit. The second unit offers 1 bed, 1.5 bath, living, kitchen and w/d in unit. Along with ample parking options including driveway, street, and RV parking. Both have a covered front porch. Property is on sewer. Close proximity to 410, outdoor activities and just blocks from shops and restaurants. Call for your private showing.**

**38025 183rd Ave SE, Auburn, WA 98092**

MLS#: **2175671** Status: **A**  
 Area: **300** Stat Dt: **10/27/2023**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Wabash**  
 Year Built: **1969** DOM: **154**  
 # Unit: **2** # Story: **2**  
 NOI: **\$** GAI: **\$**  
 TR SqFt: **3,860** TMI: **\$**  
 View: **Territorial**  
 Water:  
 School Dist: **Auburn**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

List Price: **\$924,950**  
 SqFt: **3,860**  
 Lot Size: **.801 ac/34,880 sf**  
 Project:  
 CDOM: **154**  
 Parking: **3**  
 Gen Zone:  
 New Cnstr:  
 TaxID: **6061000080**  
 Ann Tax: **\$8,723.00**

**Unbelievable investment! Remodeled rambler w/ fully finished basement. Perfect Air BNB or MIL unit. NEW flooring & NEW paint throughout. Upstairs: Enter into the cozy living room w/ wood fireplace. Breathtaking kitchen w/ soft close drawers & cabinets, beautiful quartz counters, & SS appliances. Family room w/ natural light & views of wooded backyard from giant windows. 2 bedrooms w/ guest bath. Primary bedroom w/ attached bath. 2 car garage w/ w/d hookups. Downstairs: Separate entrance from back of home. Living room also w/ wood fireplace. Fully functional kitchen. 2 bedrooms w/ 3/4 bath. Utility room & 1 car garage! AMAZING location close to Casino, Amphitheater, Mt Rainier & MORE! Live in the top & rent the bottom! So many possibilities!**

**816 F St SE, Auburn, WA 98002**

MLS#: **2198851** Status: **A**  
 Area: **310** Stat Dt: **02/09/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **54 - 4-Plex**  
 Community: **Downtown - Auburn**  
 Year Built: **1950** DOM: **46**  
 # Unit: **4** # Story: **2**  
 NOI: **\$** GAI: **\$**  
 TR SqFt: **3,334** TMI: **\$**  
 View:  
 Water:  
 School Dist: **Auburn**  
 Compensation: **2%**  
 Marketing  
 Remarks:

List Price: **\$850,000**  
 SqFt: **3,334**  
 Lot Size: **.256 ac/11,154 sf**  
 Project:  
 CDOM: **46**  
 Parking: **0**  
 Gen Zone:  
 New Cnstr:  
 TaxID: **9150100275**  
 Ann Tax: **\$6,772.00**

**Auburn property offering many options with over 3300 sf and FOUR separate living areas! Main house w/2 beds, 1 full bath, living room w/wood-burning fireplace, and a renovated kitchen. Three steps down has 4 beds and 3/4 bath w/roll-in shower. Renovated to operate as an Adult Family Home, this area complete w/ street level access and large patio for outside enjoyment. Additional common area located by bedrooms, PLUS a renovated kitchen that shares with an ADU in a converted garage on same level. This 3rd space has a living room, bedroom, and 3/4 bath. Basement ADU has 1 bed and a 3/4 bath. Laundry and more common space located in basement. House Hack? 4-in-1 Rental & renting by the room? Adult Family Home? Property will generate income!**

**429 N 1st Ave N, Algona, WA 98001-8538**

MLS#: **2181075** Status: **A**  
 Area: **310** Stat Dt: **11/17/2023**  
 Sub Prop: **Multi-Family**  
 Style Code: **54 - 4-Plex**  
 Community: **Algona**  
 Year Built: **1981** DOM: **130**  
 # Unit: **4** # Story: **2**  
 NOI: **\$43,573** GAI: **\$61,200**  
 TR SqFt: **3,000** TMI: **\$5,100**  
 View:  
 Water:  
 School Dist: **Auburn**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

List Price: **\$1,200,000**  
 SqFt: **3,008**  
 Lot Size: **.292 ac/12,720 sf**  
 Project:  
 CDOM: **130**  
 Parking: **4**  
 Gen Zone:  
 New Cnstr:  
 TaxID: **3356405680**  
 Ann Tax: **\$6,740.00**

**Fully Rented and well maintained. Close to Boeing. Property is situated on a large lot with lots of parking and easy access to I-167. The individual 2 Bedroom 1 Bath units are good size with updated carpeting, appliances, and vinyl windows and flooring in most of the units. Washer/Dryer hook ups in each unit and large deck areas. Call agent for access information.**



### 27204 116th Place SE, Kent, WA 98030

MLS#: **2192935** Status: **A** List Price: **\$614,950**  
 Area: **330** Stat Dt: **03/09/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,720**  
 Style Code: **52 - Duplex** Lot Size: **.273 ac/11,900 sf**  
 Community: **East Hill** Project:  
 Year Built: **1963** DOM: **57** CDOM: **57**  
 # Unit: **2** # Story: **2** Parking: **6**  
 NOI: **\$30,348** GAI: **\$36,084** Gen Zone:  
 TR SqFt: **1,720** TMI: **\$** New Cnstr:  
 View:  
 Water:  
 School Dist: **Kent** TaxID: **2005600200**  
 Compensation: **\*2.75\*%** Ann Tax: **\$4,986.00**  
 Marketing  
 Remarks: **Come see this distinctive "swiss army knife" of homes located on Kent's East hill! Flat, fully fenced corner lot featuring a unique opportunity to easily transition into a non-conforming duplex or multigenerational living. Upstairs features 2 bedroom plus bonus room and full bath. Covered back deck spans the entire length of the house for great entertainment space whether it's sunny or not. Downstairs, you'll find a separate W/D hook-up, 2 bedrooms, storage space, open concept secondary kitchen/living room & separate entrance. Two separate power/gas meters. Some deferred maintenance equals a great opportunity for sweat equity gains! Check out House Bills 1110 & 1245; sewer is getting closer. A truly diverse home to meet all your needs!**



### 323 1st Ave S, Kent, WA 98032

MLS#: **2210517** Status: **A** List Price: **\$850,000**  
 Area: **330** Stat Dt: **03/14/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,468**  
 Style Code: **54 - 4-Plex** Lot Size: **.176 ac/7,680 sf**  
 Community: **Downtown Kent** Project:  
 Year Built: **1901** DOM: **12** CDOM: **12**  
 # Unit: **4** # Story: **2** Parking: **4**  
 NOI: **\$42,288** GAI: **\$55,800** Gen Zone: **Commercial, Multi-Family, See Remarks**  
 TR SqFt: **2,209** TMI: **\$4,650** New Cnstr:  
 View:  
 Water:  
 School Dist: **Kent** TaxID: **9825700050**  
 Compensation: **2.5%** Ann Tax: **\$6,932.00**  
 Marketing  
 Remarks: **Historic fourplex with original Victorian details in the heart of downtown only a few blocks from all of Kent Station's shops, restaurants, transit options & commuter routes. Downtown Commercial Enterprise zoning provides some of the least restrictive development possibilities for building additional structures or repurposing the site (buyer to verify). New sewer line, exterior paint, roof & gutters in 2023. All units are 1 bed, 1 bath with gas heat & stove. Currently fully occupied with one unit coming vacant June 1st - Perfect opportunity for an owner occupied purchase or future increase in rent. Charming nooks & crannies, oversized windows & ornate molding make this one extra special.**



### 813 Woodford Ave N, Kent, WA 98031

MLS#: **2212630** Status: **A** List Price: **\$1,049,888**  
 Area: **330** Stat Dt: **03/19/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,891**  
 Style Code: **54 - 4-Plex** Lot Size: **.239 ac/10,415 sf**  
 Community: **Kent** Project:  
 Year Built: **1962** DOM: **7** CDOM: **7**  
 # Unit: **4** # Story: **1** Parking: **8**  
 NOI: **\$61,735** GAI: **\$77,160** Gen Zone: **Multi-Family**  
 TR SqFt: **2,891** TMI: **\$6,430** New Cnstr:  
 View:  
 Water:  
 School Dist: **Kent** TaxID: **1322049153**  
 Compensation: **2.5%** Ann Tax: **\$10,109.00**  
 Marketing  
 Remarks: **GREAT CONFORMING 4PLEX OPPORTUNITY! House Hack Possible - 1 unit is going vacant & Eligible for FHA or VA owner-occupied financing! Value Add to bring them to current market rents! All units are the same - 2 Bedroom, 1 Bathroom, Washer/Dryer in each unit, 732 sq ft each, Kitchen has room for Dining Table plus Living Area. Professionally Managed for years. New Water Heaters - 2 in 2022, 2 in 2023. 2 assigned spots for each unit. 2 Units are renting @ \$1,700, 1 @ \$1,600, 1 @ \$1,430. Ranch style which is great for those who prefer no stairs. Amazing location. Walk to Kent Station, Light Rail about 5 minutes. Great for commuters and those who want quick access to freeway, restaurants, shopping, movies, etc. Don't wait! This is great!**



### 8420 S 266th St, Kent, WA 98030

MLS#: **2201252** Status: **A**  
 Area: **330** Stat Dt: **02/18/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **54 - 4-Plex**  
 Community: **Kent**  
 Year Built: **1980** DOM: **37**  
 # Unit: **4** # Story: **2**  
 NOI: **\$59,944** GAI: **\$76,680**  
 TR SqFt: **3,290** TMI: **\$6,350**  
 View:  
 Water:  
 School Dist: **Kent**  
 Compensation: **2.5%**  
 Marketing  
 Remarks: **An elegant 4-plex in prime location in Kent. All units 2 bed/1bath/823 SQ Ft. Newer remodeled, Paint/carpet/floors/ appliances/counters/cabinets and so much more. Newer 25- year roof Oct/2019, Never vacant, always rented. Long term Great tenants in place all below market value. W/D Hookup. All 4-units share large, fenced back-yard. 2 parking spaces per unit. Washer & dryer hook up in each Unit, Easy access to Hwy 167/shops/restaurants and bus stop. Please do not disturb tenants.**

List Price: **\$1,220,000**  
 SqFt: **3,346**  
 Lot Size: **.289 ac/12,600 sf**  
 Project:  
 CDOM: **37**  
 Parking: **8**  
 Gen Zone: **Multi-Family**  
 New Cnstr:  
 TaxID: **3462800250**  
 Ann Tax: **\$9,036.00**



### 611 Cedar Ave S, Renton, WA 98057

MLS#: **2207765** Status: **A**  
 Area: **340** Stat Dt: **03/07/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Benson Hill**  
 Year Built: **1912** DOM: **19**  
 # Unit: **2** # Story: **3**  
 NOI: **\$50,713** GAI: **\$59,880**  
 TR SqFt: **3,530** TMI: **\$4,990**  
 View: **City, Lake, Mountain, Territorial**  
 Water:  
 School Dist: **Renton**  
 Compensation: **2%**  
 Marketing  
 Remarks: **Great Opportunity to own the DUPLEX w/Monthly RENT INCOME! or Perfect for owner occupied w/multi-generation living, Fantastic panoramic view of City of Renton & Lk WA(perfect for July 4th fw watching)+Easy hwy access for commuters. Uppr Unit A: 4b 2 ba, hrdwd fls in ktchn, dining area & large pantry, two decks w/views, rents at \$3,000/Mo, Lwr Unit B:L 3 Bed 1 Bath-Huge lving rm open to hrdwd dining area, large deck w/views, rent for \$1,990/Mo. Both tenants are very amiable & have expressed strong intrst in continuing their mo-to-mo leases. Both units come w/granite countertops, SS appliances & laundry w/ full size W/D. The Pty has a wraparound front porch+a newly painted extr. Pty is tenant occupied, Do not walk this pty or disturb tenants.**

List Price: **\$1,010,000**  
 SqFt: **3,350**  
 Lot Size: **.139 ac/6,075 sf**  
 Project: **Renton Co-op Coal Cos Ac Tracts 01**  
 CDOM: **19**  
 Parking: **0**  
 Gen Zone:  
 New Cnstr:  
 TaxID: **7221400245**  
 Ann Tax: **\$8,030.00**



### 1228 Benson Rd S, Renton, WA 98055

MLS#: **2128557** Status: **A**  
 Area: **340** Stat Dt: **06/22/2023**  
 Sub Prop: **Multi-Family**  
 Style Code: **53 - Tri-plex**  
 Community: **Benson Hill**  
 Year Built: **1962** DOM: **278**  
 # Unit: **3** # Story: **2**  
 NOI: **\$53,769** GAI: **\$71,670**  
 TR SqFt: **2,978** TMI: **\$5,860**  
 View: **City, Mountain, Territorial**  
 Water:  
 School Dist: **Renton**  
 Compensation: **2.5%**  
 Marketing  
 Remarks: **Fantastic Investment Opportunity for this conveniently located Renton triplex perched atop Benson Hill with views from each unit. All units have been rehabbed/remodeled, with the studio rehabbed from the studs to a contemporary design. Units A and C both have 3 bedrooms and 2 baths and in-unit laundry, along with deck and patio space. Shared backyard and driveway. Good opportunity to increase rents. This triplex is in a perfect location with high rent-ability. Easy I-405 Access close to downtown Renton and Boeing Field.**

List Price: **\$1,025,000**  
 SqFt: **2,978**  
 Lot Size: **.222 ac/9,675 sf**  
 Project:  
 CDOM: **278**  
 Parking: **7**  
 Gen Zone: **Multi-Family**  
 New Cnstr:  
 TaxID: **2023059035**  
 Ann Tax: **\$6,561.00**



### 13076 Renton Ave S, Renton, WA 98178

MLS#: **2137533** Status: **A**  
 Area: **360** Stat Dt: **01/11/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Earlington**  
 Year Built: **1941** DOM: **249**  
 # Unit: **2** # Story: **2**  
 NOI: **\$** GAI: **\$**  
 TR SqFt: **1,780** TMI: **\$**  
 View:  
 Water:  
 School Dist: **Renton**  
 Compensation: **3%**  
 Marketing  
 Remarks: **Presently grandfathered in duplex with 2 long term tenants. Value is in the land. Opportunity in developing this R-14 zoned land with potential for 6+ homes. Get your plans and permits while collecting income from the rented duplex. Sunny SW exposure with great view of Mt. Rainier.**

List Price: **\$649,000**  
 SqFt: **1,780**  
 Lot Size: **.643 ac/28,019 sf**  
 Project:  
 CDOM: **249**  
 Parking: **8**  
 Gen Zone:  
 New Cnstr:  
 TaxID: **2144800485**  
 Ann Tax: **\$3,957.00**



### 5058 Martin Luther King Jr. Wy S, Seattle, WA 98118-1913

MLS#: **2213708** Status: **A** List Price: **\$1,153,000**  
 Area: **380** Stat Dt: **03/21/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,736**  
 Style Code: **54 - 4-Plex** Lot Size: **.090 ac/3,923 sf**  
 Community: **Columbia City** Project:  
 Year Built: **1952** DOM: **5** CDOM: **5**  
 # Unit: **4** # Story: **2** Parking: **4**  
 NOI: **\$35,954** GAI: **\$** Gen Zone: **Multi-Family**  
 TR SqFt: **2,736** TMI: **\$5,880** New Cnstr:  
 View: **Territorial**  
 Water:  
 School Dist: **Seattle** TaxID: **2660500295**  
 Compensation: **2.5%** Ann Tax: **\$7,474.00**  
 Marketing  
 Remarks:

**These spacious 1 bed, 1 bath units are situated in a tranquil four-unit complex. Residents have access to convenient on-site laundry and off-street parking. Nestled in the vibrant heart of one of Seattle's most diverse neighborhoods. Residents can explore the charming local shops and amenities. Within walking distance residents can visit the PCC grocery store, indulge in culinary delights from nearby cafes, bakeries, restaurants, or unwind at the park adjacent to the library. For leisure activities, residents can enjoy a movie night out or take a bike ride to Seward Park. The bus stop is just a block away, the light rail station a mere 5-minute walk, and the picturesque beaches of Lake Washington are within a 1.5-mile radius.**



### 4051 Letitia Ave S, Seattle, WA 98118

MLS#: **2193473** Status: **A** List Price: **\$1,250,000**  
 Area: **380** Stat Dt: **01/24/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,890**  
 Style Code: **53 - Tri-plex** Lot Size: **.161 ac/7,000 sf**  
 Community: **Columbia City** Project: **Claremont Add**  
 Year Built: **1908** DOM: **62** CDOM: **62**  
 # Unit: **3** # Story: **3** Parking: **4**  
 NOI: **\$39,360** GAI: **\$** Gen Zone: **Multi-Family, Residential**  
 TR SqFt: **2,890** TMI: **\$5,187** New Cnstr:  
 View: **Mountain, Territorial**  
 Water:  
 School Dist: **Seattle** TaxID: **1604601765**  
 Compensation: **2.5%** Ann Tax: **\$7,926.00**  
 Marketing  
 Remarks:

**Prime Columbia City opportunity on a quiet residential street for investors and developers - a rare find in Seattle's real estate market! Double lot with mountain views, zoned LR2. So many options - separate the lots to sell or build on one, and keep the existing rentals on the other. Current rental income \$4,640/mo from two 2-bedroom units, each with a garage. Addl potential with an unfinished third unit. Hot location with several new townhome developments in the neighborhood! Extra bonus: Seller has ready plans for a five townhome development, Buyer to confirm and update as required by the City. Excellent location near all the amenities a city neighborhood has to offer. Quick access to public transit and highways, minutes from downtown.**



### 3949 S Angeline St, Seattle, WA 98178

MLS#: **2200936** Status: **A** List Price: **\$1,588,000**  
 Area: **380** Stat Dt: **02/17/2024**  
 Sub Prop: **Multi-Family** SqFt: **3,200**  
 Style Code: **52 - Duplex** Lot Size: **.126 ac/5,500 sf**  
 Community: **Columbia City** Project:  
 Year Built: **1907** DOM: **38** CDOM: **38**  
 # Unit: **2** # Story: **2** Parking: **3**  
 NOI: **\$** GAI: **\$** Gen Zone:  
 TR SqFt: **3,200** TMI: **\$5,700** New Cnstr:  
 View:  
 Water:  
 School Dist: **Seattle** TaxID: **170200410**  
 Compensation: **2.5%** Ann Tax: **\$8,198.00**  
 Marketing  
 Remarks:

**Stunning remodeled duplex! Front 2-Story w/ basement unit features 4 beds 1.75 baths. Open concept living area with high ceilings, hardwood floors throughout with stylish upgrades in kitchen and baths. Finished basement awaits your final touch for additional living space. The back unit features 2 bedrooms, 1 bath. Cute kitchen with open shelving, large entertainment deck and private back yard and parking. In the heart of Columbia City, with a walk score of 10.**

**5050 Martin Luther King Jr Wy S, Seattle, WA 98118**

MLS#: **2199553** Status: **A** List Price: **\$2,300,000**  
 Area: **380** Stat Dt: **02/14/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,736**  
 Style Code: **54 - 4-Plex** Lot Size: **.145 ac/6,299 sf**  
 Community: **Rainier Valley** Project:  
 Year Built: **1951** DOM: **41** CDOM: **41**  
 # Unit: **4** # Story: **2** Parking: **4**  
 NOI: **\$57,706** GAI: **\$73,200** Gen Zone: **Multi-Family**  
 TR SqFt: **2,736** TMI: **\$6,100** New Cnstr:  
 View: **Territorial**  
 Water:  
 School Dist: **Seattle** TaxID: **2660500296**  
 Compensation: **2.5%** Ann Tax: **\$7,683.00**  
 Marketing  
 Remarks:

**Best value is in the land. Zoned LR3 RC(M). Permits in process to build 5 townhomes on back of property plus a 10 unit street facing apartment building with 2 ground floor commercial spaces. Permits will be included in the price. Property will provide a nice income stream until you are ready to develop. Existing 4-plex has been updated with 4 identical 1 bdrm units plus an unfinished basement with laundry area and room to potentially add another unit. Seller in process of installing a new roof. Plenty of parking in the back. Light rail station is only 2 blocks away. Architectural renderings available by request.**

**1804 14th Ave S, Seattle, WA 98144**

MLS#: **2162431** Status: **A** List Price: **\$999,990**  
 Area: **385** Stat Dt: **03/15/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,000**  
 Style Code: **52 - Duplex** Lot Size: **.165 ac/7,200 sf**  
 Community: **Beacon Hill** Project: **Kinnears Jos C Add**  
 Year Built: **1900** DOM: **145** CDOM: **145**  
 # Unit: **2** # Story: **3** Parking: **1**  
 NOI: **\$** GAI: **\$** Gen Zone: **Multi-Family**  
 TR SqFt: **2,000** TMI: **\$** New Cnstr:  
 View:  
 Water: TaxID: **3881900225**  
 School Dist: **Seattle** Ann Tax: **\$7,578.00**  
 Compensation: **3%%**  
 Marketing  
 Remarks:

**Excellent North Beacon Hill investment or development site in an Opportunity Zone (LRM-2). Generous street frontage with original duplex, updated 2 bedroom lower level unit and detached garage adjacent to unopened R.O.W.. Outstanding location across from Beacon Playfield checks all the boxes with territorial views, close proximity to desirable amenities; light rail and transit, new schools, parks, shopping, restaurants, easy commute to Downtown AND Eastside tech employers via 190. Surrounded by luxury new construction. Buyer to independently verify all details, property sold as-is, value in the land. Showings by appointment, please do not disturb tenant. Potential seller financing. Renderings for conceptual use, additional photos available.**

**1701 A & B 19th Ave S, Seattle, WA 98144**

MLS#: **2210657** Status: **A** List Price: **\$1,150,000**  
 Area: **385** Stat Dt: **03/19/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,723**  
 Style Code: **52 - Duplex** Lot Size: **.115 ac/5,000 sf**  
 Community: **N Beacon Hill** Project:  
 Year Built: **1981** DOM: **7** CDOM: **7**  
 # Unit: **2** # Story: **2** Parking: **5**  
 NOI: **\$44,631** GAI: **\$44,631** Gen Zone:  
 TR SqFt: **1,528** TMI: **\$4,800** New Cnstr:  
 View: **Territorial**  
 Water: TaxID: **7548300585**  
 School Dist: **Seattle** Ann Tax: **\$7,052.00**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

**Live in one unit and rent out the other with this duplex opportunity in sought after North Beacon Hill neighborhood! Each 2 bed/1 bath unit is 764 sq ft with thoughtfully designed floor plan, new carpet and one level living. Dedicated & private attached garage space for each unit with additional storage space, plus 3 additional driveway parking spaces. Shared coin op laundry and community yard. Separate electrical meter for each unit. Located in a great location with quick access to downtown Seattle & Eastside, I-90 and I-5 with multiple bus lines nearby.**

**1493 S Columbian Wy, Seattle, WA 98144**

MLS#: **2206750** Status: **A** List Price: **\$1,500,000**  
 Area: **385** Stat Dt: **03/05/2024**  
 Sub Prop: **Multi-Family** SqFt: **3,460**  
 Style Code: **52 - Duplex** Lot Size: **.149 ac/6,490 sf**  
 Community: **Seattle** Project:  
 Year Built: **1959** DOM: **21** CDOM: **21**  
 # Unit: **4** # Story: **2** Parking: **4**  
 NOI: **\$** GAI: **\$** Gen Zone: **Multi-Family**  
 TR SqFt: **3,460** TMI: **\$** New Cnstr:  
 View: **City, Territorial**  
 Water: TaxID: **3679400285**  
 School Dist: **Seattle** Ann Tax: **\$8,563.00**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

**Conveniently located 4-plex on Beacon Hill of Seattle. Bus lines in front of property, minutes to downtown Seattle, China Town, I-5, SODO and many more. Approved plans for 7 unit condo complex and preliminary plans for townhomes. Currently upper units are 1bed/1 bath with assigned garage, fireplace, deck with views. Lower units are studios. All have washer/dryer.**





**2115 E Pine St, Seattle, WA 98122**

MLS#: **2198290** Status: **A**  
 Area: **390** Stat Dt: **03/05/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Capitol Hill**  
 Year Built: **1905** DOM: **32**  
 # Unit: **2** # Story: **2**  
 NOI: **\$42,063** GAI: **\$54,708**  
 TR SqFt: **1,800** TMI: **\$4,200**  
 View: **City, Mountain, Territorial**

List Price: **\$875,000**  
 SqFt: **1,800**  
 Lot Size: **.052 ac/2,255 sf**  
 Project:  
 CDOM: **32**  
 Parking: **0**  
 Gen Zone: **Multi-Family**  
 New Cnstr:

Water:  
 School Dist: **Seattle**  
 Compensation: **3.0%**

TaxID: **7228500895**  
 Ann Tax: **\$6,846.00**

Marketing  
 Remarks: **Amazing opportunity for investor or owner-occupied duplex in Capitol Hill. Craftsman-style home currently configured as a legal duplex with a 3-bedroom, 1 bath, 1,200 sf unit on main floor and a 550 sf studio upstairs. Main floor is vacant, studio has a cooperative tenant. Live in one side and rent out the other with new 5% down FHA program, rent out both sides, or convert to a single-family home. Maintenance-free with new building envelope: new roof, new siding and new exterior paint. Plenty of street parking and walkable to everything with a Walkscore 90. Full financials available.**



**933 29th Ave S, Seattle, WA 98144**

MLS#: **2150223** Status: **A**  
 Area: **390** Stat Dt: **08/21/2023**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Judkins**  
 Year Built: **1990** DOM: **218**  
 # Unit: **2** # Story: **2**  
 NOI: **\$45,701** GAI: **\$58,712**  
 TR SqFt: **1,950** TMI: **\$5,044**  
 View:

List Price: **\$915,000**  
 SqFt: **1,950**  
 Lot Size: **.071 ac/3,090 sf**  
 Project: **Baxters Addition S 1/2**  
 CDOM: **218**  
 Parking: **2**  
 Gen Zone: **Residential**  
 New Cnstr:

Water:  
 School Dist: **Seattle**  
 Compensation: **2.25%**

TaxID: **0567000720**  
 Ann Tax: **\$7,697.00**

Marketing  
 Remarks: **Buy and continue operate as a duplex or convert to single three or four bedroom family. LR1 zoning also allows for redevelopment. Located close to transit, schools and shopping and parks this is great place to be. Judkins Park Duplex, both units updated, easy to rent. 10 years full financials available. Metal roof, windows and siding recently replaced.**



**222 25th Ave, Seattle, WA 98122**

MLS#: **2197571** Status: **A**  
 Area: **390** Stat Dt: **02/06/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Central Area**  
 Year Built: **1912** DOM: **49**  
 # Unit: **2** # Story: **2**  
 NOI: **\$** GAI: **\$**  
 TR SqFt: **2,520** TMI: **\$**  
 View: **Territorial**

List Price: **\$930,000**  
 SqFt: **2,520**  
 Lot Size: **.092 ac/4,000 sf**  
 Project:  
 CDOM: **272**  
 Parking: **4**  
 Gen Zone:  
 New Cnstr:

Water:  
 School Dist: **Seattle**  
 Compensation: **2.5%**

TaxID: **0007600177**  
 Ann Tax: **\$8,225.00**

Marketing  
 Remarks: **Charming & versatile, this Central Area duplex is a perfect investment! 2 units that can live separately, be returned to one timeless home, or be reimagined on this RSL(M) zoned lot w/ its various development options. The main floor, Unit 1, has spacious family & dining rooms w/ gorgeous wood built-ins, picture windows, 1 oversized bedrm & 1 bath. Unit 1 also includes a large basement w/a huge workshop space, storage & laundry. Unit 2 (separate entrance) is upstairs with an open living space, kitchen, full bath, two big bedrooms & access to the back deck. Off street 2 car carport parking. The beautiful 4000 sq. ft. corner lot brings appeal w/an abundance of opportunity. Enjoy close proximity to shopping, dining & transit. See it today!**



**1002 E Republican St, Seattle, WA 98102-5018**

MLS#: **2041939** Status: **A**  
 Area: **390** Stat Dt: **09/22/2023**  
 Sub Prop: **Multi-Family**  
 Style Code: **53 - Tri-plex**  
 Community: **Capitol Hill**  
 Year Built: **1905** DOM: **314**  
 # Unit: **3** # Story: **3**  
 NOI: **\$** GAI: **\$**  
 TR SqFt: **2,150** TMI: **\$4,550**  
 View:

List Price: **\$975,000**  
 SqFt: **2,330**  
 Lot Size: **.069 ac/3,000 sf**  
 Project: **Pontius Lincoln Supl**  
 CDOM: **314**  
 Parking: **2**  
 Gen Zone: **Multi-Family**  
 New Cnstr:

Water:  
 School Dist: **Seattle**  
 Compensation: **2.5%**

TaxID: **6852700486**  
 Ann Tax: **\$10,469.00**

Marketing  
 Remarks: **Great Investment opportunity! Conveniently located North Capitol Hill triplex sited on a 3,000 sq' corner lot with fenced yard and a driveway for off-street parking; plus, a shared driveway for additional parking. Shared basement laundry room. Unbeatable location with a great vibe. 97 Walk Score --and just minutes to the light rail station, Volunteer Park, schools/universities, downtown, quaint cafes & coffee shops; easy freeway access and more... Sold "as is" and all info to be fully verified by buyer. Bring your contractor to explore all the possibilities for this conveniently located property!**



### 1008 E Republican St, Seattle, WA 98102

MLS#: **2029010** Status: **A** List Price: **\$1,250,000**  
 Area: **390** Stat Dt: **02/17/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,880**  
 Style Code: **53 - Tri-plex** Lot Size: **.069 ac/3,000 sf**  
 Community: **North Capitol Hill** Project:   
 Year Built: **1901** DOM: **268** CDOM: **268**  
 # Unit: **4** # Story: **3** Parking: **3**  
 NOI: **\$41,095** GAI: **\$55,200** Gen Zone:   
 TR SqFt: **2,560** TMI: **\$5,150** New Cnstr:   
 View:  TaxID: **6852700485**  
 Water:  Ann Tax: **\$9,221.00**  
 School Dist: **Seattle**  
 Compensation: **2%**  
 Marketing **INVESTMENT OPPORTUNITY! Capitol Hill triplex with a 1 car garage on a 3000 sq ft. lot, new construction/townhomes completely surround the property, across the street are currently in line for MUP, see attached pics. Triplex next door 1002 also for sale MLS#2041939. Surrounded by Public Transit, just blocks from the Light Rail, Broadway, Volunteer Park, etc. with a 97 Walk Score and minutes from Downtown. LR3 (M) Zoned. Don't get left behind in this vibrant community. Rental Income to help cover holding costs while in pursuit of development. Feasibility study complete for townhomes or 37 apartments. Contact LA for a copy. Photos show both buildings + drone of the entire area. Can be sold as a stand alone or with neighboring property.**  
 Remarks:



### 415 Martin Luther King Jr Wy S, Seattle, WA 98144-2431

MLS#: **2193014** Status: **A** List Price: **\$1,500,000**  
 Area: **390** Stat Dt: **01/22/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,256**  
 Style Code: **54 - 4-Plex** Lot Size: **.083 ac/3,600 sf**  
 Community: **Judkins** Project: **Burke's 2nd**  
 Year Built: **1920** DOM: **64** CDOM: **64**  
 # Unit: **4** # Story: **2** Parking: **0**  
 NOI: **\$** GAI: **\$** Gen Zone: **Multi-Family**  
 TR SqFt: **2,256** TMI: **\$** New Cnstr:   
 View:  TaxID: **125020649**  
 Water:  Ann Tax: **\$7,496.00**  
 School Dist: **Seattle**  
 Compensation: **2.5%**  
 Marketing **Existing 4 plex but value in the land. Nice development location. Zoned LR2(M) Rapidly improving inner city location that is close to all amenities, schools, shopping, entertainments, restaurants, coffee shops, religious facilities, downtown location, public transportation and walking distance to large new development areas. New constructions all around this location. Sitting next to and surrounded newer townhomes. Great opportunity for new development.**  
 Remarks:



### 1124 Lakeview Blvd E #1-4, Seattle, WA 98102

MLS#: **2176405** Status: **A** List Price: **\$1,725,000**  
 Area: **390** Stat Dt: **10/31/2023**  
 Sub Prop: **Multi-Family** SqFt: **3,042**  
 Style Code: **54 - 4-Plex** Lot Size: **.086 ac/3,744 sf**  
 Community: **Capitol Hill** Project: **16**  
 Year Built: **1912** DOM: **147** CDOM: **147**  
 # Unit: **4** # Story: **2** Parking: **0**  
 NOI: **\$101,793** GAI: **\$120,878** Gen Zone: **Multi-Family, Residential**  
 TR SqFt: **2,228** TMI: **\$10,073** New Cnstr:   
 View: **City, Lake, Mountain, Sound, Territorial** TaxID: **2163901390**  
 Water:  Ann Tax: **\$10,768.00**  
 School Dist: **Seattle**  
 Compensation: **2.5%**  
 Marketing **\*Breathtaking views of Lake Union & Gas Works pk from all units & DT/Space Needle from property w/this gorgeous income generating 4-plex! Recently updated & new: roof, paint (ext), HW tanks, back deck, hallway finishes. Newer sewer main. Investment opp to finish high ceiling basement as studio for add'l income or possibility to add 2 bd luxury unit. Potential prop value well over \$2M w/add'l unit. City stated 5th unit allowed per LR2 zoning. Buyer to verify. Excellent 1031 investment, use as primary w/superb add'l income or add to your current RE portfolio. W/D in two units. Laundry onsite. Lots of street pkng. Great access to 5 frwy, Dt, SLU and more. Amazing sunsets from all units. This is a must see property with HUGE Income opportunity!**  
 Remarks:

**1044 18th Ave, Longview, WA 98632**

MLS#: **2017800** Status: **A**  
 Area: **404** Stat Dt: **12/04/2023**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **New West Side**  
 Year Built: **1948** DOM: **477**  
 # Unit: **2** # Story: **1**  
 NOI: **\$25,316** GAI: **\$25,316**  
 TR SqFt: **1,436** TMI: **\$**

List Price: **\$450,000**  
 SqFt:  
 Lot Size: **.138 ac/5,998 sf**  
 Project:  
 CDOM: **477**  
 Parking: **4**  
 Gen Zone: **Multi-Family, Residential**  
 New Cnstr:

View:  
 Water:  
 School Dist: **Longview**  
 Compensation: **2.25%**  
 Marketing  
 Remarks:

TaxID: **3021143**  
 Ann Tax: **\$2,244.00**

**Fully Occupied with Seller financing available! Property is zoned for a 4-plex multi-family. 3D renderings and floor plan available. Permitting is approx. \$3500 (Buyer to verify) Amazing development opportunity or turnkey as is. This duplex has several updates in progress including, bathroom sink/vanity, kitchen faucets, alcove shower walls, water heaters, kitchen stove & refrigerators. Located in the new westside minutes to shopping, parks, hospital & I5. Each unit has a detached garage, off road & street parking. W/S/G are paid by tenants. Both units are occupied with long term tenants. Please do not disturb the tenants. Seller Financing- interest rate as low as 3.5% determined by down payment amt. based on 30yr amortization.**

**1046 18th Ave, Longview, WA 98632**

MLS#: **2155826** Status: **A**  
 Area: **404** Stat Dt: **09/03/2023**  
 Sub Prop: **Multi-Family**  
 Style Code: **54 - 4-Plex**  
 Community: **New West Side**  
 Year Built: **1948** DOM: **208**  
 # Unit: **4** # Story: **2**  
 NOI: **\$58,896** GAI: **\$70,200**  
 TR SqFt: **2,836** TMI: **\$5,850**

List Price: **\$1,005,000**  
 SqFt: **2,836**  
 Lot Size: **.138 ac/5,998 sf**  
 Project:  
 CDOM: **208**  
 Parking: **4**  
 Gen Zone: **Multi-Family**  
 New Cnstr: **Presale**

View:  
 Water:  
 School Dist: **Longview**  
 Compensation: **2.25%**  
 Marketing  
 Remarks:

TaxID: **3021143**  
 Ann Tax: **\$7,704.00**

**New development multi-family 4-Plex opportunity in New West Side just minutes to Lower Columbia College, shopping, parks, Hospital, & I-5. Current units 1 bed/1bath & 3 bed/1 bath are fully occupied with long term tenants. Each unit has new appliances and other interior updates, new sewer lines and active security system, along with detached garage and plenty of both off-street and street parking. W/S/G are paid by Tenants. Building of upper-level Units 3 and 4 to begin upon closing.. Seller is offering buyers 1 month of rental reimbursement for the 2 new rental units.**

**364 Cemetery Rd, Castle Rock, WA 98611**

MLS#: **2203321** Status: **A**  
 Area: **414** Stat Dt: **02/24/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Castle Rock**  
 Year Built: **2023** DOM: **31**  
 # Unit: **2** # Story: **2**  
 NOI: **\$** GAI: **\$**  
 TR SqFt: **1,513** TMI: **\$3,900**

List Price: **\$679,900**  
 SqFt: **3,026**  
 Lot Size: **1.900 ac/82,764 sf**  
 Project:  
 CDOM: **31**  
 Parking: **4**  
 Gen Zone: **Residential**  
 New Cnstr:

View: **Territorial**  
 Water:  
 School Dist: **Castle Rock**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

TaxID: **309300101**  
 Ann Tax: **\$3,255.22**

**Investment opportunity! Don't miss this incredible opportunity to own a brand new construction duplex, close to schools, I- 5, and all amenities. Sitting on almost 2 acres, it features 1513 sq ft, 3 bd 2.5 bath, quality upgrades throughout. All SS appliances included, Mini splits for heating and air conditioning upstairs and down, quartz counters, LVP throughout. One car oversized garage, fully fenced yards, and parking below as well.**

**352 Cemetery Rd, Castle Rock, WA 98611**

MLS#: **2203318** Status: **A**  
 Area: **414** Stat Dt: **02/24/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Castle Rock**  
 Year Built: **2023** DOM: **31**  
 # Unit: **2** # Story: **2**  
 NOI: **\$** GAI: **\$**  
 TR SqFt: **3,026** TMI: **\$3,900**

List Price: **\$679,900**  
 SqFt: **3,026**  
 Lot Size: **1.880 ac/81,892 sf**  
 Project:  
 CDOM: **31**  
 Parking: **4**  
 Gen Zone: **Residential**  
 New Cnstr:

View: **Territorial**  
 Water:  
 School Dist: **Castle Rock**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

TaxID: **309300102**  
 Ann Tax: **\$3,255.22**

**Investment/Income opportunity! Don't miss this incredible opportunity to own a brand new construction duplex, close to schools, I- 5, and all amenities. Sitting on almost 2 acres, it features 1513 sq ft, 3 bd 2.5 bath, quality upgrades throughout. All SS appliances included, Mini splits for heating and air conditioning upstairs and down, quartz counters, LVP throughout. One car oversized garage, fully fenced yards, and parking below as well.**

**601 S Silver, Centralia, WA 98531**

MLS#: **2181271** Status: **A**  
 Area: **426** Stat Dt: **11/22/2023**  
 Sub Prop: **Multi-Family**  
 Style Code: **53 - Tri-plex**  
 Community: **Centralia**  
 Year Built: **1920** DOM: **125**  
 # Unit: **3** # Story: **2**  
 NOI: **\$20,999** GAI: **\$20,999**  
 TR SqFt: **1,844** TMI: **\$2,345**

List Price: **\$380,000**  
 SqFt: **1,844**  
 Lot Size: **.110 ac/4,792 sf**  
 Project:  
 CDOM: **125**  
 Parking: **4**  
 Gen Zone: **Office**  
 New Cnstr:  
 TaxID: **000108000000**  
 Ann Tax: **\$2,590.00**

View: **City, Territorial**  
 Water:  
 School Dist: **Centralia**  
 Compensation: **2.5%**  
 Marketing  
 Remarks: **This triplex has consistent rental history. Located a short distance to Centralia College and downtown for shopping and services. A desirable Cap Rate for a good return on your investment. Each of the 3 units have been updated nicely. The units are each 1 bedroom and 1 bath, all units are occupied, start earning income right away. Priced to sell, won't last long!**

**914 B St #A&B, Centralia, WA 98531**

MLS#: **2202720** Status: **A**  
 Area: **426** Stat Dt: **03/21/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Centralia**  
 Year Built: **2023** DOM: **23**  
 # Unit: **2** # Story: **2**  
 NOI: **\$44,669** GAI: **\$46,649**  
 TR SqFt: **3,228** TMI: **\$4,100**

List Price: **\$629,000**  
 SqFt: **2,700**  
 Lot Size: **.100 ac/4,356 sf**  
 Project:  
 CDOM: **23**  
 Parking: **6**  
 Gen Zone: **Multi-Family, Residential**  
 New Cnstr: **Completed**  
 TaxID: **001679001000**  
 Ann Tax: **\$2,051.00**

View:  
 Water:  
 School Dist: **Centralia**  
 Compensation: **2.25%**  
 Marketing  
 Remarks: **Possibilities are endless with this adorable BRAND NEW Duplex. VA buyers could live in one side, while a renter could help offset expenses in the other unit (has separate meters too). Very energy efficient with low maintenance make this one ideal for any investment. Beautiful granite counters, vinyl plank flooring, and a fenced backyard makes entertaining easy. Just minutes from the historic downtown of Centralia. All the luxuries at your fingertips. Opportunities like this are hard to find!**

**528 NE Washington Ave, Chehalis, WA 98532**

MLS#: **2208949** Status: **A**  
 Area: **430** Stat Dt: **03/15/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **54 - 4-Plex**  
 Community: **Chehalis**  
 Year Built: **1920** DOM: **11**  
 # Unit: **4** # Story: **2**  
 NOI: **\$34,238** GAI: **\$40,800**  
 TR SqFt: **2,319** TMI: **\$42,600**

List Price: **\$574,900**  
 SqFt: **2,319**  
 Lot Size: **.190 ac/8,276 sf**  
 Project:  
 CDOM: **11**  
 Parking: **9**  
 Gen Zone: **Multi-Family**  
 New Cnstr:  
 TaxID: **004626000000**  
 Ann Tax: **\$1,943.00**

View: **City, Territorial**  
 Water:  
 School Dist: **Chehalis**  
 Compensation: **2.5%**  
 Marketing  
 Remarks: **Very well-kept, this 4-plex has three 1 bedroom/1 bath units, and one 2 bedroom/1 bath unit. Units have been (and are currently) fully rented. Located close to town, bus lines, and in a residential neighborhood consisting of predominantly single-family homes. Vinyl windows, appliances included in each unit, with parking for 9 vehicles. Common laundry area on main floor for all units.**

**806 SW Mayer Ave, Winlock, WA 98596**

MLS#: **2213738** Status: **A**  
 Area: **432** Stat Dt: **03/21/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Winlock**  
 Year Built: **2022** DOM: **5**  
 # Unit: **2** # Story: **2**  
 NOI: **\$35,800** GAI: **\$40,800**  
 TR SqFt: **2,388** TMI: **\$3,400**

List Price: **\$560,000**  
 SqFt: **2,388**  
 Lot Size: **.110 ac/4,792 sf**  
 Project:  
 CDOM: **5**  
 Parking: **2**  
 Gen Zone: **Multi-Family**  
 New Cnstr:  
 TaxID: **006444003000**  
 Ann Tax: **\$3,451.43**

View: **Territorial**  
 Water:  
 School Dist: **Winlock**  
 Compensation: **2.25%**  
 Marketing  
 Remarks: **Almost brand new Duplex in the fast growing town of Winlock. 2- 2bed 2.5 bath units! A great investment opportunity! Each unit has 1 car garage and fenced backyards. Mini split in both units. The main floor has open living area- kitchen with eat at bar & pantry, living room, dining room and half bath. Upstairs you will find the bedrooms along with laundry facilities and 2 bathrooms. Don't miss out on your chance to invest in this fast growing town located halfway between Portland & Olympia!**



### 810 SW Mayer Ave, Winlock, WA 98596

MLS#: **2213741** Status: **A** List Price: **\$570,000**  
 Area: **432** Stat Dt: **03/21/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,626**  
 Style Code: **52 - Duplex** Lot Size: **.110 ac/4,792 sf**  
 Community: **Winlock** Project:  
 Year Built: **2022** DOM: **5** CDOM: **5**  
 # Unit: **2** # Story: **2** Parking: **2**  
 NOI: **\$36,600** GAI: **\$42,600** Gen Zone: **Multi-Family**  
 TR SqFt: **2,626** TMI: **\$3,550** New Cnstr:  
 View: **Territorial**  
 Water:  
 School Dist: **Winlock** TaxID: **006444004000**  
 Compensation: **2.25%** Ann Tax: **\$3,451.43**  
 Marketing  
 Remarks:

**Almost brand new Duplex in the fast growing town of Winlock. 1- 3 bed 2.5 bath unit and 1-2bed 2.5 bath unit A great investment opportunity! Each unit has 1 car garage and fenced backyards. Mini split in both units. The main floor has open living area- kitchen with eat at bar & pantry, living room, dining room and half bath. Upstairs you will find the bedrooms along with laundry facilities and 2 bathrooms. Don't miss out on your chance to invest in this fast growing town located halfway between Portland and Olympia.**



### 105 Engle Dr, Mossyrock, WA 98564

MLS#: **2183948** Status: **A** List Price: **\$235,000**  
 Area: **434** Stat Dt: **12/04/2023**  
 Sub Prop: **Multi-Family** SqFt: **896**  
 Style Code: **52 - Duplex** Lot Size: **.170 ac/7,405 sf**  
 Community: **Mossyrock** Project:  
 Year Built: **1956** DOM: **113** CDOM: **113**  
 # Unit: **2** # Story: **1** Parking: **6**  
 NOI: **\$12,599** GAI: **\$17,400** Gen Zone: **Office**  
 TR SqFt: **896** TMI: **\$1,450** New Cnstr:  
 View:  
 Water:  
 School Dist: **Mossyrock** TaxID: **028526004000**  
 Compensation: **2.5%** Ann Tax: **\$1,288.00**  
 Marketing  
 Remarks:

**Rambler duplex at the end of a quiet dead-end street. Each unit is a 1 bed/1 bath with an attached carport and additional storage area on each side. Lots of additional parking space in front. Shared laundry at the rear of the building. Landscaped back yard that is partially fenced with a firepit. New roof in 2021.**



### 367 E Main St, Mossyrock, WA 98564

MLS#: **2168208** Status: **A** List Price: **\$395,000**  
 Area: **434** Stat Dt: **10/04/2023**  
 Sub Prop: **Multi-Family** SqFt: **2,608**  
 Style Code: **52 - Duplex** Lot Size: **.430 ac/18,731 sf**  
 Community: **Mossyrock** Project:  
 Year Built: **1935** DOM: **174** CDOM: **174**  
 # Unit: **2** # Story: **1** Parking: **5**  
 NOI: **\$19,985** GAI: **\$** Gen Zone: **Multi-Family**  
 TR SqFt: **2,608** TMI: **\$2,050** New Cnstr:  
 View: **Territorial**  
 Water:  
 School Dist: **Mossyrock** TaxID: **008701044002**  
 Compensation: **3%** Ann Tax: **\$1,615.00**  
 Marketing  
 Remarks:

**Investor Alert!!! Great money-making opportunity. Clean duplex with two additional lot rental spaces. Duplex features a 3 bedroom, 1.75 bath main unit and a quaint 1 bedroom, 1 bath unit. Additional lot spaces have water & sewer but may require an additional power hookup. These could be great spots for a couple manufactured homes or tiny homes. Buyer to verify all information. Duplex has a new roof, updated electrical, vinyl windows & new gravel driveway. Put your finishing touches on this unique property and start collecting rent checks. Great rural community. Close to lakes, rivers, hiking, skiing & more.**



### 103 Engle Dr, Mossyrock, WA 98564

MLS#: **2187336** Status: **A** List Price: **\$525,000**  
 Area: **434** Stat Dt: **12/27/2023**  
 Sub Prop: **Multi-Family** SqFt: **2,872**  
 Style Code: **54 - 4-Plex** Lot Size: **.170 ac/7,405 sf**  
 Community: **Mossyrock** Project:  
 Year Built: **1946** DOM: **90** CDOM: **90**  
 # Unit: **4** # Story: **2** Parking: **6**  
 NOI: **\$34,528** GAI: **\$41,700** Gen Zone: **Multi-Family**  
 TR SqFt: **2,872** TMI: **\$3,475** New Cnstr:  
 View:  
 Water:  
 School Dist: **Mossyrock** TaxID: **028526010000**  
 Compensation: **2.5%** Ann Tax: **\$2,103.00**  
 Marketing  
 Remarks:

**This Mossyrock 4 plex is a solid investment property. All units are comprised of 2 bedrooms and 1 bath. 2 units are extensively remodeled with new paint, kitchen, and floor coverings. Other units are well maintained with newer floor coverings and paint. Brand new roof and exterior of building painted in 2022. Shared laundry space at the rear of the building and a large shared yard with a firepit. Shared parking at the front of the building.**



### 184 Meade Hill Rd, Glenoma, WA 98336

MLS#: **2195945** Status: **A** List Price: **\$365,000**  
 Area: **436** Stat Dt: **01/31/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,104**  
 Style Code: **53 - Tri-plex** Lot Size: **4.810 ac/209,524 sf**  
 Community: **Glenoma** Project:  
 Year Built: **1960** DOM: **57** CDOM: **57**  
 # Unit: **3** # Story: **1** Parking: **25**  
 NOI: **\$32,300** GAI: **\$39,600** Gen Zone: **Multi-Family, Residential**  
 TR SqFt: **2,700** TMI: **\$3,300** New Cnstr:  
 View: **Territorial**  
 Water:  
 School Dist: **White Pass** TaxID: **030546005001**  
 Compensation: **2.5%** Ann Tax: **\$3,200.00**  
 Marketing  
 Remarks: **Excellent Rural Rental opportunity - or compound. Level 4.8 acres with three homes. 1 stick built home and two manufactured homes all with garages and nice yards. Property served by Well and Septics which provides for cheap utilities. With Mt Rainier, Mt St Helens, Riffe Lake, Cowlitz River and numerous parks and campgrounds nearby, there is a never ending supply of adventure for people who love the outdoors. Potential for de facto short plat.**



### 111 Elkhorn Dr, Packwood, WA 98361

MLS#: **2145261** Status: **A** List Price: **\$399,000**  
 Area: **436** Stat Dt: **07/30/2023**  
 Sub Prop: **Multi-Family** SqFt: **768**  
 Style Code: **52 - Duplex** Lot Size: **.210 ac/9,148 sf**  
 Community: **High Valley** Project:  
 Year Built: **2010** DOM: **251** CDOM: **251**  
 # Unit: **2** # Story: **1** Parking: **4**  
 NOI: **\$** GAI: **\$** Gen Zone: **Residential**  
 TR SqFt: **1,152** TMI: **\$** New Cnstr:  
 View: **Mountain**  
 Water:  
 School Dist: **White Pass** TaxID: **009800344000**  
 Compensation: **3%** Ann Tax: **\$2,723.00**  
 Marketing  
 Remarks: **Introducing a captivating gem nestled within the highly sought-after High Valley neighborhood! Prepare to be enchanted by this charming cabin that seamlessly blends rustic charm with modern comforts. Inside the main cabin you'll be greeted by a warm and inviting atmosphere. The interior boasts a thoughtful layout, featuring comfortable living spaces. The well-appointed kitchen is a delight for any culinary enthusiast, offering ample counter space, modern appliances, and a charming dining area. One of the standout features is the adorable fully furnished studio located in the detached garage. This versatile space not only adds functionality but also provides an exciting opportunity to generate additional income. Plenty of RV parking!**



### 4116 4118 15th Ave NE, Olympia, WA 98516

MLS#: **2211437** Status: **A** List Price: **\$575,000**  
 Area: **446** Stat Dt: **03/18/2024**  
 Sub Prop: **Multi-Family** SqFt: **2,316**  
 Style Code: **52 - Duplex** Lot Size: **.980 ac/42,689 sf**  
 Community: **Olympia** Project:  
 Year Built: **1948** DOM: **8** CDOM: **8**  
 # Unit: **2** # Story: **2** Parking: **3**  
 NOI: **\$36,207** GAI: **\$42,924** Gen Zone:  
 TR SqFt: **2,316** TMI: **\$3,576** New Cnstr:  
 View:  
 Water:  
 School Dist: **North Thurston** TaxID: **11808421400**  
 Compensation: **2.5%** Ann Tax: **\$3,888.00**  
 Marketing  
 Remarks: **Great investment opportunity with 2 homes on large one acre lot. Updated 1476 sqft 2 story home built in 1948 with 4 BR, 1 BA - rents for \$2077. Single-wide home built in 1990, 2 BR, 1 BA & 840 SF rents for \$1499. 5-year-old roof on both houses & garage. Updated shaker cabinets and appliances in the main house. Newer vinyl floor, carpet, and interior and exterior paint. Mixed use zoning allows for many opportunities. Close proximity to schools & convenient location.**



### 521 Pattison St NE, Olympia, WA 98506-4960

MLS#: **2212917** Status: **A** List Price: **\$450,000**  
 Area: **447** Stat Dt: **03/25/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,671**  
 Style Code: **52 - Duplex** Lot Size: **.275 ac/12,000 sf**  
 Community: **Olympia** Project:  
 Year Built: **1950** DOM: **13** CDOM: **13**  
 # Unit: **2** # Story: **0** Parking: **4**  
 NOI: **\$** GAI: **\$** Gen Zone:  
 TR SqFt: **0** TMI: **\$** New Cnstr:  
 View:  
 Water:  
 School Dist: **Olympia** TaxID: **34201400200**  
 Compensation: **2.5%** Ann Tax: **\$4,278.00**  
 Marketing  
 Remarks: **Single level living in this duplex style Olympia rambler that sits on a spacious lot offering versatility and potential. This light filled duplex features a studio on one side and spacious 2 bedroom, ideal for multi-generational living or rental income. Each unit boasts its own kitchen and bathroom providing convenience and privacy. The expansive yard is a haven for gardening enthusiast, complete with a firepit, garden areas and fruit trees. Situated near amenities such as shops, public transportation and dining options. Whether you seek supplementary income to ease your mortgage or desire a separate living space for added flexibility, this property offers endless possibilities.**

**10320 184th Ave SW #A&B, Rochester, WA 98579**

MLS#: **2205460** Status: **A** List Price: **\$549,000**  
 Area: **455** Stat Dt: **03/01/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,458**  
 Style Code: **52 - Duplex** Lot Size: **.500 ac/21,780 sf**  
 Community: **Rochester** Project:  
 Year Built: **1975** DOM: **25** CDOM: **25**  
 # Unit: **2** # Story: **11** Parking: **6**  
 NOI: **\$35,450** GAI: **\$42,600** Gen Zone:  
 TR SqFt: **1,458** TMI: **\$42,600** New Cnstr:

View:  
 Water:  
 School Dist: **Rochester** TaxID: **71100201700**  
 Compensation: **2.5%** Ann Tax: **\$2,942.00**

Marketing  
 Remarks: **Exceptionally Maintained duplex with development potential. Extra large lot with two separate water meters that allows the ability to build a shop, or possibly another duplex/house. 2 bedroom, 1 bathroom units, with individual garages. Newer roof. Both units have laminate floors and new interior paint. Unit B has updated bath as well, new tub surround, vanity, etc. Covered patio and storage building on one side of duplex. Mature landscaping with outdoor sprinkler system. City water and private septic. Great Rents. RV parking. Buyer to verify development potential. Easy commute to Centralia/Chehalis and/or Tumwater/Olympia.**

**18404 18402 Albany St SW #A-D, Rochester, WA 98579**

MLS#: **2205519** Status: **A** List Price: **\$1,100,000**  
 Area: **455** Stat Dt: **03/01/2024**  
 Sub Prop: **Multi-Family** SqFt: **3,092**  
 Style Code: **54 - 4-Plex** Lot Size: **.660 ac/28,750 sf**  
 Community: **Rochester** Project:  
 Year Built: **1980** DOM: **25** CDOM: **25**  
 # Unit: **4** # Story: **1** Parking: **12**  
 NOI: **\$64,028** GAI: **\$78,600** Gen Zone:  
 TR SqFt: **3,092** TMI: **\$6,450** New Cnstr:

View:  
 Water:  
 School Dist: **Rochester** TaxID: **711978003000**  
 Compensation: **2.5%** Ann Tax: **\$6,144.00**

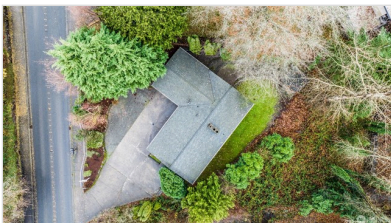
Marketing  
 Remarks: **Investment Opportunity! Four Units. Two updated duplexes, on separate parcels, in their own park like setting. Both have new roofs, gutters, and exterior paint. 2 bdrm, 1 bath units with individual garages. Several units have been updated, one unit has been completely remodeled with laminate floors, cabinets, countertops, appliances, etc. City water. Great rents. Extra parking. Easy commute to Centralia/Chehalis and/or Tumwater/Olympia.**

**194 5th Ave NE, Issaquah, WA 98027**

MLS#: **2205894** Status: **A** List Price: **\$895,000**  
 Area: **500** Stat Dt: **03/04/2024**  
 Sub Prop: **Multi-Family** SqFt: **1,610**  
 Style Code: **52 - Duplex** Lot Size: **.144 ac/6,275 sf**  
 Community: **Issaquah** Project:  
 Year Built: **1967** DOM: **22** CDOM: **22**  
 # Unit: **2** # Story: **2** Parking: **2**  
 NOI: **\$28,568** GAI: **\$45,000** Gen Zone:  
 TR SqFt: **1,610** TMI: **\$3,750** New Cnstr:

View: **River, Territorial**  
 Water:  
 School Dist: **Issaquah** TaxID: **5279101030**  
 Compensation: **2.5%** Ann Tax: **\$8,069.00**

Marketing  
 Remarks: **Great downtown location sitting quietly above Issaquah creek. Located on a quiet street close to everything town offers. Both units have updated carpet and flooring. Unit 190 has SS appliances, built-in microwave, 6 panel doors and updated bath. Unit 194 enjoys a built-in microwave and ceiling fan. Each unit have a large family room and dining area. Both units have washer and dryers and a 1 car garage. Backyard patio, storage unit and ample parking for all. Close to shopping, restaurants, school, parks and 190. Don't miss out on this opportunity.**

**17101 NE 80th St, Redmond, WA 98052**

MLS#: **2184423** Status: **A** List Price: **\$1,995,000**  
 Area: **550** Stat Dt: **12/07/2023**  
 Sub Prop: **Multi-Family** SqFt: **2,220**  
 Style Code: **53 - Tri-plex** Lot Size: **.262 ac/11,400 sf**  
 Community: **Downtown Redmond** Project:  
 Year Built: **1959** DOM: **110** CDOM: **110**  
 # Unit: **3** # Story: **2** Parking: **8**  
 NOI: **\$73,809** GAI: **\$92,546** Gen Zone: **Multi-Family, Residential, See Remarks**  
 TR SqFt: **2,220** TMI: **\$7,712** New Cnstr:

View: **Territorial**  
 Water:  
 School Dist: **Lake Washington** TaxID: **1225059171**  
 Compensation: **2.5%** Ann Tax: **\$5,963.00**

Marketing  
 Remarks: **Motivated Sellers for this Phenomenal Investment Opportunity, (Listed \$200k below appraised value!), just blocks from Downtown Redmond & future Light Rail Station (Exp. completion 2025)! Use as is-updated 3 units (a 100% occupied, profit. tri-plex, w/ newer carpet, paint, LVP flooring, & granite), or as furnished rental, or dev. property (zoned R30) w/ multiple single family homes. Truly an excellent location! Situated in the highly coveted Eastside with delicious restaurants, schools and shopping nearby. Easy commute to some of the highest paid jobs in the region...Google, Amazon, Facebook, Microsoft, Nintendo, T-Mobile, Costco & Overlake Hospital (Just to name a few). Investors profit from future appreciation of a rapidly growing area!**



### 845 Kirkland Wy, Kirkland, WA 98033

MLS#: **2212126** Status: **A**  
 Area: **560** Stat Dt: **03/22/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **54 - 4-Plex**  
 Community: **Moss Bay**  
 Year Built: **1968** DOM: **4**  
 # Unit: **4** # Story: **2**  
 NOI: **\$58,341** GAI: **\$78,600**  
 TR SqFt: **3,456** TMI: **\$4,750**  
 View:  
 Water:  
 School Dist: **Lake Washington**  
 Compensation: **1.5%**  
 Marketing  
 Remarks:

List Price: **\$2,950,000**  
 SqFt: **3,456**  
 Lot Size: **.204 ac/8,899 sf**  
 Project: **Burke-Farrars Kirkland Div 15**  
 CDOM: **4**  
 Parking: **7**  
 Gen Zone: **Multi-Family**  
 New Cnstr:  
 TaxID: **1238900245**  
 Ann Tax: **\$11,692.46**

**Premier Kirkland investment property with prime Moss Bay location, stable rental income and meticulously maintained & updated over the years. Currently hosts an income producing 4-plex of 2 BR units with stable tenants. Property's exceptional location, blocks to Google, freeway, Urban and downtown; steps to CK trail along with lot size and zoning provide future redevelopment opportunities including multiple townhomes, condos, ADU/house combinations, or Co-living homes. Seller has obtained professionally drafted architectural feasibility studies that outline future value enhancing redevelopment possibilities.**



### 626 W Emerson St, Seattle, WA 98119

MLS#: **2207924** Status: **A**  
 Area: **700** Stat Dt: **03/07/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Queen Anne**  
 Year Built: **1922** DOM: **19**  
 # Unit: **2** # Story: **3**  
 NOI: **\$41,536** GAI: **\$48,868**  
 TR SqFt: **1,780** TMI: **\$3,600**  
 View:  
 Water:  
 School Dist: **Seattle**  
 Compensation: **2.25%**  
 Marketing  
 Remarks:

List Price: **\$845,000**  
 SqFt: **1,780**  
 Lot Size: **.043 ac/1,869 sf**  
 Project: **Ross 2nd Add**  
 CDOM: **19**  
 Parking: **1**  
 Gen Zone:  
 New Cnstr:  
 TaxID: **7443000795**  
 Ann Tax: **\$6,332.00**

**Generate instant income with this move-in ready 1922 Dutch Colonial duplex style home located in desirable Queen Anne neighborhood. Great 1031 Exchange option, Airbnb one or both units or offset your mortgage and owner occupy one unit and rent the other or maximize revenue and rent both units. Convenient location, close to SPU, Amazon, Google, UW and more. This 3-bed, 1.75-bath cuties is flooded with natural light with multiple WFH spaces. Each unit has its own kitchen, bath and laundry and separate entrance. Refreshed and move-in ready. Great outdoor spaces in front & back. Plenty of street parking and one designated parking space off the alley. nearby amazing restaurants, coffee shops, local breweries, bakeries & the Fremont Market.**



### 3018 5th Ave W, Seattle, WA 98119

MLS#: **2170703** Status: **A**  
 Area: **700** Stat Dt: **10/12/2023**  
 Sub Prop: **Multi-Family**  
 Style Code: **53 - Tri-plex**  
 Community: **Queen Anne**  
 Year Built: **1972** DOM: **166**  
 # Unit: **3** # Story: **2**  
 NOI: **\$62,706** GAI: **\$82,140**  
 TR SqFt: **3,070** TMI: **\$6,845**  
 View:  
 Water:  
 School Dist: **Seattle**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

List Price: **\$1,425,000**  
 SqFt: **3,070**  
 Lot Size: **.165 ac/7,200 sf**  
 Project: **Victory Addition**  
 CDOM: **201**  
 Parking: **4**  
 Gen Zone: **Multi-Family**  
 New Cnstr:  
 TaxID: **8900000360**  
 Ann Tax: **\$13,414.00**

**Rare opportunity to own a turnkey triplex on Queen Anne. Each unit lives like a home w/ its own sense of privacy. They all look out to a lush & verdant park-like setting. Easy to rent, each unit has newer appliances including washer/dryers, stainless kitchens & updated flooring. The lower units are 2BD/1BA, 815 SF, one w/ a private deck & the other w/ a private patio. The lower units have large windows for light. Upstairs is 2BD/2BA, 1,440 SF, w/ seamless indoor/outdoor living from large deck. Close to Seattle Pacific University, Rogers Park & other Queen Anne amenities. Two car garage, two driveway spaces & ease of street parking available in this well-established residential neighborhood. Potential to raise rents. Permitted triplex.**





**2567 13th Ave W, Seattle, WA 98119**

MLS#: **2170259** Status: **A** List Price: **\$1,575,000**  
 Area: **700** Stat Dt: **10/10/2023**  
 Sub Prop: **Multi-Family** SqFt: **3,160**  
 Style Code: **53 - Tri-plex** Lot Size: **.115 ac/5,000 sf**  
 Community: **Seattle** Project: **31**  
 Year Built: **1959** DOM: **168** CDOM: **168**  
 # Unit: **3** # Story: **2** Parking: **3**  
 NOI: **\$77,528** GAI: **\$98,364** Gen Zone: **Residential**  
 TR SqFt: **4,560** TMI: **\$8,197** New Cnstr:  
 View: **Bay, Golf Course**  
 Water:  
 School Dist: **Seattle** TaxID: **2770604235**  
 Compensation: **3\*%** Ann Tax: **\$12,054.00**  
 Marketing  
 Remarks: **This beautiful triplex has amazing views of Elliot Bay and Interbay golf course. It has a very strong rental history, detached 3-car garage (each rented separately), 4 extra storage spaces (each rented separately), and potential to add more units! Very well-maintained with a new roof (w/ transferrable lifetime warranty), full plumbing and side sewer replacement, hardwood floors throughout, and too many updates to list! Lots of huge windows, deck and patio areas for each unit. Great street parking available. Close to new tech employers, SPU, major bus routes, and Whole Foods shopping center. Don't miss this rare investment opportunity for a high-quality dependable triplex in Queen Anne with expansive views and even bigger potential!**



**807 6th Ave N, Seattle, WA 98109**

MLS#: **2212285** Status: **A** List Price: **\$1,595,000**  
 Area: **700** Stat Dt: **03/19/2024**  
 Sub Prop: **Multi-Family** SqFt: **3,102**  
 Style Code: **54 - 4-Plex** Lot Size: **.110 ac/4,800 sf**  
 Community: **Queen Anne** Project:  
 Year Built: **1907** DOM: **7** CDOM: **7**  
 # Unit: **4** # Story: **2** Parking: **5**  
 NOI: **\$69,310** GAI: **\$98,382** Gen Zone: **Multi-Family**  
 TR SqFt: **3,102** TMI: **\$8,630** New Cnstr:  
 View:  
 Water:  
 School Dist: **Seattle** TaxID: **5458300560**  
 Compensation: **2.25%** Ann Tax: **\$13,870.00**  
 Marketing  
 Remarks: **Attractive and well-maintained fourplex located at the edge of downtown in Queen Anne. Each unit has a living room, dining area and covered outdoor deck or patio area. The property has two tandem parking spaces as well as a one-car garage. A common laundry with owned equipment is shared amongst the four units. Currently all units are fully furnished. Currently 3 units are vacant and 1 unit is on a short term lease. This opportunity offers multiple avenues for an investor to achieve a substantial return. Great owner/user opportunity or a new owner could elect to continue to run as short term rentals and achieve above market rents.**



**2531 13th Ave W, Seattle, WA 98119**

MLS#: **2213619** Status: **A** List Price: **\$2,295,000**  
 Area: **700** Stat Dt: **03/21/2024**  
 Sub Prop: **Multi-Family** SqFt: **3,502**  
 Style Code: **53 - Tri-plex** Lot Size: **.115 ac/5,000 sf**  
 Community: **Queen Anne** Project: **31**  
 Year Built: **1958** DOM: **5** CDOM: **5**  
 # Unit: **3** # Story: **2** Parking: **8**  
 NOI: **\$83,726** GAI: **\$99,600** Gen Zone:  
 TR SqFt: **3,502** TMI: **\$** New Cnstr:  
 View: **Bay, Golf Course, Sound**  
 Water:  
 School Dist: **Seattle** TaxID: **2770604200**  
 Compensation: **2.5%** Ann Tax: **\$12,383.00**  
 Marketing  
 Remarks: **Welcome to Queen Anne's West Slope with sweeping Sound, ferry, and golf course views. This is an opportunity not to be missed and not your run of the mill Tri-Plex. Rent out each separately metered unit or live in one and rent the others for incredible passive income. Beautiful finishes and major system updates throughout - new IB PVC roof, high efficiency boiler, Rinnai tankless hot water heaters, Mini splits (top units), updated (and enlarged) windows, EV charging stations. 2531 and 2533 are 1 bed, 1 bath units with large decks, amazing views. 2533 1/2 boasts 3 beds, 2 baths, beautiful updates, tremendous views and patio. 1 room even has a separate entrance for endless opportunities. On site are 2 garages, 6 off street parking.**



### 914 W Emerson St, Seattle, WA 98119

MLS#:	<b>2067816</b>	Status:	<b>A</b>	List Price:	<b>\$2,500,000</b>
Area:	<b>700</b>	Stat Dt:	<b>05/15/2023</b>	SqFt:	<b>4,140</b>
Sub Prop:	<b>Multi-Family</b>			Lot Size:	<b>.046 ac/1,988 sf</b>
Style Code:	<b>52 - Duplex</b>			Project:	<b>ULS#3035435-LU</b>
Community:	<b>Queen Anne</b>			CDOM:	<b>316</b>
Year Built:	<b>2020</b>	DOM:	<b>316</b>	Parking:	<b>1</b>
# Unit:	<b>2</b>	# Story:	<b>3</b>	Gen Zone:	<b>Multi-Family</b>
NOI:	<b>\$116,263</b>	GAI:	<b>\$147,000</b>	New Cnstr:	
TR SqFt:	<b>4,140</b>	TMI:	<b>\$12,500</b>	TaxID:	<b>7443001366</b>
View:	<b>Territorial</b>			Ann Tax:	<b>\$18,137.00</b>
Water:					
School Dist:	<b>Seattle</b>				
Compensation:	<b>2.5%%</b>				

Remarks: **If you've been looking for a comprehensive addition to your investment portfolio, look no further! Located on the north side of Queen Anne just two blocks from the Seattle Pacific University campus, these 2 standalone rooming houses offer limitless potential to generate rental income. Built in 2020 and certified 4-Star Built Green with contemporary finishes, full appliance packages, plus conveniences like ductless mini-splits providing high-efficiency heat & A/C, each home offers 8 rentable bedrooms, 2 bathrooms, spacious common areas plus in-unit laundry. With easy access to Ballard, Fremont, & downtown, plus miles of bike paths along the Burke-Gilman via the Ship Canal Trail. Fully leased, please do not disturb tenants or access property.**



### 10710 C Whitman Ave N, Seattle, WA 98133-8850

MLS#:	<b>2164047</b>	Status:	<b>A</b>	List Price:	<b>\$709,900</b>
Area:	<b>705</b>	Stat Dt:	<b>09/20/2023</b>	SqFt:	<b>1,890</b>
Sub Prop:	<b>Multi-Family</b>			Lot Size:	<b>.067 ac/2,908 sf</b>
Style Code:	<b>52 - Duplex</b>			Project:	<b>Elbert Place Ad</b>
Community:	<b>Greenwood</b>			CDOM:	<b>199</b>
Year Built:	<b>1926</b>	DOM:	<b>199</b>	Parking:	<b>2</b>
# Unit:	<b>2</b>	# Story:	<b>2</b>	Gen Zone:	<b>Multi-Family, Residential</b>
NOI:	<b>\$</b>	GAI:	<b>\$</b>	New Cnstr:	
TR SqFt:	<b>1,890</b>	TMI:	<b>\$</b>	TaxID:	<b>2291400195</b>
View:				Ann Tax:	<b>\$5,368.00</b>
Water:					
School Dist:	<b>Seattle</b>				
Compensation:	<b>2.5%%</b>				

Remarks: **Welcome home to this charming 3-bed, 2-bath craftsman home on a quiet street. Whether you're an investor or someone seeking flexible living arrangements, this property provides the adaptability you need. Maximize your investment with the option to rent out both levels or live in one while generating rental income from the other. Multiple options with easy access to the city's heartbeat and convenient access to local amenities, schools, parks, and transportation options. Conveniently located near Light rail and transit. Don't miss your chance - seize the Seattle lifestyle today.**



### 4320 Palatine Ave N, Seattle, WA 98103

MLS#:	<b>2193182</b>	Status:	<b>A</b>	List Price:	<b>\$999,757</b>
Area:	<b>705</b>	Stat Dt:	<b>01/22/2024</b>	SqFt:	<b>1,400</b>
Sub Prop:	<b>Multi-Family</b>			Lot Size:	<b>.070 ac/3,060 sf</b>
Style Code:	<b>52 - Duplex</b>			Project:	
Community:	<b>Fremont</b>			CDOM:	<b>82</b>
Year Built:	<b>1953</b>	DOM:	<b>82</b>	Parking:	<b>2</b>
# Unit:	<b>2</b>	# Story:	<b>2</b>	Gen Zone:	
NOI:	<b>\$22,606</b>	GAI:	<b>\$39,420</b>	New Cnstr:	
TR SqFt:	<b>1,400</b>	TMI:	<b>\$</b>	TaxID:	<b>6610000971</b>
View:	<b>Mountain, Territorial</b>			Ann Tax:	<b>\$6,414.00</b>
Water:					
School Dist:	<b>Seattle</b>				
Compensation:	<b>3%</b>				

Remarks: **Welcome to your tranquil, urban sanctuary located within the heart of Fremont, just steps away from a beautiful park. This private 'island retreat' perched on a hillside enjoys year-round light and gorgeous SW/Olympic Mtn territorial views. The custom-remodeled homes provide an abundance of lifestyle flexibility and opportunity. Located on one lot, they can be used as a single home or the cottage can be a home office, guest suite, or short/long term rental. Two custom built sheds provide abundant additional storage and the private, professionally-landscaped garden epitomizes the love and detail put into every inch of this gem. Situated in one of the best neighborhoods in Seattle, you're also just moments away from Ballard and Phinney Ridge.**



### 1612 N 38th St, Seattle, WA 98106

MLS#: **2210743** Status: **A**  
 Area: **705** Stat Dt: **03/14/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Wallingford**  
 Year Built: **1902** DOM: **12**  
 # Unit: **2** # Story: **2**  
 NOI: **\$64,800** GAI: **\$68,400**  
 TR SqFt: **1,850** TMI: **\$6,000**

List Price: **\$1,150,000**  
 SqFt: **1,850**  
 Lot Size: **.055 ac/2,400 sf**  
 Project: **LAKE UNION ADD**  
 CDOM: **12**  
 Parking: **1**  
 Gen Zone: **Residential**  
 New Cnstr:

View: **See Remarks, Territorial**  
 Water:  
 School Dist: **Seattle**  
 Compensation: **2.5%**

TaxID: **4083303885**  
 Ann Tax: **\$8,509.82**

Marketing  
 Remarks: **This conveniently located legal duplex offers versatile living options with income potential, perfect for multi-generational living or savvy investors seeking an opportunity to offset expenses. Formerly an Airbnb, this home features a new roof, separately metered units with tankless water heaters for each, off-street parking, a basement for storage, a stone patio for entertaining, and a private fenced backyard. Minutes from I-5, this home boasts close proximity to John Stanford International and other top schools, Gas Works Park, and University of Washington. Enjoy breathtaking Seattle skyline views from both units, let a gentle breeze through the double French doors on the balcony, or unwind on the charming wrap-around porch down below.**



### 3700 Wallingford Ave N, Seattle, WA 98103-8244

MLS#: **2035666** Status: **A**  
 Area: **705** Stat Dt: **10/24/2023**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Wallingford**  
 Year Built: **1911** DOM: **360**  
 # Unit: **2** # Story: **2**  
 NOI: **\$25,181** GAI: **\$42,180**  
 TR SqFt: **1,517** TMI: **\$3,700**

List Price: **\$1,150,000**  
 SqFt: **1,517**  
 Lot Size: **.079 ac/3,420 sf**  
 Project: **Lake Union Add 1/2 Plat**  
 CDOM: **360**  
 Parking: **2**  
 Gen Zone: **Commercial, Residential**  
 New Cnstr:

View: **City, See Remarks**  
 Water:  
 School Dist: **Seattle**  
 Compensation: **3%**

TaxID: **4083304290**  
 Ann Tax: **\$6,675.00**

Marketing  
 Remarks: **Offering views of downtown, this 1911 building conveniently located on a corner lot in the heart of Wallingford is steeped in charm & character, boasting beautiful old growth wood floors, striking exposed beams, & a cozy loft space. Located across the street from popular establishments Cantinetta & Union Saloon, there is exceptional exposure to foot traffic. Properties like this, offering such a rare combination of historic charm & prime location, are rarely available in such wonderful in-city neighborhoods. Operating as Chroma Salon (2-yr lease ending 9/30/2025), there is also a renovated 1-bdrm apartment upstairs (\$4,500/m rent includes both units). Sewer line replaced 5 years ago. Electrical & flooring recently updated. Zoned LR2 RC(M).**



### 5839 5th Ave NW, Seattle, WA 98107

MLS#: **2204321** Status: **A**  
 Area: **705** Stat Dt: **03/22/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **53 - Tri-plex**  
 Community: **Ballard**  
 Year Built: **1959** DOM: **4**  
 # Unit: **3** # Story: **2**  
 NOI: **\$58,843** GAI: **\$76,200**  
 TR SqFt: **2,890** TMI: **\$6,350**

List Price: **\$1,300,000**  
 SqFt: **3,440**  
 Lot Size: **.115 ac/5,000 sf**  
 Project:  
 CDOM: **4**  
 Parking: **4**  
 Gen Zone:  
 New Cnstr:

View:  
 Water:  
 School Dist: **Seattle**  
 Compensation: **2.5%**

TaxID: **2767800265**  
 Ann Tax: **\$10,903.00**

Marketing  
 Remarks: **This is a remarkably attractive, well built, full brick mid-century triplex that shows exceptionally well. All units offer 2 bedrms, a full bath & tongue & groove oak flrs. Main unit could be owner occupied featuring a classic mantled wood burning fireplace. Each unit has its own utility room offering storage & conventionally sized washers & dryers. There are submeters so that each tenant pays for their own water, sewer & 3 separate electric meters. The landscaped grounds include a spacious, fully fenced, very private rear yard. 2 units have separate 1 car garages. Upside potential for rents. Excellent location, close to schools, restaurants on 65th, all shopping & public transportation. 2 units are vacant for easy viewing. Brand new roof!**



**4536 Latona Ave NE, Seattle, WA 98105**

MLS#: **2188148** Status: **A**  
 Area: **705** Stat Dt: **01/08/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **53 - Tri-plex**  
 Community: **Wallingford**  
 Year Built: **1914** DOM: **78**  
 # Unit: **4** # Story: **3**  
 NOI: **\$48,628** GAI: **\$58,400**  
 TR SqFt: **3,094** TMI: **\$5,575**  
 View: **City**

List Price: **\$1,498,000**  
 SqFt: **2,830**  
 Lot Size: **.094 ac/4,080 sf**  
 Project: **Daniels University Grove**  
 CDOM: **78**  
 Parking: **3**  
 Gen Zone: **Multi-Family, See Remarks**  
 New Cnstr:

Water:  
 School Dist: **Seattle**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

TaxID: **1890000245**  
 Ann Tax: **\$8,500.00**

**Three Units: a rare opportunity to own a Grand Craftsman & investment property in the Heart of Wallingford, one of Seattle's most sought after neighborhoods! Units are always fully rented. Classic features include box-beam ceilings, original hardwoods, built-ins & large picture windows. Well maintained w/ updated systems. Units currently rented below market value, presenting new owner an opportunity to capitalize on significant rental upside avail. Garage (264 sq ft) is being used as finished space by lower unit, but could be converted back. Shared back yard & laundry room in basement. Prime location with easy commute via bike, bus & light rail to Downtown, SLU, UW & Hospitals. In geo-zone for John Stanford International school.**



**945 N 92nd St #A,B,C, Seattle, WA 98103**

MLS#: **2167146** Status: **A**  
 Area: **705** Stat Dt: **10/11/2023**  
 Sub Prop: **Multi-Family**  
 Style Code: **53 - Tri-plex**  
 Community: **Greenwood**  
 Year Built: **1906** DOM: **167**  
 # Unit: **3** # Story: **3**  
 NOI: **\$85,670** GAI: **\$108,000**  
 TR SqFt: **3,600** TMI: **\$9,000**  
 View:

List Price: **\$1,499,950**  
 SqFt: **3,600**  
 Lot Size: **.117 ac/5,100 sf**  
 Project:  
 CDOM: **167**  
 Parking: **2**  
 Gen Zone:  
 New Cnstr:

Water:  
 School Dist: **Seattle**  
 Compensation: **2%**  
 Marketing  
 Remarks:

TaxID: **5541300070**  
 Ann Tax: **\$8,280.00**

**Rare opportunity! Solid 5.7% cap with room to increase! All updated living units! This 9bd 6ba building (3 beds+2 bath+laundry each unit) is currently available for living one while renting out two or for investor simply collecting rents. Perfect for combination of short or long term rentals in order to maximize rental income. 2 assigned parking spots plus plenty of off street parking. Located on upgrading street of Greenwood, close to transportation, shops, restaurants and nightlife. Super easy commute to downtown, affordable space with colorful city life!**



**501 N 105 St #A, Seattle, WA 98133**

MLS#: **2196967** Status: **A**  
 Area: **705** Stat Dt: **02/09/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **53 - Tri-plex**  
 Community: **Northgate**  
 Year Built: **2009** DOM: **46**  
 # Unit: **3** # Story: **2**  
 NOI: **\$60,967** GAI: **\$78,450**  
 TR SqFt: **3,480** TMI: **\$78,480**  
 View: **City**

List Price: **\$1,550,000**  
 SqFt: **3,480**  
 Lot Size: **.088 ac/3,844 sf**  
 Project:  
 CDOM: **46**  
 Parking: **6**  
 Gen Zone: **Multi-Family**  
 New Cnstr:

Water:  
 School Dist: **Seattle**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

TaxID: **6145600110**  
 Ann Tax: **\$14,947.00**

**Triplex in a great community and location! Location is close to all transit lines including Light Rail. Owner has great maintenance records as they take great pride in this investment. All three units are in good condition and have seen constant updating interior and exterior, and stay rented. Bedrooms are good sized and the design and layout of the units are very functional. The primary Bedroom has its own primary bathroom and small balcony. Exterior of property is in great condition and well Corner lot with designated parking spots and street parking as well. great visibility this is an excellent opportunity!**



### 4007 Midvale Ave N, Seattle, WA 98103

MLS#: **2113543** Status: **A**  
 Area: **705** Stat Dt: **03/21/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Fremont**  
 Year Built: **1930** DOM: **5**  
 # Unit: **2** # Story: **4**  
 NOI: **\$77,500** GAI: **\$93,000**  
 TR SqFt: **2,980** TMI: **\$7,750**  
 View: **City, Lake**  
 Water:  
 School Dist: **Seattle**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

List Price: **\$1,669,000**  
 SqFt: **2,980**  
 Lot Size: **.052 ac/2,247 sf**  
 Project: **Lagrande Ext Add**  
 CDOM: **5**  
 Parking: **0**  
 Gen Zone:  
 New Cnstr:  
 TaxID: **3975400050**  
 Ann Tax: **\$14,000.00**

**This exquisite 2024 duplex in Fremont is ideal for house hacking, rental, or multi-generational living. Featuring two primary suites, the main unit is perfect for rentals, offering comfort and versatility. The layout includes a great room, dining area, and cozy living room. Upstairs are two bedrooms with a shared Jack & Jill bathroom and a primary suite with a private balcony. The top floor hosts another primary suite and a spacious rooftop desk with stunning Bellevue and Lake Washington views. The additional unit is a charming 2-bed/1-bath AADU could also be a stunning home office. Located minutes from Fremont's dining, shopping, I-5, Google, and SLU, this property combines convenience with luxury living.**



### 1741 N 130th St #A-C, Seattle, WA 98133

MLS#: **2206680** Status: **A**  
 Area: **705** Stat Dt: **03/05/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **53 - Tri-plex**  
 Community: **Haller Lake**  
 Year Built: **2023** DOM: **21**  
 # Unit: **3** # Story: **2**  
 NOI: **\$** GAI: **\$**  
 TR SqFt: **3,186** TMI: **\$**  
 View:  
 Water:  
 School Dist: **Seattle**  
 Compensation: **3%**  
 Marketing  
 Remarks:

List Price: **\$1,897,150**  
 SqFt: **3,186**  
 Lot Size: **.177 ac/7,700 sf**  
 Project:  
 CDOM: **56**  
 Parking: **5**  
 Gen Zone:  
 New Cnstr: **Completed**  
 TaxID: **3034200952**  
 Ann Tax: **\$0.00**

**Modern Triplex: New Construction. Invest in the future with this contemporary triplex. This property comprises three units, including an attached single-family residence, an attached additional dwelling unit, and a detached additional dwelling unit. With off-street parking spaces wired for electric chargers, modern finishes, in-unit W/D, and mini-split heating/AC, it's a compelling investment opportunity. Units: Unit A (Single Family): 1,328 sq ft, 3 beds, 1.5 baths. Unit B (Attached ADU): 768 sq ft, 2 beds, 1 bath. Unit C (Detached ADU): 1,090 sq ft, 3 beds, 1.5 baths. Buyer/Agents to verify all info.**



### 4019 4th Ave NE, Seattle, WA 98105

MLS#: **2194429** Status: **A**  
 Area: **705** Stat Dt: **02/03/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Wallingford**  
 Year Built: **2023** DOM: **52**  
 # Unit: **2** # Story: **3**  
 NOI: **\$** GAI: **\$**  
 TR SqFt: **3,930** TMI: **\$12,000**  
 View: **City, Lake, Mountain, Territorial**  
 Water:  
 School Dist: **Seattle**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

List Price: **\$2,650,000**  
 SqFt: **3,930**  
 Lot Size: **.092 ac/4,000 sf**  
 Project:  
 CDOM: **52**  
 Parking: **4**  
 Gen Zone: **Residential**  
 New Cnstr: **Completed**  
 TaxID: **4206901155**  
 Ann Tax: **\$4,231.00**

**Amazing new duplex/home. Large upper 2,620SF unit and main floor 1,310SF unit. Located above Lake Union with inspiring views Cascades, city and surrounding neighborhood. Contemporary sophistication offers high quality finishes including hardwood floors; ceramic, marble & granite tiles; quartz & stainless appliances. Beautifully executed design, fit & finish to satisfy todays luxury sensibilities. Entertain in your large gourmet kitchen with adjacent family room. Lounge in the sumptuous primary suite with 5 piece bathroom and 2 walk in closets. Large 3rd floor bedroom with bay window would make perfect view office. Enjoy the spectacular view from your 1200SF roof top deck. Dramatically finished main floor to rent out.**



### 12526 39th Ave NE, Seattle, WA 98125

MLS#: **2213575** Status: **A**  
 Area: **710** Stat Dt: **03/21/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **52 - Duplex**  
 Community: **Cedar Park**  
 Year Built: **1943** DOM: **5**  
 # Unit: **2** # Story: **1**  
 NOI: **\$** GAI: **\$**  
 TR SqFt: **1,290** TMI: **\$**  
 View: **Lake, Mountain, Territorial**

List Price: **\$1,050,000**  
 SqFt: **1,390**  
 Lot Size: **.266 ac/11,600 sf**  
 Project: **Cedar Park 02**  
 CDOM: **5**  
 Parking: **0**  
 Gen Zone:  
 New Cnstr:  
 TaxID: **1454100705**  
 Ann Tax: **\$8,353.00**

Water:  
 School Dist: **Seattle**  
 Compensation: **3%**  
 Marketing  
 Remarks: **This charming, updated mid-century home in Cedar Park offers a tranquil setting with spectacular Lake Washington and mountain views. It features an open-space concept, combining a modern kitchen with custom-made cabinets and dining area with a bright, spacious living room adorned with high ceilings, perfect for relaxation and social gatherings. Enjoy serene summer days on your private deck, overlooking the beautiful lake, or indulge in gardening in your private outdoor space. Additionally, the property includes a versatile detached studio, ideal for a home office, art space, or rental opportunity. Conveniently located, this home is just moments away from shopping, dining, schools, and parks, combining peace and accessibility.**



### 9534 Interlake Ave N, Seattle, WA 98103

MLS#: **2199921** Status: **A**  
 Area: **710** Stat Dt: **02/16/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **53 - Tri-plex**  
 Community: **Seattle**  
 Year Built: **1964** DOM: **39**  
 # Unit: **3** # Story: **2**  
 NOI: **\$30,424** GAI: **\$49,380**  
 TR SqFt: **2,830** TMI: **\$4,115**  
 View:

List Price: **\$1,499,500**  
 SqFt: **2,830**  
 Lot Size: **.115 ac/5,000 sf**  
 Project:  
 CDOM: **39**  
 Parking: **3**  
 Gen Zone: **Multi-Family**  
 New Cnstr:  
 TaxID: **4310701480**  
 Ann Tax: **\$8,603.00**

Water:  
 School Dist: **Seattle**  
 Compensation: **2%**  
 Marketing  
 Remarks: **Location! Location! Location! This property is close to everything, walking distance to North Seattle College, Greenwood library, Licton Springs Park, Robert Eaglestaff Middle School, Cascadia Elementary, Bus Lines, Light Rail, Shopping and close to UW Hospital. This Tri-plex has LR3 zoning, and could yield possibly 17+ units depending on plan and sizing of individual units. The grade change from the street to back of property could potentially provide below street parking. Rent units until apartment plan and permitting are complete Current 2 units are rented with Owner occupying 3rd lower unit. 1 unit comes with Laundry room and two units have a shared Laundry area. Each unit has a garage for storage or fits smaller/mid size car.**

**2016 NW 195th St, Shoreline, WA 98177**

MLS#: **2211775** Status: **A**  
 Area: **715** Stat Dt: **03/18/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **53 - Tri-plex**  
 Community: **Richmond Beach**  
 Year Built: **1996** DOM: **8**  
 # Unit: **3** # Story: **2**  
 NOI: **\$800,800** GAI: **\$102,600**  
 TR SqFt: **2,903** TMI: **\$8,000**  
 View: **Sound**  
 Water:  
 School Dist: **Shoreline**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

List Price: **\$1,950,000**  
 SqFt: **2,903**  
 Lot Size: **.163 ac/7,109 sf**  
 Project:  
 CDOM: **138**  
 Parking: **7**  
 Gen Zone: **Multi-Family**  
 New Cnstr:  
 TaxID: **7278700205**  
 Ann Tax: **\$7,158.00**

**Wonderful opportunity to own a remodeled 3 unit boutique apartment complex in the heart of Richmond Beach with truly exceptional finishes. Live work? Live rent? Or add this to your collection of investment properties. Richmond Beach Saltwater Park, library, restaurants and shopping are just outside your door at this beautiful property that has been fully renovated and is turn key ready. Quality craftsmanship abounds throughout all 3 units with gourmet kitchens, gas fireplaces and a washer/dryer in each unit. Unit 1: 2 bed, 1 bath. Unit 2: 1 bed, 1 bath. Unit 3: 1 bed, 1 bath. Onsite parking lot (and a 1 car garage), 2 storage units, charming gazebo and established lush landscaping (with irrigation) on this 7,109 sqft lot. Come check it out!**

**6103 -6107 NE 194th Place, Kenmore, WA 98028**

MLS#: **2214734** Status: **A**  
 Area: **720** Stat Dt: **03/26/2024**  
 Sub Prop: **Multi-Family**  
 Style Code: **54 - 4-Plex**  
 Community: **Kenmore**  
 Year Built: **1971** DOM: **0**  
 # Unit: **4** # Story: **2**  
 NOI: **\$49,974** GAI: **\$73,157**  
 TR SqFt: **3,170** TMI: **\$6,285**  
 View:  
 Water:  
 School Dist: **Northshore**  
 Compensation: **2.5%**  
 Marketing  
 Remarks:

List Price: **\$1,225,000**  
 SqFt: **3,170**  
 Lot Size: **.220 ac/9,600 sf**  
 Project:  
 CDOM: **0**  
 Parking: **7**  
 Gen Zone:  
 New Cnstr:  
 TaxID: **4140100030**  
 Ann Tax: **\$11,450.00**

**This property features a unit mix of three 2-bedroom, 1-bathroom units each 850 square feet, and one 620-square-foot 1-bedroom, 1-bathroom unit. With three units having recently undergone some updates and the fourth well-maintained by a long-term tenant, the property is in move-in ready condition. The current rents are approximately 15-25% below market rents, presenting an attractive value-add potential through operational improvements, including implementing a utility billback system. Property is apart of an HOA with the surrounding properties of similar size.**

Information Deemed Reliable But Cannot Be Guaranteed. Lot Size and Square Footage Are Estimates. 3/26/2024 4:13:46 PM.