



Client Full      Multifamily      9/15/2025 11:34AM

**\$450,000**      1516 sqft

Status: **Active**  
List Date: 6/6/2025  
DOM: 101      MLS#: 439214514  
Year Built: 1980 / APPROX

**2413 MARKLE AVE Vancouver, WA 98660**  
XST/Dir: West on 4th Plain left on Markle, Duplex on left

Property Details:

Property Tax/Yr: \$4,244.00 / 2025	Lot Desc:
County: Clark	#Stories: 1
Neighborhood:	# Total Units: 2
Internet:	Approx Bldg SQFT: 1516
Lot Size: 5,000 to 6,999 SqFt	View:
Seller Disclosure:	Waterfront:
Open House:	Body Water:
Upcoming Open House:	Parking: 4 / OFF-STR
Area: 11	Roof: Shingle
Zoning: R9	Unreinforced Masonry
Tax ID: 061935000	Building: UNKNOWN
CC&Rs:	Road Surface: Paved
Legal: PORTLAND ADDN ANNEX LOT 6 BLK B FOR ASSESSOR USE ONLY PORTLAND AD	Basement: Crawl Space
Common Amenities:	Exterior: Wood Composite
Storage:	Security:
	Foundation: Slab
	Garage: 0
	Lot Dim:
	Opportunity Zone:

Great Investment, turnkey duplex located in West Vancouver. Both units remodeled. Unit 2415 vacant so buyer can live in one unit and have rental income. Good renters, professionally managed and well maintained.

Schools:

Elementary: Hough  
Middle: Discovery  
High: Hudsons Bay

Income/Expenses & Financial Information:

Actual Gross Income: \$33,240  
Proj. Gross Income: \$33,240  
Actual Net Income: \$20,268  
Proj. Net Income: \$20,268  
Actual Oper. Expenses: \$11,310  
Proj. Oper. Expenses: \$11,310  
Cap Rate: 4.5  
Gross Rent Multiplier: 13.54  
Investor Info: Annual Property Operation Data, Leases, Profit & Loss Statement  
Short Sale: No  
Bank Owned/Real Estate Owned: No  
Terms Considered: Cash, Conventional, FHA, VA Loan  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
2	2	1	2945	756	Microwave, Range, Refrigerator, Washer/Dryer

Occupancy Types:      Rent Includes: Maintenance Grounds, Trash Collection, Water



Client Full

Multifamily

9/15/2025 11:34AM

\$550,000 1560 sqft

Status: Active

List Date: 7/29/2025

DOM: 48

MLS#: 475894449

Year Built: 1972 / REMOD

1200 W MCLOUGHLIN BLVD Vancouver, WA 98660

XST/Dir: McLoughlin Blvd west to property

Property Details:

Property Tax/Yr: \$3,810.01 / 2024

County: Clark

Neighborhood: HOUGH NEIGHBORHOOD

Internet:

Lot Size: 5,000 to 6,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 11

Zoning: Cx

Tax ID: 060185000

CC&Rs: No

Legal: RAILROAD ADDN LOT 12

BLK 4 FOR ASSESSOR USE

ONLY INCL VACATED STR

Common Amenities:

Storage: Individual Storage Units

Opportunity Zone: No

Lot Desc: Corner Lot, Level

#Stories: 1

# Total Units: 2

Approx Bldg SQFT: 1560

View:

Waterfront:

Body Water:

Parking: 2 / DRIVEWAY, OFF-STR

Roof: Composition

Unreinforced Masonry

Building: NO

Road Surface: Paved

Basement: Crawl Space

Exterior: Cedar, Lap Siding,

Wood Siding

Security:

Foundation:

Garage: 0

Lot Dim:



Completely renovated duplex in the desirable Hough neighborhood. Two 780 sq ft 2 br/1 bath units with waterproof LVP floors throughout. Kitchens and bathrooms updated from top to bottom with quartz countertops, new cabinetry, subway tile, and stainless-steel appliances. New ductless HVAC & heat pump for both heating & air conditioning. Newer stamped concrete patios and separate privately fenced yards with storage shed for each unit. Off-street parking. Identical neighboring duplex also available for sale: 1204 W McLoughlin

Schools:

Elementary: Hough

Middle: Discovery

High: Hudsons Bay

Income/Expenses & Financial Information:

Actual Gross Income: \$0

Proj. Gross Income: \$40,800

Actual Net Income: \$0

Proj. Net Income: \$0

Actual Oper. Expenses: \$0

Proj. Oper. Expenses: \$0

Cap Rate:

Gross Rent Multiplier:

Investor Info: According To Owner, Leases, Rent Records

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional, FHA, VA Loan

Assumable Interest Rate:

Assumable Remaining Months Ending:

Comparable Information:

Original Price: \$650,000

Utilities:

Heat: Mini Split

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Cool: Mini Split

Hot Water: Electricity, Tank

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
2	2	1	1575	780	Air Conditioning, Range, Refrigerator, Washer/Dryer

Occupancy Types: Leased

Rent Includes: Maintenance Grounds, Sewer, Water

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SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Client Full

Multifamily

9/15/2025 11:34AM

**\$550,000** 1560 sqft

Status: **Active**

List Date: 7/29/2025

DOM: 48

MLS#: 653802404

Year Built: 1972 / REMOD

**1204 W MCLOUGHLIN BLVD Vancouver, WA 98660**

XST/Dir: McLoughlin Blvd W to Property

### Property Details:

Property Tax/Yr: \$3,910.22 / 2024

County: Clark

Neighborhood: HOUGH NEIGHBORHOOD

Internet: Cable

Lot Size: 5,000 to 6,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 11

Zoning: Cx

Tax ID: 060180000

CC&Rs: No

Legal: RAILROAD ADDN LOT 11

BLK 4 FOR ASSESSOR USE

ONLY INC VACATED STRI

Common Amenities:

Storage: Individual Storage Units

Opportunity Zone: No

Lot Desc: Level

#Stories: 1

# Total Units: 2

Approx Bldg SQFT: 1560

View:

Waterfront:

Body Water:

Parking: 2 / DRIVEWAY, OFF-STR

Roof: Composition

Unreinforced Masonry

Building: NO

Road Surface: Paved

Basement: Crawl Space

Exterior: Cedar, Lap Siding,

Wood Siding

Security:

Foundation:

Garage:

Lot Dim:



Beautifully renovated duplex in the desirable Hough neighborhood. Two 780 sq ft 2 br/1 bath units with laminate floors throughout. Kitchens and bathrooms updated from top to bottom with quartz countertops, new cabinetry, subway tile, and stainless-steel appliances. New ductless HVAC & heat pump for both heating & air conditioning. Separate privately fenced yards with storage shed for each unit. Off-street parking. Identical neighboring duplex also available for sale: 1200 W McLoughlin

### Schools:

Elementary: Hough

Middle: Discovery

High: Hudsons Bay

### Income/Expenses & Financial Information:

Actual Gross Income: \$0

Proj. Gross Income: \$40,800

Actual Net Income: \$0

Proj. Net Income:

Actual Oper. Expenses: \$0

Proj. Oper. Expenses:

Cap Rate:

Gross Rent Multiplier:

Investor Info: According To Owner, Leases, Rent Records

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional, FHA, VA Loan

Assumable Interest Rate:

Assumable Remaining Months Ending:

### Comparable Information:

Original Price: \$650,000

### Utilities:

Heat: Ductless

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Cool: Mini Split

Hot Water: Electricity

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
2	2	1	1575	780	Air Conditioning, Range, Refrigerator, Washer/Dryer

Occupancy Types: Leased, Vacant

Rent Includes: Maintenance Grounds, Sewer, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Client Full

Multifamily

9/15/2025 11:34AM

**\$569,000** 2339 sqftStatus: **Active**

List Date: 8/6/2025

DOM: 40

MLS#: 762189283

Year Built: 1930 / EXISTNG

**608 E 38TH ST Vancouver, WA 98663**

XST/Dir: I-5, Exit on E 39th St, go West. Turn Left at G St to corner of 38th and G St.

## Property Details:

Property Tax/Yr: \$5,343.10 /

County: Clark

Neighborhood: North Coast Heights

Internet:

Lot Size: 5,000 to 6,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 11

Zoning: R-9

Tax ID: 014120000

CC&amp;Rs: No

Legal: NORTH COAST HEIGHTS

LOT 6 BLK 5 FOR ASSESSOR

USE ONLY NORTH COAST

Common Amenities:

Storage:

Lot Desc: Corner Lot

#Stories: 2

# Total Units: 2

Approx Bldg SQFT: 2339

View:

Waterfront:

Body Water:

Parking: 0 /

Roof: Metal

Unreinforced Masonry Building:

Road Surface:

Basement:

Exterior: Shingle Siding

Security:

Foundation:

Garage: 0

Lot Dim:

Opportunity Zone:

Two Homes on One Tax Lot – County treating as Duplex. Investment or Multi-Generational Opportunity! This unique property has served as an Oxford Home for the past 15 years. While continuing in the program is an option, it's not required – offering flexibility for investors or owner-occupants alike. Both homes are currently occupied; 48 hours' notice required for showings. The main home is livable but ready for repairs and updates, presenting a great opportunity to build equity. Prime location with access to I-5 and just minutes to downtown Vancouver. Seller is exempt from Form 17

## Schools:

Elementary: Lincoln

Middle: Discovery

High: Hudsons Bay

## Income/Expenses & Financial Information:

Actual Gross Income: \$6,000

Proj. Gross Income:

Actual Net Income: \$3,445

Proj. Net Income:

Actual Oper. Expenses: \$2,555

Proj. Oper. Expenses:

Cap Rate: 0.61

Gross Rent Multiplier: 94.83

Investor Info: According To Accountant

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional

Assumable Interest Rate:

Assumable Remaining Months Ending:

## Comparable Information:

Original Price: \$590,000

## Utilities:

Heat: Forced Air

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Cool:

Hot Water:

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	5	4	2400	2339	Furnished, Hardwood Floors
1	1	1	600	396	

Occupancy Types:

Rent Includes: Electricity, Sewer, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Client Full

Multifamily

9/15/2025 11:34AM

**\$729,900** 2062 sqftStatus: **Active**

List Date: 4/24/2025

DOM: 144

MLS#: 605793377

Year Built: 1910 / EXISTNG

**610 W FOURTH PLAIN BLVD Vancouver, WA 98660**XST/Dir: W ON FOURTH PLAIN RIGHT ON FRANKLIN ST FIRST  
LEFT TO THE ALLYWAY FOR PARKING

## Property Details:

Property Tax/Yr: \$3,927.97 /

County: Clark

Neighborhood:

Internet: Cable

Lot Size: 3,000 to 4,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 11

Zoning: r22

Tax ID: 006360000

CC&amp;Rs:

Legal: KENSINGTON PARK LOT

9 BLK 7 FOR ASSESSOR USE

ONLY KENSINGTON PARK

Common Amenities: Spa/Hot

Tub

Storage: Basement, Garage(s)

Opportunity Zone:

Lot Desc:

#Stories: 3

# Total Units: 3

Approx Bldg SQFT: 2062

View:

Waterfront:

Body Water:

Parking: / DETACHD, OFF-STR

Roof: Composition

Unreinforced Masonry Building:

Road Surface:

Basement: Exterior Entry,

Unfinished

Exterior: Wood Siding

Security:

Foundation:

Garage:

Lot Dim:

## Comparable Information:

Original Price: \$749,900

## Utilities:

Heat: Ductless

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Cool: Window Unit(s)

Hot Water: Gas



Exceptional opportunity to acquire a triplex in the heart of Downtown Vancouver! Filled with vintage charm yet thoughtfully updated, this property features three self-contained units, two of which are currently run as an Airbnb and offer luxurious amenities including spa-inspired bathrooms, gourmet kitchens with stainless steel appliances, and smart home technology. The third and largest unit is on the second floor currently has a mid term tenant. A private backyard retreat features an outdoor shower and water feature, while a large unfinished basement offers additional storage or development potential. Oversized detached garage and access to parking through the ally. With close proximity to Main Street's eclectic mix of brew pubs, coffee houses, boutiques, and public transit.

## Schools:

Elementary: Hough

Middle: Discovery

High: Hudsons Bay

## Income/Expenses & Financial Information:

Actual Gross Income: \$88,463

Proj. Gross Income:

Actual Net Income: \$57,762

Proj. Net Income:

Actual Oper. Expenses: \$26,751

Proj. Oper. Expenses:

Cap Rate: 7.91

Gross Rent Multiplier: 8.25

Investor Info: According To Owner, Profit &amp; Loss Statement

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional, FHA

Assumable Interest Rate:

Assumable Remaining Months Ending:

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	1	1	3700	465	Deck, Built-in Dishwasher, Washer/Dryer
1	1	1	3700	465	Built-in Dishwasher, Fireplace, Range, Refrigerator
1	1	1	2000	801	Furnished, Hardwood Floors, Range, Refrigerator

Occupancy Types: Month To Month, Other

Rent Includes: None

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Virtual: [Virtual Tour #1](#)

Great opportunity for owner occupied or investor rental. Refreshed and move in ready 2 brm 1 bath units. Detached carport w storage building. Updated composition roof. Newer laminate flooring and paint. Forced air heating. Vinyl fenced back yards. Previously rented for \$1500 per unit.

Schools:

Elementary: Washington  
Middle: Discovery  
High: Hudsons Bay

Income/Expenses & Financial Information:

Actual Gross Income: \$0  
Proj. Gross Income:  
Actual Net Income: \$0  
Proj. Net Income:  
Actual Oper. Expenses: \$0  
Proj. Oper. Expenses:  
Cap Rate:  
Gross Rent Multiplier:  
Investor Info: Incomplete  
Short Sale: No  
Bank Owned/Real Estate Owned: No  
Terms Considered: Cash, Conventional, FHA, VA Loan  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

Client Full                      Multifamily                      9/15/2025 11:34AM

\$420,000                      1404 sqft

Status: **Active**  
List Date: 9/13/2025  
DOM: 2                      MLS#: 523596505  
Year Built: 1966 / EXISTNG

3501 Q ST Vancouver, WA 98663  
XST/Dir: Corner of 35th St & Q St

Property Details:

Property Tax/Yr: \$3,444.07 / 2024	Lot Desc: Corner Lot, Level
County: Clark	#Stories: 1
Neighborhood: Rose Village	# Total Units: 2
Internet: Cable	Approx Bldg SQFT: 1404
Lot Size: 5,000 to 6,999 SqFt	View:
Seller Disclosure:	Waterfront:
Open House:	Body Water:
Upcoming Open House:	Parking: 2 / CARPORT, DETACHD
Area: 12	Roof: Composition
Zoning: R-9	Unreinforced Masonry Building:
Tax ID: 020756000	Road Surface: Paved
CC&Rs:	Basement: Crawl Space
Legal: SPARKS & NEILSONS	Exterior: Lap Siding, Wood Siding
ADDN LOT 10 BLK 11 FOR	Security:
ASSESSOR USE ONLY SPARKS	Foundation: Concrete Perimeter
Common Amenities:	Garage:
Storage: Individual Storage Units	Lot Dim:
Opportunity Zone:	

Comparable Information:

Original Price: \$420,000

Utilities:

Heat: Forced Air  
Fuel: Electricity  
Water: Public Water  
Sewer: Public Sewer  
Cool: None  
Hot Water: Electricity

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
2	2	1	0	702	Range, Refrigerator, Washer/Dryer Hookup

Occupancy Types: Vacant

Rent Includes: None

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.





Photo Slide Show: [Virtual Tour #1](#)

Great investment opportunity. Rented unit with great income. One side at market rate, the other just below. Low maintenance and ready for new owners.

Schools:

- Elementary: Washington
- Middle: Discovery
- High: Hudsons Bay

Income/Expenses & Financial Information:

- Actual Gross Income: \$29,400
- Proj. Gross Income: \$32,500
- Actual Net Income: \$29,400
- Proj. Net Income: \$32,500
- Actual Oper. Expenses: \$7,052
- Proj. Oper. Expenses:
- Cap Rate: 6.39
- Gross Rent Multiplier: 15.65
- Investor Info: According To Owner, Leases, Rent Records
- Short Sale: No
- Bank Owned/Real Estate Owned: No
- Terms Considered: Cash, Conventional
- Assumable Interest Rate:
- Assumable Remaining Months Ending:

Client Full                      Multifamily                      9/15/2025 11:34AM

\$460,000                      1560 sqft

Status: **Active**  
List Date: 7/31/2025  
DOM: 46                      MLS#: 243413672  
Year Built: 1977 / EXISTNG  
**3713 L ST Vancouver, WA 98663**  
XST/Dir: Just off 37th between L street and the alley to the east.

Property Details:

- |  |                                |
|--|--------------------------------|
| Property Tax/Yr: \$3,452.66 / 2024                                       | Lot Desc: Level                |
| County: Clark  | #Stories: 1                    |
| Neighborhood:  | # Total Units: 2               |
| Internet:  | Approx Bldg SQFT: 1560         |
| Lot Size: 3,000 to 4,999 SqFt  | View:                          |
| Seller Disclosure:   | Waterfront:                    |
| Open House:  | Body Water:                    |
| Upcoming Open House:   | Parking: 2 / OFF-STR           |
| Area: 12   | Roof: Composition              |
| Zoning: r-9  | Unreinforced Masonry           |
| Tax ID: 019000000  | Building: NO                   |
| CC&Rs:   | Road Surface: Paved            |
| Legal: #2 L14 BLK 10 LAYS SUB-DIV & #1 L 6 BLK B ROWLEYS 9 ADDN FOR ASSE | Basement: Crawl Space          |
| Common Amenities:  | Exterior: Aluminum             |
| Storage: None  | Security: None                 |
| Opportunity Zone:  | Foundation: Concrete Perimeter |
|  | Garage:                        |
|  | Lot Dim:                       |

Comparable Information:

Original Price: \$460,000

Utilities:

- Heat: Ceiling, Radiant
- Fuel: Electricity
- Water: Public Water
- Sewer: Public Sewer
- Cool: None
- Hot Water: Electricity



# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1	1350	780	Built-in Dishwasher, Fireplace, Washer/Dryer Hookup, Window Coverings
1	2	1	1100	780	Built-in Dishwasher, Fireplace, Washer/Dryer Hookup, Window Coverings

Occupancy Types:

Rent Includes: Sewer, Trash Collection, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



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Client Full      Multifamily      9/15/2025 11:34AM

**\$520,000**      1440 sqft

Status: **Active**  
List Date: 9/11/2025  
DOM: 4      MLS#: 392501559  
Year Built: 1966 / APPROX

**3000 R ST Vancouver, WA 98663**  
XST/Dir: Directions: 4th Plain Blvd., to P St. to E 29th St., to R St.

Property Details:

Property Tax/Yr: \$3,973.62 / 2025	Lot Desc: Level
County: Clark	#Stories: 1
Neighborhood: Munday's Addition 02	# Total Units: 2
Internet:	Approx Bldg SQFT: 1440
Lot Size: 5,000 to 6,999 SqFt	View:
Seller Disclosure:	Waterfront:
Open House:	Body Water:
Upcoming Open House:	Parking: 2 / CARPORT
Area: 12	Roof: Composition
Zoning: R-9	Unreinforced Masonry
Tax ID: 021072000	Building: NO
CC&Rs:	Road Surface: Paved
Legal: MUNDAYS 2ND ADDN LOT 4 BLK 6 FOR ASSESSOR USE ONLY MUNDAYS 2ND AD	Basement: Crawl Space
Common Amenities:	Exterior: Wood Siding
Storage: Attached	Security:
	Foundation: Concrete Perimeter
	Garage: 2
	Lot Dim:
	Opportunity Zone:

Other: [Virtual Tour #1](#)    Property Website

Enjoy a well maintained and 1966 built duplex in the heart of Rose Village! Completely separately metered, owner pays no utilities. Close to Fourth Plain and across from Washington Elementary this duplex features a remodeled unit B with new LVT, fresh paint, a SS range in 2024, older fridge, full bathroom with shower and tub, updated vinyl windows, and new blinds in that unit. In unit A is a resident that has been in the property since 1/1/2017 and is currently m2m at \$1295. 90 day increase for total \$1424.5 in effect 12/1 per seller. Outside you'll find great wood siding, fresh exterior paint in 2024, vaulted and oversized carports, storage, and new gutters and downspouts in 2024. Unit A has a fenced and private yard. The property is tip-top shape, don't miss! During 9/12-9/15 please tour, submit offers to listing broker. All offers presented 9/16, deadline 10 am.

Schools:

- Elementary: Washington
- Middle: Discovery
- High: Hudsons Bay

Comparable Information:

Original Price: \$520,000

Utilities:

- Heat: Baseboard
- Fuel: Electricity
- Water: Public Water
- Sewer: Public Sewer
- Cool: None
- Hot Water: Electricity

## Income/Expenses & Financial Information:

**Actual Gross Income: \$15,540**

**Proj. Gross Income: \$37,140**

**Actual Net Income: \$11,566**

**Proj. Net Income: \$33,166**

**Actual Oper. Expenses: \$3,974**

**Proj. Oper. Expenses: \$3,974**

**Cap Rate: 2.22**

**Gross Rent Multiplier: 33.46**

Investor Info: Annual Property Operation Data, Profit &amp; Loss

## Statement, Rent Records

Short Sale: No

**Bank Owned/Real Estate Owned:** No

**Terms Considered:** Cash, Conventional, FHA, VA Loan

**Assumable Interest Rate:****Assumable Remaining Months Ending:**

## Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1	1295	720	Hardwood Floors, Range, Refrigerator, Window Coverings
1	2	1	0	720	Hardwood Floors, Range, Refrigerator, Window Coverings

## Occupancy Types: Month To Month

**Rent Includes:** None

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SCHOOL AVAILABILITY SUBJECT TO CHANGE



Client Full

Multifamily

9/15/2025 11:34AM

**\$560,000** 2496 sqftStatus: **Active**

List Date: 8/1/2025

DOM: 45

MLS#: 701614831

Year Built: 1956 / REMOD

**1518 Z ST Vancouver, WA 98661**

XST/Dir: McLoughlin to Z st

## Property Details:

Property Tax/Yr: \$4,418.30 /

County: Clark

Neighborhood:

Internet:

Lot Size: 5,000 to 6,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 12

Zoning: R-9

Tax ID: 035269000

CC&amp;Rs:

Legal: #117 JOHN MANEY DLC

.15A FOR ASSESSOR USE ONLY

BEG AT A PT 10.22

Common Amenities:

Storage: Basement

Lot Desc: Corner Lot

#Stories:

# Total Units: 2

Approx Bldg SQFT: 2496

View: City

Waterfront:

Body Water:

Parking: 2 / DRIVEWAY, STREET

Roof: Composition

Unreinforced Masonry Building:

Road Surface: Paved

Basement: Finished, Full

Basement, Separate Living

Quarters/Apartment/Aux Living Unit

Exterior: Cedar

Security:

Foundation: Concrete Perimeter

Garage: 2

Lot Dim:

Opportunity Zone:

Fantastic 2 Unit Income Opportunity in a Mid Century Property located in the heart of Vancouver. This Updated Property provides 2 Separate Units with a total of 2,236sf of Living Space, 4 Bedrooms, and 3 Full Bathrooms. UPSTAIRS UNIT: 3 Bedrooms, 2 Full Bathrooms, Kitchen, Dining Area, Living Room with Fireplace, plus Sunroom. DOWNSTAIRS UNIT: 1 Extra Large Bedroom, 1 Full Bathroom, Kitchen, Living Room with Gas Fireplace, Laundry and Extra Large Storage Area plus Carport. Property is serviced by NW Gas, Furnace with AC. Great Area that is close to Clark College and Various Schools, and Popular Downtown Vancouver.

## Schools:

Elementary: Harney

Middle: Discovery

High: Hudsons Bay

## Income/Expenses & Financial Information:

Actual Gross Income: \$37,800

Proj. Gross Income:

Actual Net Income: \$30,382

Proj. Net Income:

Actual Oper. Expenses: \$7,418

Proj. Oper. Expenses:

Cap Rate: 5.43

Gross Rent Multiplier: 14.81

Investor Info: Rent Records

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional

Assumable Interest Rate:

Assumable Remaining Months Ending:

## Comparable Information:

Original Price: \$560,000

## Utilities:

Heat: Forced Air

Fuel: Electricity, Gas

Water: Public Water

Sewer: Public Sewer

Cool: Central Air

Hot Water: Gas

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	3	2	1850	1508	Air Conditioning, Built-in Dishwasher, Fireplace, Hardwood Floors
1	1	1	1300	988	Air Conditioning, Built-in Dishwasher, Refrigerator, Washer/Dryer

Occupancy Types:

Rent Includes: Electricity, Gas, Sewer, Trash Collection, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.





SELLER OFFERING A CONCESSION for you to use how you like be sure and ask for more details! ENDLESS INCOME PRODUCING POSSIBILITIES IN THIS CHARMING 1910 Multi-Family Home with Modern Upgrades plus location make this a great investment! Step into timeless charm with this beautifully updated 1910 multi-family home, offering the perfect blend of historic character and modern convenience. Thoughtfully renovated with updated plumbing, electrical, flooring, paint, kitchens, and bathrooms, this property is move-in ready and full of opportunity. Featuring two spacious and well-appointed units, this home is ideal for house hacking, or as a savvy investment. Live in one unit and lease the other to offset your mortgage or generate consistent rental income. Upstairs unit offers 4 bedrooms 1 full bath and is light, bright, updated, and comfortable living with tasteful finishes and a warm, welcoming atmosphere. Unit B is a Fully finished basement with natural light, 2 bedrooms, 1 full bath, washer dryer hookup and storage with separate entrance, it is quiet and comfortable! Centrally located near downtown Vancouver WA and the amazing Vancouver Waterfront, entertainment, local shops, dining, and commuter routes, this versatile property is a rare find—whether you’re a homeowner, investor, or both, the possibilities here are endless. Don’t miss your chance to own a piece of history with today’s comforts and tomorrow’s potential!

**Schools:**  
**Elementary:** Washington  
**Middle:** Discovery  
**High:** Hudsons Bay

Client Full      Multifamily      9/15/2025 11:34AM

**\$575,000**      2300 sqft

Status: **Active**  
List Date: 6/13/2025  
DOM: 94      MLS#: 488958314  
Year Built: 1910 / REMOD

**3301 M ST Vancouver, WA 98663**  
XST/Dir: E 33rd Street to M Street

**Property Details:**

<b>Property Tax/Yr:</b> \$4,932.27 / 2025	<b>Lot Desc:</b> Corner Lot, Public Road
<b>County:</b> Clark	<b>#Stories:</b> 3
<b>Neighborhood:</b> COLUMBIA ORCHARD LOT LAYS	<b># Total Units:</b> 2
<b>Internet:</b> Cable	<b>Approx Bldg SQFT:</b> 2300
<b>Lot Size:</b> 5,000 to 6,999 SqFt	<b>View:</b> Territorial
<b>Seller Disclosure:</b>	<b>Waterfront:</b>
<b>Open House:</b>	<b>Body Water:</b>
<b>Upcoming Open House:</b>	<b>Parking:</b> 4 / DRIVWAY, RVACCPRK
<b>Area:</b> 12	<b>Roof:</b> Composition
<b>Zoning:</b> R-18	<b>Unreinforced Masonry Building:</b>
<b>Tax ID:</b> 018420000	<b>Road Surface:</b> Paved
<b>CC&amp;Rs:</b> No	<b>Basement:</b> Finished, Full Basement, Separate Living Quarters/Apartment/Aux Living Unit
<b>Legal:</b> LAYS SUB-DIV LOT 10 BLK 5 FOR ASSESSOR USE ONLY LAYS SUB-DIV LOT	<b>Exterior:</b> Lap Siding
<b>Common Amenities:</b>	<b>Security:</b>
<b>Storage:</b>	<b>Foundation:</b> Concrete Perimeter
	<b>Garage:</b>
	<b>Lot Dim:</b>
<b>Opportunity Zone:</b>	

**Comparable Information:**

**Original Price:** \$575,000

**Utilities:**

**Heat:** Wall Furnace, Zoned  
**Fuel:** Electricity  
**Water:** Public Water  
**Sewer:** Public Sewer  
**Cool:** None  
**Hot Water:** Electricity

# Income/Expenses & Financial Information:

Actual Gross Income: \$76,309  
Proj. Gross Income:  
Actual Net Income: \$68,213  
Proj. Net Income:  
Actual Oper. Expenses: \$8,095  
Proj. Oper. Expenses:  
Cap Rate: 11.86  
Gross Rent Multiplier: 7.54  
Investor Info: According To Owner  
Short Sale: No  
Bank Owned/Real Estate Owned: No  
Terms Considered: Cash, Conventional, FHA, VA Loan  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

## Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	4	1	0	1190	Built-in Dishwasher, Disposal, Washer/Dryer Hookup, Wood Stove
1	2	1	1300	750	Refrigerator, Storage, Unfurnished, Washer/Dryer Hookup

Occupancy Types: Leased

Rent Includes: Gas, Sewer, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Client Full

Multifamily

9/15/2025 11:34AM

**\$599,000** 2652 sqftStatus: **Active**

List Date: 6/13/2025

DOM: 94

MLS#: 353863217

Year Built: 1969 / REMOD

**3400 E 13TH ST Vancouver, WA 98661**

XST/Dir: 501 E Mill Plain Blvd left to N Grand Blvd, Rt on E 13th St.

## Property Details:

Property Tax/Yr: \$5,255.74 / 2024

County: Clark

Neighborhood: HARNEY HEIGHTS

Internet:

Lot Size: 7,000 to 9,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 12

Zoning: R-9

Tax ID: 037236000

CC&amp;Rs: No

Legal: #56 H K HINES PRE-EMP CL .19A FOR ASSESSOR USE ONLY PTN OF SEC 25

Common Amenities:

Storage:

Lot Desc: Level

#Stories: 2

# Total Units: 2

Approx Bldg SQFT: 2652

View:

Waterfront:

Body Water:

Parking: 3 / CARPORT, OFF-STR

Roof: Composition

Unreinforced Masonry Building:

Road Surface: Paved

Basement: None

Exterior: Wood Siding

Security:

Foundation:

Garage: 4

Lot Dim:

Opportunity Zone:

Turn-key 2 story updated duplex is the perfect investment property! Live in one unit or rent both out to start or build your real estate portfolio. Each unit has 2 bedrooms, 2 bathrooms a dining room, kitchen and a generous sized living room. Lower unit completely updated w/ new kitchen, new bathrooms, flooring and paint. Upper unit updated with new flooring, paint and a mini split unit. Washer/dryer hookups in both units. Newer roof ('22) and exterior paint. Carport in back has 2 designated parking spots and extra storage for each unit. Extra off-street parking in front too. Great location close to Clark College and downtown Vancouver. Viewing of the interior units will be available upon accepted offer as both units are occupied.

## Schools:

Elementary: Harney

Middle: McLoughlin

High: Fort Vancouver

## Income/Expenses & Financial Information:

Actual Gross Income: \$37,200

Proj. Gross Income: \$37,200

Actual Net Income: \$19,765

Proj. Net Income: \$19,765

Actual Oper. Expenses: \$17,435

Proj. Oper. Expenses: \$17,435

Cap Rate: 3.3

Gross Rent Multiplier: 16.1

Investor Info: According To Owner

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional, FHA, VA Loan

Assumable Interest Rate:

Assumable Remaining Months Ending:

## Comparable Information:

Original Price: \$619,000

## Utilities:

Heat: Forced Air

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Cool: Mini Split

Hot Water: Electricity

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	2	1595	1326	Built-in Dishwasher, Refrigerator, Washer/Dryer Hookup
1	2	2	1385	1326	Air Conditioning, Fireplace, Refrigerator, Washer/Dryer Hookup

Occupancy Types: Leased

Rent Includes: Electricity, Sewer, Trash Collection, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.





Well kept duplex with 3 bedrooms and 1.5 bathrooms on each side. Featuring updated flooring, newer plumbing and a newer roof.

**Schools:**  
Elementary: King  
Middle: McLoughlin  
High: Fort Vancouver

**Income/Expenses & Financial Information:**  
Actual Gross Income: \$19,800  
Proj. Gross Income:  
Actual Net Income: \$19,200  
Proj. Net Income:  
Actual Oper. Expenses: \$5,723  
Proj. Oper. Expenses:  
Cap Rate: 3.2  
Gross Rent Multiplier: 30.3  
Investor Info:  
Short Sale: No  
Bank Owned/Real Estate Owned: No  
Terms Considered: Cash, Conventional  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

**Description of Units:**

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent
1	3	1.1	1650
1	3	1.1	1650

Occupancy Types:

Client Full      Multifamily      9/15/2025 11:34AM

**\$599,900**      sqft

Status: **Active**  
List Date: 7/30/2025  
DOM: 47      MLS#: 696290840  
Year Built: 1994 /

**3306 E 17TH ST Vancouver, WA 98661**  
XST/Dir: 4th Plain Blvd S on Norris E on 17th St

**Property Details:**

Property Tax/Yr: \$3,923.33 / 2024	Lot Desc:
County: Clark	#Stories:
Neighborhood:	# Total Units: 2
Internet:	Approx Bldg SQFT:
Lot Size: 5,000 to 6,999 SqFt	View:
Seller Disclosure:	Waterfront:
Open House:	Body Water:
Upcoming Open House:	Parking: /
Area: 12	Roof:
Zoning: MD	Unreinforced Masonry Building:
Tax ID: 029671015	Road Surface:
CC&Rs:	Basement:
Legal: LOT 4 SP2-789 .14A FOR ASSESSOR USE ONLY LOT 4	Exterior: T-111 Siding
SP2-789 .14A	Security:
Common Amenities:	Foundation:
Storage:	Garage:
	Lot Dim:
	Opportunity Zone:

**Comparable Information:**  
Original Price: \$599,900

**Utilities:**  
Heat: Zoned  
Fuel: Electricity  
Water: Public Water  
Sewer: Public Sewer  
Cool:  
Hot Water:





Client Full      Multifamily      9/15/2025 11:34AM

**\$665,000**      2852 sqft

Status: **Active**  
List Date: 5/7/2025  
DOM: 131      MLS#: 733454012  
Year Built: 2006 / EXISTNG  
**2833 NE STAPLETON RD Vancouver, WA 98661**  
XST/Dir: From E 4th Plain Blvd turn N on Stapleton

Property Details:

Property Tax/Yr: \$5,489.14 / 2024	Lot Desc: Cul-de-sac
County: Clark	#Stories: 2
Neighborhood: BAGLEY DOWNS	# Total Units: 2
Internet:	Approx Bldg SQFT: 2852
Lot Size: 3,000 to 4,999 SqFt	View:
Seller Disclosure:	Waterfront:
Open House:	Body Water:
Upcoming Open House:	Parking: 2 / DRIVEWAY, GAR-PARK
Area: 12	Roof: Composition
Zoning: R-22	Unreinforced Masonry Building:
Tax ID: 029462010	Road Surface: Paved
CC&Rs:	Basement: Crawl Space
Legal: LOT 3 SP3-655 .07A FOR ASSESSOR USE ONLY LOT 3	Exterior: Fiber Cement
SP3-655 .07A	Security:
Common Amenities:	Foundation:
Storage:	Garage: 2
	Lot Dim:
	Opportunity Zone:

Fantastic investment or owner-occupant (Vacant Unit!) opportunity! This well-maintained duplex features two spacious units, each offering 3 bedrooms, 2.5 bathrooms, and 1,426 square feet of living space. One unit is currently rented for \$2,095/month, while the other will be vacant soon—perfect for a new tenant or move-in ready for a buyer. The seller has received interest from prospective renters but is holding off leasing to allow for a potential sale. Fresh exterior paint. Don't miss this versatile and income-generating property!

Schools:

Elementary: Roosevelt  
Middle: McLoughlin  
High: Fort Vancouver

Income/Expenses & Financial Information:

Actual Gross Income: \$50,280  
Proj. Gross Income: \$50,280  
Actual Net Income: \$36,405  
Proj. Net Income: \$50,280  
Actual Oper. Expenses: \$12,366  
Proj. Oper. Expenses: \$12,366  
Cap Rate: 5.47  
Gross Rent Multiplier: 13.23  
Investor Info: Annual Property Operation Data, Leases  
Short Sale: No  
Bank Owned/Real Estate Owned: No  
Terms Considered: Cash, Conventional, FHA, VA Loan  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

Comparable Information:

Original Price: \$665,000

Utilities:

Heat: Forced Air  
Fuel: Gas  
Water: Public Water  
Sewer: Public Sewer  
Cool:  
Hot Water: Gas

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	3	2.1	2095	1426	Built-in Dishwasher, Fireplace, Refrigerator, Washer/Dryer
1	3	2.1	0	1426	Built-in Dishwasher, Fireplace, Refrigerator, Washer/Dryer

Occupancy Types: Leased, Other

Rent Includes: None

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Client Full

Multifamily

9/15/2025 11:34AM

**\$900,000** 3344 sqft

Status: **Active**

List Date: 9/16/2024

DOM: 364

MLS#: 24275187

Year Built: 1966 /

**3313 E 17TH ST Vancouver, WA 98661**

XST/Dir: Use GPS

**Property Details:**

Property Tax/Yr: \$5,922.60 / 2024

County: Clark

Neighborhood:

Internet:

Lot Size: 10,000 to 14,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 12

Zoning: R-18

Tax ID: 029373070

CC&Rs:

Legal: #170 EDWARD MOORE

DLC .26A FOR ASSESSOR USE

ONLY E 12 OF N 110 FT

Common Amenities:

Storage:

Lot Desc:

#Stories:

# Total Units: 4

Approx Bldg SQFT: 3344

View:

Waterfront:

Body Water:

Parking: 4 / CARPORT, PAVED

Roof: Composition

Unreinforced Masonry Building:

Road Surface: Paved

Basement:

Exterior: Wood Siding

Security:

Foundation:

Garage:

Lot Dim:

Opportunity Zone:



Fully leased and renovated 1966 fourplex with long-term tenants on month-to-month leases. Each unit is 2 bed - 1 bath. Value-Add.

**Schools:**

Elementary: King

Middle: McLoughlin

High: Fort Vancouver

**Income/Expenses & Financial Information:**

Actual Gross Income: \$0

Proj. Gross Income:

Actual Net Income: \$0

Proj. Net Income:

Actual Oper. Expenses: \$0

Proj. Oper. Expenses:

Cap Rate:

Gross Rent Multiplier:

Investor Info:

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional, FHA

Assumable Interest Rate:

Assumable Remaining Months Ending:

**Comparable Information:**

Original Price: \$900,000

**Utilities:**

Heat: Baseboard

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Cool:

Hot Water:

**Description of Units:**

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1	1230	836	
1	2	1	1280	836	
1	2	1	1280	836	
1	2	1	1450	836	

Occupancy Types:

Rent Includes: None







Video: [Virtual Tour #1](#)

**\$50k PRICE DROP!** This one-of-a-kind, fully remodeled 1952 farmhouse blends timeless character with modern convenience. This property has undergone extensive renovations totaling over \$400K, including a full rebuild of main house and addition of a stunning detached extra deep garage + 750 sqft ADU (built 2019) + 540 sqft gathering area. The main home features original hardwood floors, updated plumbing and electrical, custom cabinetry, quartz countertops, vinyl windows, and beautifully remodeled bathrooms. The fully finished basement has a master bedroom with expansive walk-in closet, legal egress windows, full bath and a laundry. Upstairs is bright and open with archways and upgraded finishes throughout. Outdoor living is unmatched with a covered patio tastefully turned into top notch gathering space with a full outdoor BBQ kitchen w/Stainless Steel storage, dual burner, full size hood for venting BBQ and water feature, spacious lawn and full landscaping with sprinklers. The 42'x24' shop includes an insulated garage, a fully equipped 1-bed ADU with its own Heat Pump with 2 Heads and laundry, and a Craft Room. The Craft Room is adaptable and thoughtfully designed to accommodate a wide range of uses: from entertaining and hobbies to guest accommodations: featuring a commercial-grade sink, extensive counter space, the room functions as a second kitchen or prep area; perfect for culinary enthusiasts, this space has been used for home brewing, cheesemaking, baking, and food preparation, including seasonal canning and charcuterie; it also serves as an excellent area for arts, crafts, and creative projects; with ample room and its own half bath, it can easily convert into a private guest suite, when needed. With 400-amp service, upgraded infiltration system, hot tub area, new siding, roof, new concrete driveway for up to 9 cars, new fence, RV parking with 50-amp service + water/sewer and more this property is perfect for multi-gen living, rental income or home-based business

Client Full

Multifamily

9/15/2025 11:34AM

**\$749,900** 2273 sqftStatus: **Active**

List Date: 5/15/2025

DOM: 123

MLS#: 548986231

Year Built: 1952 / REMOD

**2507 NE 59TH ST Vancouver, WA 98663**

XST/Dir: S - NE St James Rd, W - NE 59th St

## Property Details:

**Property Tax/Yr:** \$5,779.16 / 2024**County:** Clark**Neighborhood:****Internet:** Fiber Optics**Lot Size:** 10,000 to 14,999 SqFt**Seller Disclosure:****Open House:****Upcoming Open House:****Area:** 15**Zoning:** R-9**Tax ID:** 099776250**CC&Rs:** Yes**Legal:** LOT 2 SKEELE TIER 2  
INFILL SP 4-182 0.28A**Common Amenities:****Storage:****Lot Desc:** Gentle Sloping, Level, Private, Trees**#Stories:** 2**# Total Units:** 2**Approx Bldg SQFT:** 2273**View:** Territorial, Trees/Woods**Waterfront:****Body Water:****Parking:** 2 / DRIVWAY,  
RVACCPRK**Roof:** Composition**Unreinforced Masonry Building:****Road Surface:** Concrete, Gravel**Basement:** Crawl Space,  
Finished, Partially Finished**Exterior:** Fiber Cement, Tongue  
and Groove**Security:** Security System  
Owned**Foundation:** Block, Concrete  
Perimeter, Slab**Garage:** 2**Lot Dim:****Opportunity Zone:** No

## Comparable Information:

**Original Price:** \$754,900

## Utilities:

**Heat:** Forced Air, Heat Pump, Mini Split**Fuel:** Electricity, Wood Burning**Water:** Public Water**Sewer:** Public Sewer**Cool:** Heat Pump, Mini Split**Hot Water:** Electricity



Schools:

Elementary: Minnehaha

Middle: Jason Lee

High: Hudsons Bay

## Income/Expenses & Financial Information:

Actual Gross Income: \$16,800  
Proj. Gross Income: \$19,800  
Actual Net Income: \$16,800  
Proj. Net Income: \$19,800  
Actual Oper. Expenses: \$1,920  
Proj. Oper. Expenses: \$1,920  
Cap Rate: 2.24  
Gross Rent Multiplier: 44.64  
Investor Info: According To Owner  
Short Sale: No  
Bank Owned/Real Estate Owned: No  
Terms Considered: Cash, Conventional, FHA, VA Loan  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

## Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	3	2	0	1538	Air Conditioning, Built-in Dishwasher, Hardwood Floors, Washer/Dryer
1	1	1	1400	735	Air Conditioning, Built-in Dishwasher, Refrigerator, Washer/Dryer

Occupancy Types: Month To Month

Rent Includes: Electricity, Sewer, Trash Collection, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Client Full

Multifamily

9/15/2025 11:34AM

**\$800,000** 4225 sqft

Status: **Active**

List Date: 9/11/2025

DOM: 4

MLS#: 396924956

Year Built: 1962 / APPROX

**3609 NE 49TH ST Vancouver, WA 98661**

XST/Dir: NE 49th St & NE 37th Ct

**Property Details:**

Property Tax/Yr: \$5,031.69 / 2024

County: Clark

Neighborhood: Truman

Internet:

Lot Size: 7,000 to 9,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 15

Zoning: R-18

Tax ID: 149763020

CC&Rs: No

Legal: #2 LOT 4 SP 1-691 .20A

FOR ASSESSOR USE ONLY EXC

PTN TO CO PER MF

Common Amenities:

Storage:

Opportunity Zone:

Lot Desc: Level

#Stories: 2

# Total Units: 3

Approx Bldg SQFT: 4225

View:

Waterfront:

Body Water:

Parking: 1 / DETACHD

Roof: Composition

Unreinforced Masonry

Building: NO

Road Surface: Gravel

Basement: Crawl Space

Exterior: Aluminum, Board &

Batten Siding

Security:

Foundation: Concrete Perimeter

Garage: 1

Lot Dim:



Triplex that lives like a single-family home with two additional rental units for income. Main house just renovated: new interior paint, new kitchen (cabinetry, counters, tile backsplash), new appliances, new flooring throughout, updated lighting, new gutters, and a newer roof. Detached garage has separate 200amp service. Private driveway for the main house. The two back units are occupied by long term tenants; please do not disturb. Occupied units viewable after accepted offer. Information deemed reliable, but not guaranteed. Listing agent is a principal.

**Schools:**

Elementary: Truman

Middle: Gaiser

High: Fort Vancouver

**Income/Expenses & Financial Information:**

Actual Gross Income: \$69,420

Proj. Gross Income: \$69,420

Actual Net Income: \$69,420

Proj. Net Income: \$50,504

Actual Oper. Expenses: \$5,309

Proj. Oper. Expenses: \$18,916

Cap Rate: 8.68

Gross Rent Multiplier: 11.52

Investor Info: According To Owner

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional, FHA, VA Loan

Assumable Interest Rate:

Assumable Remaining Months Ending:

**Comparable Information:**

Original Price: \$800,000

**Utilities:**

Heat: Baseboard

Fuel: Electricity, Gas

Water: Public Water

Sewer: Public Sewer

Cool:

Hot Water: Electricity

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1	1395	934	Refrigerator
1	2	1	1395	1236	
1	4	2	2995	2055	

Occupancy Types:

Rent Includes: None

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Client Full

Multifamily

9/15/2025 11:34AM

**\$587,000** 1584 sqft

Status: **Active**

List Date: 8/26/2025

DOM: 20

MLS#: 615939100

Year Built: 1967 / UNKNOWN

**10610 NE 10TH ST Vancouver, WA 98664**

XST/Dir: 205 n, exit 28A-B-C to 112th, I-Mill Plain W, R-Mill Plain  
Blvd W,R-NE 104TH AVE, R-NE 10TH ST

### Property Details:

Property Tax/Yr: \$4,204.18 / 2024

County: Clark

Neighborhood:

Internet:

Lot Size: 10,000 to 14,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 20

Zoning: R-18

Tax ID: 110532406

CC&Rs:

Legal: GREEN ROYAL LOT 4 FOR

ASSESSOR USE ONLY GREEN

ROYAL LOT 4

Common Amenities:

Storage: Garage(s)

Opportunity Zone:

Lot Desc:

#Stories: 1

# Total Units: 2

Approx Bldg SQFT: 1584

View:

Waterfront:

Body Water:

Parking: 2 / DRIVEWAY, GAR-PARK

Roof:

Unreinforced Masonry Building:

Road Surface: Paved

Basement: Crawl Space

Exterior: Wood Siding

Security:

Foundation:

Garage: 2

Lot Dim:



Come and see this well maintained DUPLEX! Located in the core of Vancouver, just minutes from Highway 205, major shopping centers. Each side of the duplex features 2 cozy bedrooms and 1 full bathroom, efficient kitchens offer just the right amount of space for everyday cooking and dining. Step outside and enjoy the expansive backyards. Each unit also includes its own private garage, adding convenience and value. Whether you're looking to live in one unit and rent the other, or seeking a solid investment opportunity in a rapidly growing area, this property has endless potential. Don't miss your chance to own a duplex in one of Vancouver's most accessible and desirable locations!

### Schools:

Elementary: Marrion  
Middle: Wy East  
High: Mountain View

### Income/Expenses & Financial Information:

Actual Gross Income: \$42,000  
Proj. Gross Income: \$44,400  
Actual Net Income: \$42,000  
Proj. Net Income:  
Actual Oper. Expenses: \$0  
Proj. Oper. Expenses:  
Cap Rate: 7.16  
Gross Rent Multiplier: 13.98  
Investor Info:  
Short Sale: No  
Bank Owned/Real Estate Owned: No  
Terms Considered: Cash, Conventional, FHA  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

### Comparable Information:

Original Price: \$597,000

### Utilities:

Heat: Wall Heater  
Fuel: Electricity  
Water: Public Water  
Sewer: Septic Tank  
Cool:  
Hot Water: Electricity

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1	1750	792	Microwave, Range, Refrigerator, Washer/Dryer
1	2	1	1750	792	Microwave, Range, Refrigerator, Washer/Dryer

Occupancy Types: Leased, Month To Month, Vacant

Rent Includes: None

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.





Client Full

Multifamily

9/15/2025 11:34AM

**\$775,000** 3120 sqftStatus: **Active**

List Date: 9/8/2025

DOM: 7

MLS#: 234442808

Year Built: 1971 / REMOD

**813 NE 106TH AVE Vancouver, WA 98664**

XST/Dir: Mill Plain, North on 104th Ave, Right on NE 8th, Left on 106th Ave. Duplex is on the Right

## Property Details:

Property Tax/Yr: \$4,962.39 / 2024

County: Clark

Neighborhood:

Internet:

Lot Size: 7,000 to 9,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 20

Zoning: R 18

Tax ID: 110532218

CC&amp;Rs:

Legal: HUDSONS BAY LOT 10

FOR ASSESSOR USE ONLY

HUDSONS BAY LOT 10

Common Amenities:

Storage: Attic, Garage(s)

Opportunity Zone:

Lot Desc: Level

#Stories: 2

# Total Units: 2

Approx Bldg SQFT: 3120

View:

Waterfront:

Body Water:

Parking: 4 / DRIVEWAY, GAR-PARK

Roof: Composition

Unreinforced Masonry Building:

Road Surface: Paved

Basement: None

Exterior: Lap Siding

Security:

Foundation: Slab

Garage: 2

Lot Dim:

Investor's Dream – Remodeled Duplex with Strong Cashflow! No sign. Please do not disturb tenants. Each unit has 1560 sq ft that has been thoughtfully updated with modern finishes, durable flooring, fresh paint, and upgraded kitchens and bathrooms—making it move-in ready for tenants or owners alike. The property is currently generating excellent cashflow! With separate entrances, utilities, and two spacious tandem garages, to enjoy convenience and secure parking—adding extra value and rental appeal. Recent fully upgraded for low-maintenance ownership. Fully fenced, large yards. One unit has plumbing roughed in for a second bathroom. One unit has an office that can be used as a non-conventional 5th bedroom. Convenient location near schools, shops, and transit.

## Schools:

Elementary: Marrion

Middle: Wy East

High: Mountain View

## Income/Expenses & Financial Information:

Actual Gross Income: \$56,400

Proj. Gross Income:

Actual Net Income: \$47,242

Proj. Net Income:

Actual Oper. Expenses: \$8,976

Proj. Oper. Expenses:

Cap Rate: 6.1

Gross Rent Multiplier: 13.74

Investor Info: According To Owner

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional, FHA, VA Loan

Assumable Interest Rate:

Assumable Remaining Months Ending:

## Comparable Information:

Original Price: \$775,000

## Utilities:

Heat: Wall Furnace

Fuel: Electricity

Water: Public Water

Sewer: Septic Tank

Cool: None

Hot Water: Electricity

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	4	1	2500	1560	Built-in Dishwasher
1	3	1	2200	1560	Built-in Dishwasher

Occupancy Types:

Rent Includes: Sewer, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Client Full

Multifamily

9/15/2025 11:34AM

**\$850,000** 2800 sqft

Status: **Active**

List Date: 9/2/2025

DOM: 13

MLS#: 552322430

Year Built: 1996 /

**5508 NE 84TH AVE Vancouver, WA 98662**

XST/Dir: North on Thurston Wy turns into 82nd Ave/E on NE 54th  
St/N on NE 84th Av

### Property Details:

Property Tax/Yr: \$5,603.34 /

County: Clark

Neighborhood: VANCOUVER  
MALL

Internet:

Lot Size: 10,000 to 14,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 21

Zoning: R-22

Tax ID: 105529716

CC&Rs:

Legal: TALARICO DUPLEX  
SUBDIVISION LOT 14 SUB 97  
FOR ASSESSOR USE ONLY A

Common Amenities:

Storage:

Opportunity Zone:

Lot Desc: Level

#Stories: 1

# Total Units: 2

Approx Bldg SQFT: 2800

View:

Waterfront:

Body Water:

Parking: 2 / GAR-OPN, GAR-  
PARK

Roof: Composition

Unreinforced Masonry Building:

Road Surface: Paved

Basement: Crawl Space

Exterior: Vinyl Siding

Security:

Foundation: Concrete Perimeter

Garage: 2

Lot Dim:

### Comparable Information:

Original Price: \$850,000

### Utilities:

Heat: Forced Air

Fuel: Gas

Water: Public Water

Sewer: Public Sewer

Cool: Central Air

Hot Water: Gas



Don't miss this rare opportunity to own a well-maintained duplex in the heart of Vancouver, WA! Perfect for investors, this property offers strong rental history, updates, and a convenient location close to schools, shopping, public transportation, and 2 major freeways. Each unit features 2 bedrooms and 2 bathrooms, spacious living areas, private entrances, gas fireplaces and individual 2 CAR garages. The interiors have large kitchens, newer flooring, and in-unit laundry hookups. Tenants have private fenced yards, ideal for outdoor living or pets. Recent upgrades include new HVAC (July 2025) providing peace of mind and reduced maintenance costs for years to come. Roof is 10 years old. Consistent cash flow – this property is fully leased with long-term tenants at soft market rents. Write offer subject to interior inspection, do not disturb tenants.

### Schools:

Elementary: Walnut Grove

Middle: Gaiser

High: Fort Vancouver

### Income/Expenses & Financial Information:

Actual Gross Income: \$44,460

Proj. Gross Income:

Actual Net Income: \$31,147

Proj. Net Income:

Actual Oper. Expenses: \$15,127

Proj. Oper. Expenses:

Cap Rate: 3.66

Gross Rent Multiplier: 19.12

Investor Info: Annual Property Operation Data, Leases

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional

Assumable Interest Rate:

Assumable Remaining Months Ending:

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	2	1840	1400	Air Conditioning, Built-in Dishwasher, Fireplace, Refrigerator
1	2	2	1865	1400	Air Conditioning, Built-in Dishwasher, Fireplace, Refrigerator

Occupancy Types: Leased

Rent Includes: None

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.





Welcome to this beautifully designed 3,014 sq.ft. stunning 2019 Duplex, offering Style and Comfort, where the Modern Elegance Meets Smart Investment. A rare blend of modern luxury and practical living. Built in 2019, each mirror-image unit boasts 3 spacious bedrooms and 2 and 1/2 baths, delivering comfort, convenience, and enduring value—ideal for multi-generational living or savvy investors. Step inside to discover gleaming hardwood floors and tile accents that complement the sleek, contemporary design. The heart of each home is the open-concept kitchen, complete with stainless steel appliances, solid surface countertops, pantry, and a generous island—perfect for meal prep or casual entertaining. The built-in microwave, dishwasher, and range hood blend seamlessly with style and utility, while plumbing for an ice-maker feature for your fridge ensures your cold drinks are always within reach. Natural light pours through double-pane windows, accentuating the clean lines and warm tones throughout. Enjoy the luxury of a soaking tub, window coverings, and spacious bedrooms offering peaceful retreats at the end of the day. Each unit includes A/C, cable internet wiring, and washer/dryer hookups in the private laundry areas. The exterior impresses just as much, with a welcoming porch, fenced backyard, and thoughtfully landscaped surroundings offering both privacy and outdoor enjoyment. This duplex is a true turn-key opportunity, whether you're looking to live in one side and rent the other, accommodate extended family, or maximize rental income. Don't miss your chance to own this modern masterpiece—schedule your showing today and experience the elevated duplex lifestyle. PLEASE, PAY ATTENTION: THE ACTUAL LOT'S DEPTH IS ABOUT 50+ FEET MORE THAN WHERE THE FENCE IS - DO YOUR DUE DILIGENCE ON EXTENSION OF THE ACTUAL BACKYARDS AND/OR POSSIBLE SUBDIVIDING!!!

Schools:

Elementary: Orchards  
Middle: Covington  
High: Heritage

Client Full      Multifamily      9/15/2025 11:34AM

\$899,900      3015 sqft

Status: Active  
List Date: 6/2/2025  
DOM: 105      MLS#: 660302028  
Year Built: 2019 / EXISTNG

10703 NE 70TH ST Vancouver, WA 98662  
XST/Dir: N - NE 107TH AVE, E - NE 70TH ST

Property Details:

Property Tax/Yr: \$6,982.65 / 2024	Lot Desc: Corner Lot, Level
County: Clark	#Stories: 2
Neighborhood:	# Total Units: 2
Internet:	Approx Bldg SQFT: 3015
Lot Size: 10,000 to 14,999 SqFt	View: Territorial
Seller Disclosure:	Waterfront:
Open House:	Body Water:
Upcoming Open House:	Parking: 4 / DRIVEWAY, STREET
Area: 21	Roof: Composition
Zoning: R1-6	Unreinforced Masonry Building:
Tax ID: 106710000	Road Surface: Concrete
CC&Rs: Yes	Basement: Crawl Space
Legal: MAPLE MANOR SP4-164	Exterior: Fiber Cement
LOT 1 FOR ASSESSOR USE	Security:
ONLYFKA FRUITLAWN #1 L	Foundation: Concrete Perimeter
Common Amenities:	Garage: 2
Storage:	Lot Dim:
	Opportunity Zone: No

Comparable Information:

Original Price: \$899,900

Utilities:

Heat: Forced Air  
Fuel: Electricity, Gas  
Water: Public Water  
Sewer: Public Sewer  
Cool: Central Air  
Hot Water: Electricity, Gas



# Income/Expenses & Financial Information:

Actual Gross Income: \$56,880  
Proj. Gross Income:  
Actual Net Income: \$46,249  
Proj. Net Income:  
Actual Oper. Expenses: \$10,631  
Proj. Oper. Expenses:  
Cap Rate: 5.14  
Gross Rent Multiplier: 15.82  
Investor Info: According To Owner, Leases  
Short Sale: No  
Bank Owned/Real Estate Owned: No  
Terms Considered: Cash, Conventional, FHA, VA Loan  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

## Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	3	3	2345	1507	Air Conditioning, Built-in Dishwasher, Hardwood Floors, Range
1	3	3	2395	1507	Air Conditioning, Built-in Dishwasher, Hardwood Floors, Range

Occupancy Types: Rent Includes: None

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Client Full      Multifamily      9/15/2025 11:34AM

**\$799,000**      2388 sqft

Status: **Active**  
List Date: 4/24/2025  
DOM: 144      MLS#: 552667313  
Year Built: 1977 / REMOD

**1110 NE KEYES RD Vancouver, WA 98684**  
XST/Dir: Hearthwood Blvd/W on NE 10th to Keyes Rd

Property Details:

Property Tax/Yr: \$5,981.82 / 2024	Lot Desc: Level
County: Clark	#Stories: 1
Neighborhood:	# Total Units: 3
Internet:	Approx Bldg SQFT: 2388
Lot Size: 10,000 to 14,999 SqFt	View:
Seller Disclosure:	Waterfront:
Open House:	Body Water:
Upcoming Open House:	Parking: 6 / DRIVEWAY
Area: 22	Roof: Composition
Zoning: R-9	Unreinforced Masonry Building:
Tax ID: 110185412	Road Surface: Concrete
CC&Rs:	Basement: Crawl Space
Legal: SCARBOROUGH ESTATES II LOT 20 FOR ASSESSOR USE ONLY	Exterior: Wood Siding
Common Amenities:	Security:
Storage: Individual Storage Units	Foundation: Concrete Perimeter
	Garage:
	Lot Dim:
	Opportunity Zone:

Fantastic Tri Plex Rental Property in Popular East Vancouver! Add to Your Portfolio or Reside in One Unit. Each Unit provides 2 Bedrooms, 1 Full Bathroom, a Spacious Living Room, Kitchen with Eat Area, Laundry Area with Washer/Dryer hookups, and 2 Parking Spaces per Unit. Updated Units from Interior Paint to Flooring, and More. Newer Roof/New Water Mains. Each unit has its own Private Backyard that is fenced with Storage Unit. Each Unit is Metered Separately each with New Updated Electrical Panels. Quiet Neighborhood that is close access to Schools, Restaurants, Shopping, and Freeways.

Schools:

Elementary: Hearthwood  
Middle: Cascade  
High: Evergreen

Income/Expenses & Financial Information:

Actual Gross Income: \$49,680  
Proj. Gross Income:  
Actual Net Income: \$40,574  
Proj. Net Income:  
Actual Oper. Expenses: \$9,106  
Proj. Oper. Expenses:  
Cap Rate: 5.08  
Gross Rent Multiplier: 16.08  
Investor Info: According To Owner  
Short Sale: No  
Bank Owned/Real Estate Owned: No  
Terms Considered: Cash, Conventional, FHA  
Assumable Interest Rate:  
Assumable Remaining Months Ending:

Comparable Information:

Original Price: \$799,000

Utilities:

Heat: Wall Heater  
Fuel: Electricity  
Water: Public Water  
Sewer: Public Sewer  
Cool:  
Hot Water: Electricity

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1	1595	784	Built-in Dishwasher, Range, Refrigerator, Washer/Dryer
1	2	1	1495	856	Built-in Dishwasher, Range, Refrigerator, Washer/Dryer
1	2	1	1050	748	Built-in Dishwasher, Range, Refrigerator, Washer/Dryer

Occupancy Types:

Rent Includes: None

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.



Charming duplex in the desirable Ellsworth neighborhood of Vancouver, WA. Each unit offers a spacious layout with nearly 1000 square feet, featuring 2 large bedrooms and 1 full bathroom, perfect for comfortable living. Enjoy a generous living room with a cozy gas wall mounted fireplace, ideal for relaxing evenings. The large kitchens come fully equipped with refrigerators, stoves, and dishwashers, plus an adjoining eating area for casual dining. Each unit includes a single car garage with laundry hookups, providing convenience and storage. Step outside to private, fenced in backyards, perfect for outdoor activities or quiet retreats. Modern amenities include gas water heaters and efficient electric forced air heating systems. The roof, replaced just three years ago, ensures low maintenance and peace of mind. Located in a vibrant community with easy access to local shops, parks, and dining, this well maintained duplex is an excellent opportunity for investors or owner occupants seeking quality and value in Vancouver’s thriving market. Please do not disturb tenants!

Schools:

- Elementary: Ellsworth
- Middle: Wy East
- High: Mountain View

Client Full                      Multifamily                      9/15/2025 11:34AM

\$575,000                      1992 sqft

Status: Active  
List Date: 7/25/2025  
DOM: 52                      MLS#: 516409091  
Year Built: 1970 / EXISTNG

11112 SE 10TH ST Vancouver, WA 98664  
XST/Dir: East of SE Ellsworth and West of SE Chkalov on SE 10th Street

Property Details:

Property Tax/Yr: \$4,557.31 / 2024	Lot Desc: On Busline, Level, Public Road, Trees
County: Clark	#Stories: 1
Neighborhood: Ellsworth	# Total Units: 2
Internet:	Approx Bldg SQFT: 1992
Lot Size: 7,000 to 9,999 SqFt	View:
Seller Disclosure:	Waterfront:
Open House:	Body Water:
Upcoming Open House:	Parking: 2 / DRIVEWAY, GAR-PARK
Area: 23	Roof: Composition
Zoning: R-30	Unreinforced Masonry
Tax ID: 114239004	Building: NOT APPLICABLE
CC&Rs:	Road Surface: Paved
Legal: SOUTHRIDGE LOT 2 FOR ASSESSOR USE ONLY SOUTHRIDGE LOT 2	Basement: Crawl Space
Common Amenities:	Exterior: Lap Siding, Wood Composite
Storage: Attached, Garage(s)	Security:
	Foundation: Concrete Perimeter
	Garage: 2
	Lot Dim:

Opportunity Zone:

Comparable Information:

Original Price: \$575,000

Utilities:

- Heat: Forced Air
- Fuel: Electricity, Gas
- Water: Public Water
- Sewer: Septic Tank
- Cool:
- Hot Water: Gas

## Income/Expenses & Financial Information:

**Actual Gross Income: \$34,800**

**Proj. Gross Income:**

**Actual Net Income: \$34,800**

**Proj. Net Income:**

**Actual Oper. Expenses: \$11,295**

**Proj. Oper. Expenses:**

**Cap Rate: 6.05**

## Gross Rent Multiplier: 16.52

### Investor Info: According To Owner, Profit & Loss Statement

Short Sale: No

**Bank Owned/Real Estate Owned:** No

**Terms Considered:** Cash, Conventional, FHA, VA Loan

**Assumable Interest Rate:****Assumable Remaining Months Ending:**

## Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1	1450	996	Built-in Dishwasher, Fireplace, Range, Refrigerator
1	2	1	1450	996	Built-in Dishwasher, Fireplace, Range, Refrigerator

## Occupancy Types: Month To Month

### Rent Includes: Sewer, Trash Collection, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE





Charming duplex in the desirable Ellsworth neighborhood of Vancouver, WA. Each unit offers a spacious layout with nearly 1000 square feet, featuring 2 large bedrooms and 1 full bathroom, perfect for comfortable living. Enjoy a generous living room with a cozy gas wall mounted fireplace, ideal for relaxing evenings. The large kitchens come fully equipped with refrigerators, stoves, and dishwashers, plus an adjoining eating area for casual dining. Each unit includes a single car garage with laundry hookups, providing convenience and storage. Step outside to private, fenced in backyards, perfect for outdoor activities or quiet retreats. Modern amenities include gas water heaters and efficient electric forced air heating systems. The roof, replaced just three years ago, ensures low maintenance and peace of mind. Located in a vibrant community with easy access to local shops, parks, and dining, this well maintained duplex is an excellent opportunity for investors or owner occupants seeking quality and value in Vancouver’s thriving market. Please do not disturb tenants!

Schools:

- Elementary: Ellsworth
- Middle: Wy East
- High: Mountain View

Client Full                      Multifamily                      9/15/2025 11:34AM

\$575,000                      1992 sqft

Status: Active  
List Date: 7/25/2025  
DOM: 52                      MLS#: 598532369  
Year Built: 1970 / EXISTNG  
**11118 SE 10TH ST Vancouver, WA 98664**  
XST/Dir: East of SE Ellsworth and West of SE Chkalov on SE 10th Street

Property Details:

- |   |   |
|---|---|
| Property Tax/Yr: \$4,480.88 / 2024            | Lot Desc: On Busline, Level, Public Road, Trees |
| County: Clark                                 | #Stories: 1                                     |
| Neighborhood: Ellsworth                       | # Total Units: 2                                |
| Internet:                                     | Approx Bldg SQFT: 1992                          |
| Lot Size: 7,000 to 9,999 SqFt                 | View:   |
| Seller Disclosure:                            | Waterfront:                                     |
| Open House:                                   | Body Water:                                     |
| Upcoming Open House:                          | Parking: 2 / DRIVEWAY, GAR-PARK                 |
| Area: 23                                      | Roof: Composition                               |
| Zoning: R-30                                  | Unreinforced Masonry                            |
| Tax ID: 114239002                             | Building: NOT APPLICABLE                        |
| CC&Rs:  | Road Surface: Paved                             |
| Legal: SOUTHRIDGE LOT 1 FOR ASSESSOR USE ONLY | Basement: Crawl Space                           |
| SOUTHRIDGE LOT 1                              | Exterior: Lap Siding, Vinyl Siding              |
| Common Amenities:                             | Security:                                       |
| Storage: Attached, Garage(s)                  | Foundation: Concrete Perimeter                  |
|   | Garage: 2                                       |
|   | Lot Dim:  |

Opportunity Zone:

Comparable Information:

Original Price: \$575,000

Utilities:

- Heat: Forced Air
- Fuel: Electricity, Gas
- Water: Public Water
- Sewer: Public Sewer
- Cool:
- Hot Water: Gas

## Income/Expenses & Financial Information:

**Actual Gross Income: \$34,800**

**Proj. Gross Income:**

**Actual Net Income: \$34,800**

**Proj. Net Income:**

**Actual Oper. Expenses: \$9,616**

**Proj. Oper. Expenses:**

**Cap Rate: 6.05**

**Gross Rent Multiplier: 16.52**

### Investor Info: According To Owner, Profit & Loss Statement

Short Sale: No

**Bank Owned/Real Estate Owned: No**

**Terms Considered:** Cash, Conventional, FHA, VA Loan

**Assumable Interest Rate:**

### Assumable Remaining Months Ending:

## Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1	1450	996	Built-in Dishwasher, Fireplace, Range, Refrigerator
1	2	1	1450	996	

## Occupancy Types: Month To Month

**Rent Includes:** Sewer, Trash Collection, Water

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SCHOOL AVAILABILITY SUBJECT TO CHANGE

© 2024



Client Full

Multifamily

9/15/2025 11:34AM

**\$645,000** 1768 sqft

Status: **Active**

List Date: 9/27/2024

DOM: 353

MLS#: 24636178

Year Built: 1979 / EXISTNG

**1814 SE 145TH CT Vancouver, WA 98683**

XST/Dir: WA-14 E - Exit SE Ellsworth Rd - R SE 10th St - SE  
McGillivray Blvd - R SE 145th Ct

## Property Details:

Property Tax/Yr: \$4,157.53 / 2024

County: Clark

Neighborhood:

Internet:

Lot Size: 10,000 to 14,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 24

Zoning: R-9

Tax ID: 110539320

CC&Rs:

Legal: MCGILLIVRAY

HIGHLANDS-2 LOT 14 FOR

ASSESSOR USE ONLY

MCGILLIVRAY

Common Amenities:

Storage:

Lot Desc: Level

#Stories: 2

# Total Units: 2

Approx Bldg SQFT: 1768

View:

Waterfront:

Body Water:

Parking: 2 / ATTACHD, GAR-PARK

Roof: Composition

Unreinforced Masonry Building:

Road Surface: Paved

Basement: Crawl Space

Exterior: T-111 Siding

Security:

Foundation:

Garage: 2

Lot Dim:

Opportunity Zone:

## Comparable Information:

Original Price: \$795,000

## Utilities:

Heat: Wall Heater, Zoned

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Cool: None

Hot Water: Electricity

This charming duplex is nestled in a quiet cul-de-sac and sits on a large lot adjacent to Bella Vista Park, offering a serene and private setting. The property features two spacious units, each with a comfortable living room, a kitchen with an eat-in area, two bedrooms, a full bath, a half bath, and laundry hookups. Both units have their own attached 1-car garage, providing added convenience. The duplex is well-maintained, with vinyl double-pane windows, a roof that was replaced just three years ago, and exterior paint completed two years ago. Please respect tenant privacy. Mortgage savings may be available for buyers of this listing.

## Schools:

Elementary: Riverview

Middle: Wy East

High: Mountain View

## Income/Expenses & Financial Information:

Actual Gross Income: \$32,400

Proj. Gross Income: \$30,000

Actual Net Income: \$24,742

Proj. Net Income: \$24,742

Actual Oper. Expenses: \$5,258

Proj. Oper. Expenses: \$5,258

Cap Rate: 3.84

Gross Rent Multiplier: 19.91

Investor Info: According To Owner

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional

Assumable Interest Rate:

Assumable Remaining Months Ending:

# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1.1	1300	884	Built-in Dishwasher, Disposal, Range
1	2	1.1	1400	884	Built-in Dishwasher, Disposal, Range

Occupancy Types: Month To Month

Rent Includes: None

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.





Client Full

Multifamily

9/15/2025 11:34AM

**\$705,000** 1888 sqftStatus: **Active**

List Date: 6/9/2025

DOM: 98

MLS#: 215855231

Year Built: 1969 / REMOD

**11813 SE 5TH ST Vancouver, WA 98683**

XST/Dir: SE Mill Plain Blvd to SE 117 Ave South to SE 5th St east to property

## Property Details:

Property Tax/Yr: \$4,781.77 / 2025

County: Clark

Neighborhood: EASTGATE

Internet:

Lot Size: 7,000 to 9,999 SqFt

Seller Disclosure:

Open House:

Upcoming Open House:

Area: 24

Zoning: CC

Tax ID: 114727106

CC&amp;Rs: Yes

Legal: EASTGATE LOT 4 FOR ASSESSOR USE ONLY

EASTGATE LOT 4

Common Amenities:

Storage: Garage(s), Individual Storage Units

Lot Desc: Level

#Stories: 1

# Total Units: 2

Approx Bldg SQFT: 1888

View:

Waterfront:

Body Water:

Parking: 4 / GAR-PARK, OFF-STR

Roof: Composition

Unreinforced Masonry Building:

Road Surface: Paved

Basement: Crawl Space

Exterior: Brick, Wood Siding

Security:

Foundation: Concrete Perimeter

Garage: 2

Lot Dim:

Opportunity Zone:

Take advantage of this one of a kind Live/Work zoned community commercial property. Live in one side with 2 bed 1 bath 1 car attached garage and other side is currently hair studio. Units are on separate sewer lines, newer windows, updated kitchen on rental side, attached garages, storage sheds, fenced yards, off street parking spaces. Take advantage of this hard to find set up. Call your broker today!

## Schools:

Elementary: Crestline

Middle: Wy East

High: Mountain View

## Income/Expenses & Financial Information:

Actual Gross Income: \$0

Proj. Gross Income:

Actual Net Income: \$0

Proj. Net Income:

Actual Oper. Expenses: \$4,782

Proj. Oper. Expenses:

Cap Rate:

Gross Rent Multiplier:

Investor Info:

Short Sale: No

Bank Owned/Real Estate Owned: No

Terms Considered: Cash, Conventional

Assumable Interest Rate:

Assumable Remaining Months Ending:

## Comparable Information:

Original Price: \$725,000

## Utilities:

Heat: Heat Pump

Fuel: Electricity

Water: Public Water

Sewer: Public Sewer

Cool: Heat Pump

Hot Water: Electricity



# Description of Units:

Total # of Unit Type	# Bedrooms	# Baths	Mo. Rent	SqFt/Unit	Features
1	2	1	0	944	Built-in Dishwasher, Range, Refrigerator, Washer/Dryer Hookup
1	0	0	0	944	Fireplace, Refrigerator

Occupancy Types:

Rent Includes: None

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.