

Multi-Family Client Multiline

7409 Hill Ave, Gig Harbor, WA 98335

MLS#: **2391204** Status: **A**
 Area: **1** Stat Dt: **06/12/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Gig Harbor**
 Year Built: **1968** DOM: **95**
 # Unit: **4** # Story: **2**
 NOI: **\$65,172** GAI: **\$79,860**
 TR SqFt: **3,000** TMI: **\$6,655**
 View: **Sound**
 Water:
 School Dist: **Peninsula**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,274,999**
 SqFt: **3,300**
 Lot Size: **.230 ac/10,000 sf**
 Project:
 CDOM: **95**
 Parking: **8**
 Gen Zone:
 New Cnstr:
 TaxID: **5240000111**
 Ann Tax: **\$8,539.00**

A rare opportunity to own a prime 4-plex in the heart of downtown Gig Harbor! Beautiful Terrain and sweeping views of the sound. Walkable access to the waterfront, shops and restaurants. This well-maintained multi-family property sits in one of the most desirable locations where rental demand remains strong year-round. Perfect for investors seeking stable income and long-term growth, or for owner-occupiers who want to live in one unit and rent the others. Embrace the unique blend of small-town warmth and strong investment fundamentals. Properties like this rarely come to market.

6311 6313 151st St NW, Gig Harbor, WA 98332

MLS#: **2385284** Status: **A**
 Area: **8** Stat Dt: **06/18/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Purdy**
 Year Built: **1965** DOM: **107**
 # Unit: **2** # Story: **2**
 NOI: **\$40,345** GAI: **\$46,068**
 TR SqFt: **2,184** TMI: **\$3,839**
 View: **Territorial**
 Water: **Creek**
 School Dist: **Peninsula**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$650,000**
 SqFt: **2,184**
 Lot Size: **.551 ac/24,001 sf**
 Project:
 CDOM: **272**
 Parking: **6**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **012213-3-088**
 Ann Tax: **\$3,448.44**

Discover this fully renovated duplex on a secluded dead-end road, nestled on half an acre. Each unit features 3 bedrooms, 1 bathroom, in-unit washer and dryer, spacious living rooms and private patios all on 1 floor. Recent upgrades include a new septic system, drain field, roof, gutters, attic insulation, windows, kitchens, bathrooms, new windows and LVP flooring throughout. Perfect for house hacking—live in one unit while renting the other—or as a legacy multifamily investment. With potential to increase rents, this turnkey property is an excellent opportunity for shrewd investors seeking strong returns. Adjacent vacant land parcel also included!

5114 Hunt St NW, Gig Harbor, WA 98335

MLS#: **2417268** Status: **A**
 Area: **8** Stat Dt: **08/15/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Gig Harbor North**
 Year Built: **1986** DOM: **31**
 # Unit: **3** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **4,675** TMI: **\$**
 View:
 Water:
 School Dist: **Peninsula**
 Compensation:
 Marketing
 Remarks:

List Price: **\$1,100,000**
 SqFt: **4,675**
 Lot Size: **.740 ac/32,234 sf**
 Project:
 CDOM: **31**
 Parking: **3**
 Gen Zone:
 New Cnstr:
 TaxID: **0221186005**
 Ann Tax: **\$0.00**

Fantastic Investment Opportunity—Live in One, Rent the Other Two! Well-maintained tri-plex offers flexibility & income potential. One unit is currently rented. One unit is 2 bed/2 bath with a loft space w/ 1,800 sqft of living space. Other two units each w/ 2 bed/2 bath w/ 1,450 sqft. Tastefully remodeled. Large bedrooms, beautiful laminate flooring on main level & laundry hookups in each unit. All units equipped w/ heat pumps for efficient year-round heating & cooling. Each unit w/ single-car garage plus space for additional vehicle. Property sits on quiet, wooded lot well off the road, offering peace & privacy, including private backyard. Location is unbeatable—just minutes to Gig Harbor, schools, shopping & Highway 16 for easy commute.

**6103 Lackey Rd NW, Vaughn, WA 98394**

MLS#: **2379630** Status: **A**
 Area: **9** Stat Dt: **05/21/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Vaughn**
 Year Built: **2010** DOM: **192**
 # Unit: **2** # Story: **1**
 NOI: **\$54,832** GAI: **\$58,320**
 TR SqFt: **2,600** TMI: **\$5,400**
 View: **Territorial**

List Price: **\$1,295,000**
 SqFt: **2,600**
 Lot Size: **9.980 ac/434,729 sf**
 Project:
 CDOM: **192**
 Parking: **5**
 Gen Zone:
 New Cnstr:

TaxID: **0021141050**
 Ann Tax: **\$7,568.00**

School Dist: **Peninsula**
 Compensation: **2%**
 Marketing
 Remarks: **Experience iconic Key Peninsula living on this extraordinary 9.98-acre estate—where multi-generational living meets hobby farm dreams. Just minutes from Key Center, this property features a spacious 3-bed rambler, a 2-bed DADU w/ separate power, and a jaw-dropping 10,200 sqft barn ready for events or equestrian life. With a second barn, round pen, and full cross-fencing, the setup is turnkey. Reclaimed finishes, modern comforts, and open land, gated entry, and fully asphalted make this a rare blend of beauty, function, and freedom.**

**4202 N Pearl St, Tacoma, WA 98407-2826**

MLS#: **2366535** Status: **A**
 Area: **13** Stat Dt: **04/28/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **North Tacoma**
 Year Built: **1990** DOM: **140**
 # Unit: **2** # Story: **1**
 NOI: **\$26,257** GAI: **\$26,257**
 TR SqFt: **1,744** TMI: **\$3,378**
 View:

List Price: **\$649,000**
 SqFt: **1,744**
 Lot Size: **.132 ac/5,750 sf**
 Project: **Wichita**
 CDOM: **140**
 Parking: **2**
 Gen Zone:
 New Cnstr:

TaxID: **9535000145**
 Ann Tax: **\$6,570.00**

School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks: **Amazing North Tacoma Location near Point Defiance. Currently rented as a duplex, but would make an ideal multi-generational home. The kitchen and bathroom in Unit B have been beautifully updated. Don't miss the opportunity to own a wonderful home or investment property in a great location.**

**315 N L St, Tacoma, WA 98403**

MLS#: **2401666** Status: **A**
 Area: **20** Stat Dt: **07/01/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Stadium District**
 Year Built: **1910** DOM: **76**
 # Unit: **4** # Story: **2**
 NOI: **\$75,120** GAI: **\$75,120**
 TR SqFt: **4,992** TMI: **\$**
 View:

List Price: **\$1,450,000**
 SqFt: **4,992**
 Lot Size: **.149 ac/6,500 sf**
 Project:
 CDOM: **194**
 Parking: **5**
 Gen Zone:
 New Cnstr:

TaxID: **2033230040**
 Ann Tax: **\$9,178.00**

School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks: **A remarkable Four-plex opportunity featuring two 3-bed, 1-bath units & two 1-bed, 1-bath units, each adorned with covered porches, gas forced air heat, hardwood, fir floors & original charming built-ins. Three units boast updated kitchens with stainless appliances and newer cabinetry. Recent system upgrades encompass a new water supply line, all new supply plumbing, a new sewer line, 2 new 80-gallon water heaters and a new furnace. Additionally, the property includes a 5-bay garage off the alley, a fully fenced back yard, and an unfinished basement with shared laundry, open storage, and 4 individual storage units. Significant upside potential by renting the garages. Easy access to new light rail, Wright Park, and the medical center.**

**609 N K St, Tacoma, WA 98403**

MLS#: **2382066** Status: **A**
 Area: **21** Stat Dt: **08/15/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **North Tacoma**
 Year Built: **1890** DOM: **102**
 # Unit: **2** # Story: **2**
 NOI: **\$40,104** GAI: **\$40,104**
 TR SqFt: **1,600** TMI: **\$4,000**
 View:

List Price: **\$610,000**
 SqFt: **1,600**
 Lot Size: **.075 ac/3,250 sf**
 Project:
 CDOM: **102**
 Parking: **2**
 Gen Zone: **Residential**
 New Cnstr:

TaxID: **203621-005-0**
 Ann Tax: **\$5,762.00**

School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks: **Seller Motivated! Charming duplex in the heart of the North Slope! This refreshed home offers the unique opportunity to expand or begin your investment portfolio, or become a house-hacker and live in one unit while you rent the other! This property features a two bedroom, one bathroom unit downstairs and a one bedroom, one bathroom unit on the upper floor. Inside and out, this property shines with fresh paint, plus stylish new flooring in each unit – creating a clean and modern feel! There is a quaint backyard space to enjoy the upcoming summer with guests, and off-street parking in the back alley to allow room for all. Located near popular restaurants, coffee shops, and scenic parks, you'll love the exciting, amenity-rich neighborhood.**

**1012 N I St, Tacoma, WA 98403**

MLS#: **2396121** Status: **A**
 Area: **21** Stat Dt: **06/20/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **North Tacoma**
 Year Built: **1900** DOM: **87**
 # Unit: **3** # Story: **4**
 NOI: **\$65,085** GAI: **\$80,694**
 TR SqFt: **2,725** TMI: **\$6,550**
 View: **Bay, Mountain, Sound, Territorial**

List Price: **\$999,950**
 SqFt: **3,031**
 Lot Size: **.112 ac/4,875 sf**
 Project:
 CDOM: **136**
 Parking: **4**
 Gen Zone: **Multi-Family, Residential**
 New Cnstr:

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

TaxID: **204018004**
 Ann Tax: **\$8,089.00**

Marketing
 Remarks:

Classic triplex located in Tacoma's desirable North Slope Historic District, directly across from the landmark Rust Mansion. The ground-floor unit lives like a house with 2 bedrooms, 1 bath, a covered front porch, all brimming with timeless character. The upper units are updated, multi-story townhome-style, each offering 2 bedrooms, a ¾ bath, balconies, and water views. A shared laundry room adds convenience for tenants. At the rear of the property, a 3-car garage generates additional rental income and could potentially be converted into a DADU/Fourth Unit for more revenue. This is a special property in one of Tacoma's best neighborhoods. A turn-key investment opportunity, ideal for both investors and owner-occupants looking to house hack.

**314 N I St, Tacoma, WA 98403**

MLS#: **2411856** Status: **A**
 Area: **21** Stat Dt: **07/23/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **North Tacoma**
 Year Built: **1946** DOM: **54**
 # Unit: **3** # Story: **3**
 NOI: **\$58,650** GAI: **\$58,650**
 TR SqFt: **3,233** TMI: **\$6,400**

List Price: **\$1,099,000**
 SqFt: **3,233**
 Lot Size: **.149 ac/6,500 sf**
 Project:
 CDOM: **54**
 Parking: **6**
 Gen Zone:
 New Cnstr:

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

TaxID: **2033180040**
 Ann Tax: **\$8,150.00**

Marketing
 Remarks:

Great location for this brick triplex in North Tacoma. This investment property allows you to live in one unit and rent the other two listings or rent all three units. Short walking distance to shopping and restaurants in Stadium district, Frisko Freeze, hospitals, Wright park, and link light rail. Amazing walk score of 90!

**621 N Pine St, Tacoma, WA 98406**

MLS#: **2432775** Status: **A**
 Area: **22** Stat Dt: **09/12/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **North Tacoma**
 Year Built: **1911** DOM: **3**
 # Unit: **2** # Story: **2**
 NOI: **\$31,544** GAI: **\$42,216**
 TR SqFt: **2,862** TMI: **\$3,518**

List Price: **\$650,000**
 SqFt: **2,862**
 Lot Size: **.086 ac/3,750 sf**
 Project:
 CDOM: **3**
 Parking: **2**
 Gen Zone:
 New Cnstr:

Water:
 School Dist: **Tacoma**
 Compensation: **Request in Offer**

TaxID: **9100000070**
 Ann Tax: **\$6,772.00**

Marketing
 Remarks:

Opportunity knocks with this hip 6th Ave District duplex! Right in the heart of the action—steps from top restaurants, bars, and unique shops. Solid building in one of Tacoma's most walkable neighborhoods. A classic Craftsman porch welcomes you to the shared entry. The vacant main-floor unit offers 1,136 sq. ft. with 2 bedrooms and 1 bath, a spacious living room with adjoining dining area, plus a nicely updated kitchen with walk-in pantry and separate laundry room. Upstairs, the occupied 1-bed, 1-bath unit (686 sq. ft.) features its own washer and dryer; the long-term tenant hopes to stay. A full unfinished basement provides ample storage, and the alley offers a paved parking pad for two vehicles. Come take a look!

**3107 6th Ave, Tacoma, WA 98406**

MLS#: **2246837** Status: **A**
 Area: **22** Stat Dt: **08/08/2024**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **North Tacoma**
 Year Built: **1924** DOM: **457**
 # Unit: **2** # Story: **2**
 NOI: **\$61,860** GAI: **\$74,100**
 TR SqFt: **2,767** TMI: **\$6,400**

List Price: **\$700,000**
 SqFt: **2,722**
 Lot Size: **.138 ac/6,000 sf**
 Project:
 CDOM: **457**
 Parking: **5**
 Gen Zone: **Multi-Family**
 New Cnstr:

View:
 Water:
 School Dist: **Tacoma**
 Compensation: **3%**
 Marketing
 Remarks:

TaxID: **3245002560**
 Ann Tax: **\$4,186.00**

What better location than 6th Ave if you are a fan of units with a high walkability score, 89. Biking score 74. Unique zoning offers a lot of different uses... Currently used as short-and medium-term rental units. 4 beds and 1 bath with 2nd dwelling unit on the backside. May have enough room to add more units? Or tear down and go up. Open living on the main floor, with 2 bedrooms could also be used as office space or work rooms. Upstairs 2 more bedrooms. Also, an unfinished basement to add more usable sq ft if needed. Garage too. No building setbacks, Add to the current footprint? It also could be a attorney's office? Restaurant? Salon? retail? Or go up in height just like the building across the street?

**605 N Anderson St, Tacoma, WA 98406**

MLS#: **2290729** Status: **A**
 Area: **22** Stat Dt: **09/13/2024**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **North Tacoma**
 Year Built: **1900** DOM: **367**
 # Unit: **3** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,951** TMI: **\$**

List Price: **\$724,950**
 SqFt: **1,951**
 Lot Size: **.054 ac/2,336 sf**
 Project:
 CDOM: **367**
 Parking: **0**
 Gen Zone: **Multi-Family**
 New Cnstr:

View:
 Water:
 School Dist: **Tacoma**
 Compensation: **3%**
 Marketing
 Remarks:

TaxID: **9100000420**
 Ann Tax: **\$5,813.00**

Tri Plex with excellent location just off of 6th avenue. Currently occupied as air b and b booked mainly by travel nurses. Very walkable. Located in the 6th Ave business district. Half a block from Dirty Oscar Annex bar, Gateway to India, Omalley's bar, Asado, blue beard coffee etc.. Keep using as Air B and B? ? Long term multi family? 1 car garage out back. Maybe convert into a Detached ADU. If you enjoy being able to walk to everything then this is the place for you.

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

MLS#: **2331801** Status: **A**
 Area: **22** Stat Dt: **02/12/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **North Tacoma**
 Year Built: **1910** DOM: **215**
 # Unit: **4** # Story: **4**
 NOI: **\$61,033** GAI: **\$81,900**
 TR SqFt: **3,624** TMI: **\$6,825**

List Price: **\$1,199,000**
 SqFt: **3,642**
 Lot Size: **.126 ac/5,500 sf**
 Project:
 CDOM: **215**
 Parking: **3**
 Gen Zone:
 New Cnstr:

View:
 Water:
 School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks:

TaxID: **229000-021-0**
 Ann Tax: **\$9,665.00**

Discover one of North Tacoma's finest multi-family gems! This meticulously renovated 4-unit craftsman blends historic charm with modern updates. The main house offers three private-entries, plus a DADU & two-car garage. Recent upgrades include a newer roof, windows, exterior paint, garage doors, updated plumbing, electrical, & appliances. Each main house unit features custom tile, washer/dryers, spacious closets, and preserved character. Enjoy private porches, decks, shared yard space, and mature trees. Prime location and walkable to nearby restaurants UPS, Proctor, and Stadium District. An exceptional turnkey investment! All 4 units are currently rented with excellent retention history. Showings by appointment, do not disturb tenants.

**1523 S Mason Ave, Tacoma, WA 98405**

MLS#: **2430205** Status: **A**
 Area: **26** Stat Dt: **09/05/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Tacoma**
 Year Built: **1951** DOM: **10**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **2,104** TMI: **\$**

List Price: **\$625,000**
 SqFt: **2,104**
 Lot Size: **.131 ac/5,728 sf**
 Project:
 CDOM: **10**
 Parking: **1**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **720000-177-1**
 Ann Tax: **\$5,178.00**

View:
 Water:
 School Dist: **Tacoma**
 Compensation: **2.25%**

Marketing
 Remarks: **Aloha & Welcome Home! Investor & House Hacker Alert! Prime Tacoma location near downtown, hospitals, and UW Tacoma with strong rental demand. Perfect opportunity to add value, build equity, or create multi-income potential. Easy freeway access, central to shops, dining, and transit—this property is positioned for long-term appreciation and cash flow. Units are fully updated and currently occupied at market rate with flexibility. Additional flex space as needed. This may be the piece of paradise you are looking for. Seller will contribute towards closing costs!**

**709 S M St #A & B, Tacoma, WA 98405**

MLS#: **2341839** Status: **A**
 Area: **28** Stat Dt: **04/03/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Central Tacoma**
 Year Built: **1890** DOM: **165**
 # Unit: **2** # Story: **2**
 NOI: **\$16,865** GAI: **\$**
 TR SqFt: **2,171** TMI: **\$2,362**

List Price: **\$524,900**
 SqFt: **1,738**
 Lot Size: **.075 ac/3,250 sf**
 Project:
 CDOM: **165**
 Parking: **2**
 Gen Zone:
 New Cnstr:
 TaxID: **2007250040**
 Ann Tax: **\$4,443.39**

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

Marketing
 Remarks: **Tucked away on a quiet & serene street awaits your perfect duplex. This 4 bed, 2-bath duplex features a spacious kitchen & living room, 2 bedrooms & 1 bathroom for each unit. Fabulous interior updates w/new kitchens & baths in 2018 & exterior updates w/new roof in 2021 & fresh paint on the exterior just a week ago. The exterior boasts a nice level yard & detached 2 bay garage. The seller has been proactive w/maintaining the property during their 14 year tenure. Perfect location w/in close proximity of light rail & amenities – Easy to rent. Leases end for current tenants in Sept & Nov. Whether you're a homeowner trying to supplement your income w/rent cashflow or savvy investor, this is the ideal home to have in your investment portfolio**

**1402 S M St, Tacoma, WA 98405**

MLS#: **2433498** Status: **A**
 Area: **28** Stat Dt: **09/14/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Hilltop**
 Year Built: **1948** DOM: **3**
 # Unit: **2** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,504** TMI: **\$4,600**

List Price: **\$535,000**
 SqFt: **1,504**
 Lot Size: **.069 ac/3,000 sf**
 Project:
 CDOM: **3**
 Parking: **0**
 Gen Zone:
 New Cnstr:
 TaxID: **2014270010**
 Ann Tax: **\$4,497.00**

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

Marketing
 Remarks: **Discover a fantastic investment opportunity or multi-generational living option in Tacoma's vibrant Hilltop neighborhood. This well-maintained two-unit home offers flexibility and convenience with a 2-bedroom, 1-bath unit upstairs and a 2-bedroom, 1-bath unit downstairs. Each unit is equipped with its own washer and dryer, providing comfort and independence for occupants. A two-car garage offers additional value, with one bay designated for each unit. Perfect for starting your investment portfolio or house hacking—live in one unit while renting out the other for additional income. Ideally located near the light rail, commuting and access to local amenities are a breeze. Don't miss this versatile property with endless potential.**

**2031 S 7th St, Tacoma, WA 98405**

MLS#: **2408040** Status: **A** List Price: **\$759,000**
 Area: **28** Stat Dt: **07/15/2025**
 Sub Prop: **Multi-Family** SqFt: **3,805**
 Style Code: **52 - Duplex** Lot Size: **.117 ac/5,078 sf**
 Community: **Central Tacoma** Project:
 Year Built: **1920** DOM: **62** CDOM: **182**
 # Unit: **2** # Story: **3** Parking: **3**
 NOI: **\$40,844** GAI: **\$50,568** Gen Zone: **Multi-Family, Residential, See Remarks**
 TR SqFt: **3,805** TMI: **\$1,300** New Cnstr:
 View:
 Water:
 School Dist: **Tacoma** TaxID: **032006-5-001**
 Compensation: **2.5%** Ann Tax: **\$7,144.00**
 Marketing
 Remarks: **This striking 1920 Tacoma craftsman sprawls 3 levels of finished space and offers opportunity + versatility in an ideal Central Tacoma location. Currently being used as duplex, this home offers 8 total bedrooms and could easily function as a triplex! Original oak hardwoods and craftsman trim work add elevated charm to the functional main level with 4 beds, 2 bathrooms, and an updated kitchen. Basement fully finished w/ 2 more beds, 1 bath, living room + laundry room. The second floor was converted to a 2/1 ADU w/separate entrance, fam room, full kitchen, and laundry at ~940 sqft. URX Zoning! One block off 6th Avenue, near schools, hospitals, entertainment & freeways! MultiFamily Property Tax Exemption area. Multi-Gen! Airbnb! Rent and Live!**

**1522 S M St, Tacoma, WA 98405**

MLS#: **2356306** Status: **A** List Price: **\$775,000**
 Area: **28** Stat Dt: **04/10/2025**
 Sub Prop: **Multi-Family** SqFt: **2,344**
 Style Code: **54 - 4-Plex** Lot Size: **.164 ac/7,150 sf**
 Community: **Hilltop** Project:
 Year Built: **1900** DOM: **158** CDOM: **158**
 # Unit: **4** # Story: **2** Parking: **3**
 NOI: **\$48,851** GAI: **\$59,132** Gen Zone: **Multi-Family, Residential**
 TR SqFt: **2,944** TMI: **\$5,187** New Cnstr:
 View: **Mountain**
 Water:
 School Dist: **Tacoma** TaxID: **201527-006-0**
 Compensation: **2.5%** Ann Tax: **\$6,183.00**
 Marketing
 Remarks: **Tacoma Fourplex with growth potential! This corner lot comes with views of the mountain and century old charm. Nearby hospitals and the in light rail stop, this one is right in the path of appreciation. The detached garage has 3 bays, currently leased to the tenants but a potential source of income. The new zoning code could allow for additional units above the garage or against the alley. This is one you'll want to hold on to, reach out for a copy of the floorplan and 3D tour!**

**323 S 30th St, Tacoma, WA 98402**

MLS#: **2322770** Status: **A** List Price: **\$795,000**
 Area: **29** Stat Dt: **01/31/2025**
 Sub Prop: **Multi-Family** SqFt: **2,496**
 Style Code: **53 - Tri-plex** Lot Size: **.149 ac/6,500 sf**
 Community: **Tacoma** Project:
 Year Built: **1989** DOM: **227** CDOM: **227**
 # Unit: **3** # Story: **3** Parking: **0**
 NOI: **\$40,558** GAI: **\$50,513** Gen Zone: **Multi-Family**
 TR SqFt: **3,175** TMI: **\$4,525** New Cnstr:
 View: **Bay, City, Territorial**
 Water:
 School Dist: **Tacoma** TaxID: **2080090010**
 Compensation: **0%** Ann Tax: **\$6,768.00**
 Marketing
 Remarks: **Beautifully Updated Triplex with views of the city and Commencement Bay view from the top unit. Each unit comes complete with dishwasher, refrigerator, washer and dryer. Building was completely renovated in 2018. Each unit has granite counters and all are equipped with fire sprinklers. Units are always rented. Current tenants are paying below market rents. Unit A is 900 sq ft, Unit B is 1075 sq ft, and Unit C is 1200 sq ft. Conveniently located to downtown Tacoma and all highways.**

**2410 S I St, Tacoma, WA 98405**

MLS#: **2432822** Status: **A** List Price: **\$1,018,000**
 Area: **30** Stat Dt: **09/12/2025**
 Sub Prop: **Multi-Family** SqFt: **3,008**
 Style Code: **54 - 4-Plex** Lot Size: **.138 ac/6,000 sf**
 Community: **Hilltop** Project:
 Year Built: **1981** DOM: **3** CDOM: **3**
 # Unit: **4** # Story: **2** Parking: **10**
 NOI: **\$15,355** GAI: **\$27,600** Gen Zone: **Multi-Family**
 TR SqFt: **3,008** TMI: **\$2,300** New Cnstr:
 View:
 Water:
 School Dist: **Tacoma** TaxID: **2024180041**
 Compensation: **2%** Ann Tax: **\$9,895.00**
 Marketing
 Remarks: **Amazing opportunity to be able to control your rent on these freshly renovated units in the Hilltop community! featuring brand new siding, new roof, fresh paint on the exterior and interior, new carpet, newly paved parking lot and upgraded lighting. These units are open and spacious and feature in unit washer and dryers. Take advantage of this amazing opportunity to be able to rent these units at max value with the renovations already being done and most units still being vacant. Perfect house hacking opportunity for the beginner or seasoned investor.**

**2412 S I St, Tacoma, WA 98405**

MLS#: **2432819** Status: **A**
 Area: **30** Stat Dt: **09/12/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Hilltop**
 Year Built: **1981** DOM: **3**
 # Unit: **4** # Story: **2**
 NOI: **\$15,355** GAI: **\$27,600**
 TR SqFt: **3,008** TMI: **\$2,300**
 View: **Territorial**

List Price: **\$1,018,000**
 SqFt: **3,008**
 Lot Size: **.138 ac/6,000 sf**
 Project:
 CDOM: **3**
 Parking: **10**
 Gen Zone: **Multi-Family**
 New Cnstr:

Water:
 School Dist: **Tacoma**
 Compensation: **2%**

TaxID: **2024180031**
 Ann Tax: **\$9,895.00**

Marketing
 Remarks: **Amazing opportunity to be able to control your rent on these freshly renovated units in the Hilltop community! featuring brand new siding, new roof, fresh paint on the exterior and interior, new carpet, newly paved parking lot and upgraded lighting. These units are open and spacious and feature in unit washer and dryers. Take advantage of this amazing opportunity to be able to rent these units at max value with the renovations already being done and most units still being vacant. Perfect house hacking opportunity for the beginner or seasoned investor.**

**1536 -1538 S Walters Rd, Tacoma, WA 98465**

MLS#: **2244320** Status: **A**
 Area: **31** Stat Dt: **05/01/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Narrows**
 Year Built: **1924** DOM: **473**
 # Unit: **2** # Story: **1**
 NOI: **\$41,450** GAI: **\$43,800**
 TR SqFt: **1,012** TMI: **\$3,650**
 View: **Bay, Partial**

List Price: **\$749,900**
 SqFt: **1,012**
 Lot Size: **.122 ac/5,327 sf**
 Project:
 CDOM: **473**
 Parking: **6**
 Gen Zone:
 New Cnstr:

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

TaxID: **7505000222**
 Ann Tax: **\$1,850.00**

Marketing
 Remarks: **Titlow multifamily! This duplex and detached 3-car garage are located just steps from Titlow Beach. Both units have been updated and each unit has individual sewer lines, gas, water and electric. Opportunities include living in one and rent out the other, rent both as well as three garages or build your dream home with views. Duplex is currently under rented. Both tenants have been notified and are open to staying if the new buyer would like or move as needed. Update rents for short or long term rental income. Garages can be rented as well. Duplex can be seen after mutual.**

**1532 -1538 S Walters Rd, Tacoma, WA 98465**

MLS#: **2227486** Status: **A**
 Area: **31** Stat Dt: **05/01/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Narrows**
 Year Built: **1951** DOM: **508**
 # Unit: **3** # Story: **1**
 NOI: **\$58,574** GAI: **\$58,574**
 TR SqFt: **2,244** TMI: **\$5,400**
 View: **Bay, See Remarks**

List Price: **\$1,200,000**
 SqFt: **1,540**
 Lot Size: **.253 ac/11,000 sf**
 Project:
 CDOM: **508**
 Parking: **9**
 Gen Zone:
 New Cnstr:

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

TaxID: **750500-022-1**
 Ann Tax: **\$5,976.00**

Marketing
 Remarks: **Endless possibilities! Located steps from Titlow Beach, this Tri-Plex is currently made up of a duplex, a one bedroom home and a separate 3-car garage. All units have been updated. Stunning potential views are included in photos for possibilities. Each unit has individual sewer lines, gas, water and electric. Potential for lot segregation. The duplex is currently under rented. Both tenants have been notified and are open to stay if the new buyer would like or move as needed. The house has been used as an Air B&B. Make income while permitting for building or update rents for short or long term rental income. Garages can be rented as well. Duplex can be seen after mutual.**

**8214 42nd St Ct W, University Place, WA 98466**

MLS#: **2433643** Status: **A**
 Area: **32** Stat Dt: **09/15/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **University Place**
 Year Built: **1977** DOM: **0**
 # Unit: **2** # Story: **1**
 NOI: **\$38,402** GAI: **\$55,200**
 TR SqFt: **2,492** TMI: **\$3,600**

List Price: **\$749,000**
 SqFt: **2,492**
 Lot Size: **.356 ac/15,503 sf**
 Project:
 CDOM: **156**
 Parking: **6**
 Gen Zone:
 New Cnstr:

Water:
 School Dist: **University Place**
 Compensation: **2.5%**

TaxID: **0220157014**
 Ann Tax: **\$8,249.00**

Marketing
 Remarks: **Huge price reduction, now a 5% Cap Rate in UP! Wonderful opportunity to own this fabulous duplex in a great area. Each unit has 3 bedrooms and a nice deck and back yard. Nice high ceilings and a living room fireplace too! Plenty of parking with a 1 car garage and 2 spaces in the driveway. This is on a dead end street too, so more privacy and less traffic. Each is in really good condition and has a heat pump.**

**8015 8013 Sunset Terr W, Tacoma, WA 98466**

MLS#:	2369027	Status:	A	List Price:	\$795,000
Area:	32	Stat Dt:	05/08/2025	SqFt:	3,068
Sub Prop:	Multi-Family			Lot Size:	.444 ac/19,327 sf
Style Code:	52 - Duplex			Project:	
Community:	Sunset Beach			CDOM:	130
Year Built:	1976	DOM:	130	Parking:	4
# Unit:	2	# Story:	2	Gen Zone:	Residential
NOI:	\$	GAI:	\$	New Cnstr:	
TR SqFt:	3,068	TMI:	\$		
View:	Territorial			TaxID:	022015-6-042
Water:				Ann Tax:	\$8,337.00
School Dist:	University Place				
Compensation:	Buyer Broker to neg comp%				
Marketing	This is a great opportunity to purchase a duplex in University Place, just off Sunset Drive. Both units have 3 bedrooms, 1.75 bathrooms, 1,534 sq.ft, and an attached 1-car garage. The lower-level bedroom would also make a great home office or recreational room. You'll love the large backyard and its privacy. Newer laminate flooring in living/dining/kitchen, hallway; neutral wall colors, painted cabinets or wood cabinets, and a wood-burning fireplace. Both units have a neutral color palette and large windows providing great natural light. Located in the desirable University Place School District, close to parks, restaurants, shopping, and more. Current rents are below market value.				
Remarks:					

**8520 32nd St W, University Place, WA 98466**

MLS#:	2424165	Status:	A	List Price:	\$899,950
Area:	32	Stat Dt:	08/21/2025	SqFt:	3,180
Sub Prop:	Multi-Family			Lot Size:	.700 ac/30,492 sf
Style Code:	52 - Duplex			Project:	
Community:	University Place			CDOM:	39
Year Built:	1955	DOM:	39	Parking:	0
# Unit:	2	# Story:	1	Gen Zone:	Multi-Family, Residential
NOI:	\$6,013	GAI:	\$11,400	New Cnstr:	
TR SqFt:	572	TMI:	\$12,000		
View:				TaxID:	022009-4-110
Water:				Ann Tax:	\$2,687.00
School Dist:	University Place				
Compensation:	%				
Marketing	First time on the market! This one-owner property in desirable University Place presents a prime investment opportunity. Situated on a spacious .70-acre lot, the main home holds strong potential for updates that can boost long-term value. Inside, a versatile floorplan offers room to reimagine, expand, or refresh to suit your needs. The rare detached dwelling unit provides excellent options for rental income, multi-generational living, or a private workspace. Investors will appreciate the combination of land, location, and income-producing potential. Enjoy a well-established neighborhood with lasting appeal, while maximizing upside through future growth, multiple uses, and strong demand. Located near top-rated UP schools, shopping and parks				
Remarks:					

**1327 1333 Contra Costa Ave, Fircrest, WA 98466**

MLS#:	2415361	Status:	A	List Price:	\$1,600,000
Area:	34	Stat Dt:	08/01/2025	SqFt:	6,248
Sub Prop:	Multi-Family			Lot Size:	.675 ac/29,395 sf
Style Code:	52 - Duplex			Project:	
Community:	Fircrest			CDOM:	45
Year Built:	1988	DOM:	45	Parking:	8
# Unit:	4	# Story:	2	Gen Zone:	Multi-Family
NOI:	\$103,342	GAI:	\$126,780	New Cnstr:	
TR SqFt:	12,496	TMI:	\$10,565		
View:				TaxID:	521300-005-0
Water:				Ann Tax:	\$12,490.00
School Dist:	University Place				
Compensation:	2.0%				
Marketing	Exceptional Fircrest Townhouse Duplexes w/ serene park-like landscaping! Tucked away on a quiet cul-de-sac, these units feature open floor plans & plentiful natural light bursting from all around. Living rooms w/ cozy fireplaces flow through to the spacious kitchens that feature bar seating at the countertop, ideal for entertaining! Primary suites are complete w/ private ensuite baths & walk-in closets & the add'l bedrooms are certain to impress, w/ separate baths, and are ready to adapt to your various needs! These homes feature their own private attached garages w/ add'l ample driveway parking! Central location provides simple access to the new Fircrest Community Center & Pool, UP School District schools, shopping, dining & much more!				
Remarks:					

**7508 Cody St W, Lakewood, WA 98499**

MLS#: **2380439** Status: **A**
 Area: **36** Stat Dt: **05/29/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Lakewood**
 Year Built: **2016** DOM: **109**
 # Unit: **4** # Story: **2**
 NOI: **\$41,385** GAI: **\$65,430**
 TR SqFt: **2,848** TMI: **\$5,760**
 View: **Territorial**

List Price: **\$965,000**
 SqFt: **2,848**
 Lot Size: **.207 ac/9,000 sf**
 Project:
 CDOM: **109**
 Parking: **6**
 Gen Zone:
 New Cnstr:

TaxID: **3905000092**
 Ann Tax: **\$9,424.00**

School Dist: **Lakewood**
 Compensation: **2.5%**

Marketing
 Remarks: **Investor Alert! RARE OPPORTUNITY to own a Class A (2017 built) 4 plex in Lakewood! Perfect candidate for the savvy investor looking for a well located, low maintenance property to jumpstart their real estate investing career or defer taxes via 1031 exchange. Each unit offers 2 BR/1BA with spacious rooms, refrigerator, dishwasher and in-unit washer/dryer. Dedicated off street parking, fully fenced backyard, and an ADA ramp. Walkable to coffee, restaurants, Meadow Park golf course, and just minutes to Lakewood Town Center, freeway, parks and light rail.**

**3320 90th St, Lakewood, WA 98499**

MLS#: **2403407** Status: **A**
 Area: **37** Stat Dt: **07/05/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Lakewood**
 Year Built: **1925** DOM: **72**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **2,741** TMI: **\$**
 View:

List Price: **\$480,000**
 SqFt:
 Lot Size: **.660 ac/28,750 sf**
 Project:
 CDOM: **165**
 Parking: **0**
 Gen Zone:
 New Cnstr:

TaxID: **0320317014**
 Ann Tax: **\$4,886.00**

Water:
 School Dist: **Lakewood**
 Compensation:
 Marketing
 Remarks:

Investment opportunity. This duplex is on a large lot near South Tacoma Way inside the Lakewood International District. Main floor unit is 1,403 SF with 2 bed & 1 bath. Basement unit is 1,338 with 2 bed & 1 bath. Comes with a detached garage. Located close to freeways, bus stops, shops, restaurants, & JBLM. Lots of potential with the land.

**6803 Steilacoom Blvd SW, Lakewood, WA 98499**

MLS#: **2406079** Status: **A**
 Area: **37** Stat Dt: **07/11/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Lakewood**
 Year Built: **1951** DOM: **66**
 # Unit: **2** # Story: **1**
 NOI: **\$41,515** GAI: **\$55,200**
 TR SqFt: **1,548** TMI: **\$4,600**
 View:

List Price: **\$649,000**
 SqFt: **1,548**
 Lot Size: **.227 ac/9,882 sf**
 Project:
 CDOM: **66**
 Parking: **4**
 Gen Zone:
 New Cnstr:

TaxID: **6810100090**
 Ann Tax: **\$5,177.00**

Water:
 School Dist: **Clover Park**
 Compensation: **2.5%**

Marketing
 Remarks: **Freshly renovated duplex. Rent out both or live in one and rent the other. Both 2 bed/ 1 bath. Newer appliances, quartz granite counters. Baths have been updated. All final touch ups have been done for ready move in. Has a detached 2 car garage, could be used for additional income or possible additional unit. Don't miss this one, come see it.**

**124 Crestwood Dr SW, Lakewood, WA 98498**

MLS#: **2400932** Status: **A**
 Area: **38** Stat Dt: **06/29/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **American Lake**
 Year Built: **1961** DOM: **83**
 # Unit: **2** # Story: **1**
 NOI: **\$54,998** GAI: **\$56,932**
 TR SqFt: **1,893** TMI: **\$5,200**
 View: **Territorial**

List Price: **\$645,000**
 SqFt: **1,893**
 Lot Size: **.243 ac/10,580 sf**
 Project:
 CDOM: **83**
 Parking: **9**
 Gen Zone:
 New Cnstr:

TaxID: **332520-004-0**
 Ann Tax: **\$5,468.00**

Water:
 School Dist: **Clover Park**
 Compensation: **2%**

Marketing
 Remarks: **Comfortable & spacious one-story home w/ attached studio apartment in back. The home features a new roof & solar system installed in September 2022, contributing to incredible savings on power bills. The home has skylights offering bright natural light, three spacious bedrooms, a large kitchen & fully fenced front yard for pets & private socializing. It's located in a quiet neighborhood just two blocks from Fort Steilacoom Park, with 340 acres of trails & beautiful places to walk. The studio apartment has its own covered entry & features a large deck + greenhouse windows overlooking the fenced backyard. It also has a storage room with washer/dryer & has been renting out for \$2,850-\$3,500/month mid term. Don't wait to see this unique home!**

**9227 -9229 SW Kenwood, Lakewood, WA 98498**

MLS#:	2409864	Status:	A	List Price:	\$1,185,000
Area:	38	Stat Dt:	07/21/2025	SqFt:	3,076
Sub Prop:	Multi-Family			Lot Size:	.172 ac/7,496 sf
Style Code:	52 - Duplex			Project:	
Community:	Lakewood			CDOM:	56
Year Built:	2021	DOM:	56	Parking:	10
# Unit:	3	# Story:	2	Gen Zone:	Multi-Family, Residential
NOI:	\$55,468	GAI:	\$66,911	New Cnstr:	
TR SqFt:	3,076	TMI:	\$		
View:				TaxID:	500500-709-1
Water:				Ann Tax:	\$7,381.72
School Dist:	Lakewood				
Compensation:	2.5%				

Remarks: Built in 2022, this very low maintenance duplex is a dream to own. Easy to rent with modern finishing, fenced yards nearby American Lake Park. Each side has 5 parking places, which include a rare double car garage. The main floor is all plank flooring while the second floor bedrooms and hallway are carpeted. Tenants will love the air conditioning, window blinds and sliding door to the patio and side yard. Close location to military base, VA hospital, bus line, shopping and schools.

**6518 Steilacoom Blvd SW, Lakewood, WA 98499**

MLS#:	2404573	Status:	A	List Price:	\$785,000
Area:	39	Stat Dt:	07/09/2025	SqFt:	3,120
Sub Prop:	Multi-Family			Lot Size:	.219 ac/9,520 sf
Style Code:	52 - Duplex			Project:	Lakewood Park
Community:	Lake Steilacoom			CDOM:	68
Year Built:	2009	DOM:	68	Parking:	4
# Unit:	2	# Story:	2	Gen Zone:	Business
NOI:	\$32,950	GAI:	\$22,636	New Cnstr:	
TR SqFt:	3,120	TMI:	\$1,475		
View:				TaxID:	5130000711
Water:				Ann Tax:	\$6,680.00
School Dist:	Clover Park				
Compensation:	2.5%				

Remarks: Well kept property in a very convenient location near shopping and entertainment. Business use is allowed Zoning. Unit "B" is VACANT. Sale includes both units A and B

**5503 112th St SW, Lakewood, WA 98499**

MLS#:	2312163	Status:	A	List Price:	\$520,000
Area:	40	Stat Dt:	03/10/2025	SqFt:	2,026
Sub Prop:	Multi-Family			Lot Size:	.298 ac/13,000 sf
Style Code:	53 - Tri-plex			Project:	
Community:	Clover Park			CDOM:	292
Year Built:	1940	DOM:	292	Parking:	6
# Unit:	3	# Story:	2	Gen Zone:	Multi-Family
NOI:	\$3,750	GAI:	\$3,750	New Cnstr:	
TR SqFt:	2,026	TMI:	\$3,750		
View:				TaxID:	6675000100
Water:				Ann Tax:	\$4,846.00
School Dist:	Clover Park				
Compensation:					

Remarks: Investment Opportunity! Discover this cash-flowing tri-plex on a spacious corner lot. Two units are currently occupied by long-term tenants, ensuring positive steady income. Features include on-site laundry facilities, 5 dedicated parking spots, and ample street parking. Conveniently located near I-5, Tacoma Mall, shopping, dining, & parks, this property offers a prime location for tenants. Don't miss this chance to secure a solid, income-generating property for your portfolio! Rents \$2950. 2x1, 1x1, 0x1. 0x1 empty and remodeled for new owner or to be rented for 1k all util included for \$3950 total rent.

**8502 8508 Berkeley Ave SW, Lakewood, WA 98498**

MLS#:	2412404	Status:	A	List Price:	\$785,000
Area:	41	Stat Dt:	08/25/2025	SqFt:	2,376
Sub Prop:	Multi-Family			Lot Size:	.215 ac/9,375 sf
Style Code:	54 - 4-Plex			Project:	American Lake
Community:	American Lake			CDOM:	41
Year Built:	1959	DOM:	41	Parking:	4
# Unit:	4	# Story:	1	Gen Zone:	
NOI:	\$44,417	GAI:	\$54,648	New Cnstr:	
TR SqFt:	2,376	TMI:	\$4,950		
View:				TaxID:	220000-015-0
Water:				Ann Tax:	\$6,815.00
School Dist:	Clover Park				
Compensation:	2.5%				

Remarks: FULLY remodeled classic clinker brick rambler 4-plex near JBLM with easy access to I-5. New roof, new electrical, and new plumbing are highlighted by updated flooring, kitchen, bedrooms, and baths. Plenty of parking and quiet, private backyard space. Successful track record for rented units. Fantastic location for commuters, those who work at JBLM and Madigan, and near the Lakewood Sounder station. Unit 3 is available to view; all others are tenant occupied. Unit 3 gives accurate representation of the quality of the remodel in all units.

**6627 146th St SW, Lakewood, WA 98439**

MLS#: **2423853** Status: **A**
 Area: **41** Stat Dt: **08/21/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **American Lake**
 Year Built: **1977** DOM: **25**
 # Unit: **2** # Story: **1**
 NOI: **\$39,695** GAI: **\$39,695**
 TR SqFt: **3,484** TMI: **\$3,845**
 View: **Territorial**
 Water:
 School Dist: **Clover Park**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$849,950**
 SqFt: **3,484**
 Lot Size: **1.050 ac/45,738 sf**
 Project:
 CDOM: **25**
 Parking: **10**
 Gen Zone:
 New Cnstr:
 TaxID: **0219232069**
 Ann Tax: **\$6,270.00**

Large duplex with subdividable 1 acre of land! Land value sets this property away from others. Investors dream & first time home buyers best opportunity! Zoned MR1! Each unit has 1742 SqFt including finished basement, 2 beds & 1 bath, washer/dryer, private fenced backyards, garage, & tons of off street parking. Secluded and set back off of the street for privacy. Close proximity to local schools, Joint Base Lewis-McChord + quick commuter access to I-5, SR 512, and the Sounder. Relax at one of many nearby community parks, lakes, local shops, or restaurants. Easy and worry free, don't miss this super opportunity! Ideally and best bought together with West lot for most income & short plat opportunity! Buyer to verify all info.

**8314 Spruce St SW, Lakewood, WA 98498**

MLS#: **2352914** Status: **A**
 Area: **41** Stat Dt: **06/13/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Tillicum**
 Year Built: **1952** DOM: **160**
 # Unit: **2** # Story: **2**
 NOI: **\$66,613** GAI: **\$78,480**
 TR SqFt: **4,551** TMI: **\$6,540**
 View: **Territorial**
 Water:
 School Dist: **Clover Park**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,050,000**
 SqFt: **4,551**
 Lot Size: **.528 ac/23,000 sf**
 Project:
 CDOM: **160**
 Parking: **16**
 Gen Zone:
 New Cnstr:
 TaxID: **2200002412**
 Ann Tax: **\$10,667.00**

Fantastic Investor Opportunity. Two separate houses and 10 rented garage units bring an almost 6% cap rate. New roof on the garages. New flooring, carpet and paint in both units. New appliances, windows and electrical wiring in the cottage unit. Completely rented out, refreshed and ready to be acquired. The main house boasts enormous rooms, a large kitchen and a separate kitchen in the basement. The cottage is filled with light, and fully updated yet maintains its mid century charm. Add in the garage units, a sturdy brick building with ten separate stalls, new roof last year, all fully rented out. JBLM minutes away, making this a popular tenant location. Photos limited due to tenant occupancy and respect for privacy. \$120K in renovations.

**2786 Old Military Rd, Steilacoom, WA 98388**

MLS#: **2431730** Status: **A**
 Area: **43** Stat Dt: **09/10/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Steilacoom**
 Year Built: **1979** DOM: **5**
 # Unit: **2** # Story: **1**
 NOI: **\$29,000** GAI: **\$35,400**
 TR SqFt: **1,944** TMI: **\$2,950**
 View:
 Water:
 School Dist: **Steilacoom Historica**
 Compensation: **2%**
 Marketing
 Remarks:

List Price: **\$609,000**
 SqFt: **1,944**
 Lot Size: **.399 ac/17,370 sf**
 Project:
 CDOM: **136**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **2995000327**
 Ann Tax: **\$2,359.00**

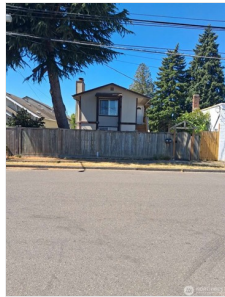
Located in a nicely wooded area of Steilacoom, close to the town of Steilacoom and Lakewood. With parks, schools, and shopping just minutes away. These units offer a spacious 972 square feet, two bedroom, a spacious kitchen with see through access to living room. Brick fireplace for added ambiance in the winter time. Washer and dryer in the unit. Forced air heat. One car garages. Rents are currently below market price. Great opportunity to live in one side and have your tenant pay most of the mortgage from your monthly rental income. Both units are in very good condition..

**1015 Sequalish St, Steilacoom, WA 98388**

MLS#: **2407324** Status: **A**
 Area: **43** Stat Dt: **08/27/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Steilacoom**
 Year Built: **1976** DOM: **64**
 # Unit: **2** # Story: **2**
 NOI: **\$47,886** GAI: **\$59,946**
 TR SqFt: **2,822** TMI: **\$5,150**
 View: **Mountain, Partial, See Remarks, Sound**

List Price: **\$750,000**
 SqFt: **2,822**
 Lot Size: **.274 ac/11,916 sf**
 Project:
 CDOM: **64**
 Parking: **3**
 Gen Zone:
 New Cnstr:
 TaxID: **230500-085-0**
 Ann Tax: **\$4,471.53**

School Dist: **Steilacoom Historica**
 Compensation: **2% under list, 3% at/above**
 Marketing
 Remarks: **New Price! Located just blocks from the heart of historic downtown Steilacoom, this exceptional home offers not only a prime location but also a fully finished lower-level ADU — perfect for rental income or multi-generational living. Enjoy peekaboo views of the Sound and vibrant western sunsets from the stunning two-story deck, opening onto the secluded backyard with mature trees. Inside, you'll find hardwood floors, large windows, two fireplaces, and a stunning updated kitchen designed for modern living. Central A/C, a two-car attached garage, and a spot in the highly regarded Steilacoom Historical School District round out the list of must-have features. A rare opportunity in one of the South Sound's most charming waterfront communities.**

**8314 8316 S Park Ave, Tacoma, WA 98408**

MLS#: **2420101** Status: **A**
 Area: **45** Stat Dt: **08/12/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Tacoma**
 Year Built: **1981** DOM: **34**
 # Unit: **2** # Story: **2**
 NOI: **\$2,500** GAI: **\$1,900**
 TR SqFt: **1,664** TMI: **\$2,600**

List Price: **\$559,000**
 SqFt: **1,664**
 Lot Size: **.101 ac/4,400 sf**
 Project:
 CDOM: **34**
 Parking: **4**
 Gen Zone: **Commercial, Residential**
 New Cnstr:
 TaxID: **3815000090**
 Ann Tax: **\$4,141.00**

School Dist: **Tacoma**
 Compensation:
 Marketing
 Remarks: **1982 remodeled duplex. Both units were updated with 3/4 Maple hardwoods ,tile, vinyl windows, 2 panel solid core doors, trim package, and cabinets. Brand new Samsung stainless steel matching (4) piece appliance suite waiting to go in along with high definition counter tops and a premium back splash. 18k BTU mini split heating and cooling. The roof is 15 years old. fully fenced. 4 parking areas and an electric gate opener. Zoned C1, so it can be developed into a 4 plex with 8 parking spaces. The stairs is 2 years old. Fresh coat of satin ultra white paint/primer, New deep basin sinks, faucettes, water lines, and upscale controls to go with rugged copper plumbing.**

**5002 S 58th St, Tacoma, WA 98409**

MLS#: **2432788** Status: **A**
 Area: **45** Stat Dt: **09/13/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **South Tacoma**
 Year Built: **1977** DOM: **3**
 # Unit: **4** # Story: **1**
 NOI: **\$42,358** GAI: **\$67,830**
 TR SqFt: **3,500** TMI: **\$5,950**

List Price: **\$830,000**
 SqFt: **3,500**
 Lot Size: **.382 ac/16,650 sf**
 Project: **Orchard Glen**
 CDOM: **3**
 Parking: **8**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **655100-0-010**
 Ann Tax: **\$8,478.00**

View:
 Water:
 School Dist: **Tacoma**
 Compensation: **Request in Offer**
 Marketing
 Remarks: **Rambler style 4-plex with each unit having 2 bedrooms, 1 bathroom and an outdoor storage area. Newer roof and updated interiors in 3 of 4 units. Quiet cul-de-sac location with quick access to I-5 and JBLM. Fenced back yard and plenty of off street parking!**

**3703 S Manitou, Tacoma, WA 98409**

MLS#: **2358072** Status: **A**
 Area: **46** Stat Dt: **04/10/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Tacoma**
 Year Built: **1966** DOM: **158**
 # Unit: **2** # Story: **1**
 NOI: **\$24,510** GAI: **\$34,140**
 TR SqFt: **1,344** TMI: **\$3,073**

List Price: **\$499,000**
 SqFt: **1,344**
 Lot Size: **.100 ac/4,356 sf**
 Project:
 CDOM: **158**
 Parking: **2**
 Gen Zone: **See Remarks**
 New Cnstr:
 TaxID: **022013-1-094**
 Ann Tax: **\$4,037.00**

View:
 Water:
 School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks: **Charming, Updated Duplex with Major Upgrades! This well-maintained property features two spacious units, each offering 2 bedrooms and 1 full bathroom. Both units provide comfortable living with newer flooring, appliances, and thoughtful improvements throughout. Significant updates include a new sewer line (2023), new roof and gutters (2022). 2017 improvements include new appliances, windows, doors, flooring, kitchen countertops, bathroom fixtures, wall heaters, water heater and electrical panels. This prime duplex is centrally located with quick access to the freeway, commuting is a breeze. This updated property presents an ideal opportunity. Don't miss out!**

**6604 S Madison St, Tacoma, WA 98409**

MLS#: **2403362** Status: **A**
 Area: **46** Stat Dt: **07/06/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **South Tacoma**
 Year Built: **1975** DOM: **71**
 # Unit: **2** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,768** TMI: **\$2,490**
 View: **Territorial**

List Price: **\$525,000**
 SqFt: **1,768**
 Lot Size: **.240 ac/10,440 sf**
 Project:
 CDOM: **71**
 Parking: **2**
 Gen Zone:
 New Cnstr:
 TaxID: **926000-028-1**
 Ann Tax: **\$5,048.51**

School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks: **\$5k BUYER BONUS FOR FULL PRICE OFFER! Investment alert! Opportunity awaits for this tenant occupied duplex that boasts two spacious 2 bedroom 1 bathroom units. Resting on a larger lot, this property is centrally located to schools, shopping, and freeway access, all minutes away. Neighboring duplex is also for sale for those who are looking for the opportunity to expand their investment portfolio.**

**6610 S Madison St, Tacoma, WA 98409**

MLS#: **2403352** Status: **A**
 Area: **46** Stat Dt: **07/31/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **South Tacoma**
 Year Built: **1975** DOM: **69**
 # Unit: **2** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,768** TMI: **\$1,350**
 View: **Territorial**

List Price: **\$525,000**
 SqFt: **1,768**
 Lot Size: **.138 ac/6,000 sf**
 Project:
 CDOM: **69**
 Parking: **2**
 Gen Zone:
 New Cnstr:
 TaxID: **926000-029-1**
 Ann Tax: **\$4,787.82**

School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks: **\$5k BUYER BONUS FOR FULL PRICE OFFER! Opportunity awaits! This duplex boasts two spacious 2 bedroom 1 bathroom units, one unit is already rented while the second unit is vacant and was recently refreshed with updated floors, fresh interior paint, trim and interior doors, new sink/vanity both in bathroom and kitchen, newer s/s stove, centrally located to schools, shopping, and freeway access, all minutes away. Whether you are looking for your next investment or to owner occupy your very own duplex, this opportunity will not last long.**

**4328 S Lawrence St #A & B, Tacoma, WA 98409-5522**

MLS#: **2425571** Status: **A**
 Area: **46** Stat Dt: **09/03/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **South Tacoma**
 Year Built: **2009** DOM: **12**
 # Unit: **2** # Story: **2**
 NOI: **\$40,034** GAI: **\$51,243**
 TR SqFt: **2,557** TMI: **\$4,495**

List Price: **\$694,600**
 SqFt: **2,557**
 Lot Size: **.070 ac/3,048 sf**
 Project:
 CDOM: **12**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **2890001315**
 Ann Tax: **\$6,610.47**

School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks: **Investor & owner-occupant alert! Well-maintained, turn-key townhouse-style Duplex in prime Tacoma location offers strong rental income potential w/ zero utility expenses for the landlord—only taxes and insurance. Built in 2009, each unit features 1,279 sq ft, 3 bedrooms, 2.5 baths, in-unit laundry, a 231 sq ft garage w/ additional driveway parking, and separately metered utilities. The lower level boasts open-concept living area leading to a private fenced yard, while the upstairs includes a spacious primary suite & two additional bedrooms. Unit B is vacant & move-in ready; Unit A upgraded in 2025 with a fully renovated kitchen and new SPC flooring. Located near I-5, Tacoma Mall, and public transit. No-brainer opportunity!**

**4336 4338 S Junett St, Tacoma, WA 98409**

MLS#: **2377504** Status: **A**
 Area: **47** Stat Dt: **07/21/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Tacoma Mall**
 Year Built: **1971** DOM: **104**
 # Unit: **2** # Story: **1**
 NOI: **\$32,975** GAI: **\$39,984**
 TR SqFt: **1,600** TMI: **\$3,400**
 View:
 Water:
 School Dist: **Tacoma**
 Compensation: **2.25%**
 Marketing
 Remarks:

List Price: **\$500,000**
 SqFt: **1,600**
 Lot Size: **.167 ac/7,254 sf**
 Project: **Cascade Park**
 CDOM: **104**
 Parking: **6**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **2890001581**
 Ann Tax: **\$5,425.00**

This well-maintained duplex in the heart of Tacoma presents a strong investment opportunity with future upside. Centrally located near the Tacoma Mall, major freeways, and key amenities, property offers stable rental income in a high-demand area. Major upgrades have already been completed, including a new roof in 2023, new water lines and side sewer in 2006, double-pane vinyl windows, new attic and crawl space insulation installed by TPU. Attached garage offers the opportunity to be converted into a third unit, providing even greater rental income and long-term appreciation. Whether you're an experienced investor or looking to start building your multifamily portfolio, this Tacoma duplex is a smart, strategically located asset with room to grow.

**3103 S 54th St, Tacoma, WA 98409**

MLS#: **2354862** Status: **A**
 Area: **47** Stat Dt: **04/08/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **South Tacoma**
 Year Built: **1960** DOM: **160**
 # Unit: **3** # Story: **3**
 NOI: **\$50,902** GAI: **\$72,194**
 TR SqFt: **3,366** TMI: **\$6,155**
 View: **Territorial**
 Water:
 School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$688,000**
 SqFt: **3,366**
 Lot Size: **.069 ac/3,000 sf**
 Project: **160**
 CDOM: **160**
 Parking: **2**
 Gen Zone:
 New Cnstr:
 TaxID: **5360000190**
 Ann Tax: **\$6,366.00**

Don't miss out on a rare opportunity to walk into CASH FLOW FROM DAY 1!!! This well-maintained triplex has a great unit mix with loads of opportunity for a savvy investor! Upstairs unit is a 5 bed/2.25 bath home with open concept floorplan. Downstairs offers a large, fully remodeled 1 bed/1 bath unit w/ bonus room (could be converted to legal 2nd bedroom w/ addition of window in bonus room) & a large studio unit. Vinyl siding, double pane windows, and tastefully updated interiors make this a low maintenance, high upside opportunity! Quick access to the Tacoma Mall, I-5 and Joint Base Lewis-McChord. Priced to sell!

**4510 S Warner St, Tacoma, WA 98409**

MLS#: **2386061** Status: **A**
 Area: **47** Stat Dt: **06/05/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **South Tacoma**
 Year Built: **2022** DOM: **102**
 # Unit: **4** # Story: **3**
 NOI: **\$72,354** GAI: **\$94,871**
 TR SqFt: **3,068** TMI: **\$8,322**
 View:
 Water:
 School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,150,000**
 SqFt: **3,536**
 Lot Size: **.073 ac/3,175 sf**
 Project: **102**
 CDOM: **102**
 Parking: **1**
 Gen Zone: **Multi-Family**
 New Cnstr: **Completed**
 TaxID: **2890002502**
 Ann Tax: **\$1,966.00**

Fully occupied Tacoma Mall 4-plex with strong income and modern finishes—rare 2022 build with minimal maintenance. Enjoy significant property tax savings from a 12-year land-only exemption (9 years remaining). Units feature open-concept layouts, LVP flooring, stainless appliances, custom cabinets, in-unit laundry, and ductless mini-splits. Gated entry, landscaped courtyard, off-street parking. Prime location near I-5, transit, and shopping.

**13803 S 11th S, Parkland, WA 98444**

MLS#: **2425812** Status: **A**
 Area: **49** Stat Dt: **08/26/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **South Tacoma**
 Year Built: **1984** DOM: **21**
 # Unit: **2** # Story: **1**
 NOI: **\$3,250** GAI: **\$3,250**
 TR SqFt: **1,948** TMI: **\$3,215**
 View:
 Water:
 School Dist: **Franklin Pierce**
 Compensation:
 Marketing
 Remarks:

List Price: **\$560,000**
 SqFt: **1,948**
 Lot Size: **.400 ac/17,420 sf**
 Project: **SP 80-82**
 CDOM: **21**
 Parking: **3**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **0319178010**
 Ann Tax: **\$6,196.00**

Duplex. 2 bedrooms with 1.5 baths this duplex is located near Spanaway Loop Road and 138th St S. Spacious kitchen with all appliances, Wood burning fireplace. Separate laundry room. 1 car garage. Close to JBLM, shopping and freeways. Other units are occupied with rental income.

**3508 S 45th, Tacoma, WA 98409**

MLS#: **2429612** Status: **A**
 Area: **49** Stat Dt: **09/04/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Tacoma**
 Year Built: **2007** DOM: **11**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,848** TMI: **\$**
 View: **Territorial**

List Price: **\$595,000**
 SqFt: **1,848**
 Lot Size: **.051 ac/2,200 sf**
 Project:
 CDOM: **11**
 Parking: **4**
 Gen Zone:
 New Cnstr:

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

TaxID: **2890002646**
 Ann Tax: **\$0.00**

Marketing
 Remarks: **This well-kept townhouse-style duplex features two mirror units, each with 2 bedrooms and 1 bath, designed to live like single-family homes. Off-street parking, private entries, and a central South Tacoma location make it a reliable rental property. Just minutes from Tacoma Mall, Costco, I-5, Hwy 16, JBLM, and Downtown Tacoma, tenants will love the convenience. Whether you're house hacking or adding to your portfolio, this duplex offers strong rental demand, excellent commuter access, and long-term growth potential.**

**1651 S 35th St, Tacoma, WA 98418-2640**

MLS#: **2323584** Status: **A**
 Area: **50** Stat Dt: **01/17/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Lincoln**
 Year Built: **1919** DOM: **241**
 # Unit: **3** # Story: **2**
 NOI: **\$36,615** GAI: **\$**
 TR SqFt: **2,112** TMI: **\$3,950**
 View:

List Price: **\$595,000**
 SqFt: **2,112**
 Lot Size: **.159 ac/6,915 sf**
 Project:
 CDOM: **241**
 Parking: **6**
 Gen Zone: **Multi-Family**
 New Cnstr:

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

TaxID: **2980000631**
 Ann Tax: **\$5,676.00**

Marketing
 Remarks: **Well maintained property in a great location on a large corner lot. Property offers carport parking for 3 units along with off-street parking and storage. Tenants have use of 952sqft in the basement for storage and/or projects. Coin-op washer and dryer is located in the utility room. Units have been updated. Cap Rate is 6.2%. Drive-by Only. Do not disturb tenants. Buyer to verify information. Seller to review offers upon receipt and interior viewing within 3 days of mutual acceptance.**

**4537 S G St #A & B, Tacoma, WA 98418**

MLS#: **2384426** Status: **A**
 Area: **51** Stat Dt: **05/30/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Lincoln**
 Year Built: **1903** DOM: **108**
 # Unit: **2** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,350** TMI: **\$3,245**
 View: **Territorial**

List Price: **\$499,000**
 SqFt: **1,350**
 Lot Size: **.165 ac/7,200 sf**
 Project: **1st School Ld Add**
 CDOM: **108**
 Parking: **6**
 Gen Zone:
 New Cnstr:

Water:
 School Dist: **Tacoma**
 Compensation: **2.0%**

TaxID: **747003-348-0**
 Ann Tax: **\$0.00**

Marketing
 Remarks: **PRICE Reduced! Freshly painted corner lot DUPLEX in Lincoln District. Unit #A is a one bedroom/one bath with Office, includes NEW flooring, all NEW stainless steel appliances and ceiling fan. Unit #B is a one bedroom/one bath with two car garage and shop. Makes for a great investment opportunity or owner occupied duplex. Conveniently located Downtown, UW Tacoma, shopping, bus lines, easy freeway access & more! Great tenant, plenty of parking, must see!**

**1301 S 54th St, Tacoma, WA 98408-3554**

MLS#: **2369676** Status: **A**
 Area: **51** Stat Dt: **05/02/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **South Tacoma**
 Year Built: **1969** DOM: **136**
 # Unit: **4** # Story: **1**
 NOI: **\$49,413** GAI: **\$72,000**
 TR SqFt: **2,720** TMI: **\$3,067**
 View:

List Price: **\$839,500**
 SqFt: **2,720**
 Lot Size: **.143 ac/6,250 sf**
 Project:
 CDOM: **136**
 Parking: **4**
 Gen Zone: **Commercial**
 New Cnstr:

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

TaxID: **778500-515-0**
 Ann Tax: **\$9,209.00**

Marketing
 Remarks: **Classic 60's rambler, brick 4 plex style. Landlords & tenants alike love these buildings because they're well built & the units have great, functional layouts. This one is no exception, w/timeless style & design that really enhances livability & allows the landlord to charge premium rents. Bring your cosmetic ideas, all the units need is some cosmetic updates & you've got a building well positioned for low maintenance renting for the next 20 years. The garage spaces are a bonus - rent them individually or consider converting them into an additional apartment or two. Conveniently located on a bus line, close to I5, and walking distance from the emerging retail corridor that is S 56th St. Hear that? That's the sound of opportunity knocking.**

**869 S 41st St, Tacoma, WA 98418**

MLS#: **2376540** Status: **A**
 Area: **51** Stat Dt: **05/15/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Lincoln**
 Year Built: **1989** DOM: **123**
 # Unit: **4** # Story: **2**
 NOI: **\$26,137** GAI: **\$37,362**
 TR SqFt: **3,120** TMI: **\$3,136**
 View:
 Water:
 School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$849,999**
 SqFt: **3,120**
 Lot Size: **.116 ac/5,060 sf**
 Project:
 CDOM: **179**
 Parking: **10**
 Gen Zone:
 New Cnstr:
 TaxID: **8935022880**
 Ann Tax: **\$7,810.00**

Investor Alert! This upgraded Quadplex offers significant potential, with current rents below market value. Each unit spans approximately 780 sqft and features 2 bedrooms and 1 full bathroom. Units come equipped with a range/stove, refrigerator, and dishwasher. Units 2 and 4 recently underwent cosmetic updates and are in excellent condition. The property includes parking spaces and ample off-street parking. Units 2 and 4 are vacant and available for showings, while Units 1 and 3 have month-to-month tenants. The complex is well-maintained, with fresh paint throughout, and the yard is partially fenced. Conveniently located near I-5 and just a few miles from Puyallup.

**8632 A St, Tacoma, WA 98444**

MLS#: **2393933** Status: **A**
 Area: **52** Stat Dt: **06/23/2025**
 Sub Prop: **Multi-Family**
 Style Code: **56 - 10+ Units**
 Community: **Fern Hill**
 Year Built: **2024** DOM: **84**
 # Unit: **3** # Story: **2**
 NOI: **\$299,954** GAI: **\$369,588**
 TR SqFt: **13,321** TMI: **\$32,520**
 View:
 Water:
 School Dist: **Tacoma**
 Compensation: **1.5%**
 Marketing
 Remarks:

List Price: **\$5,500,000**
 SqFt: **13,321**
 Lot Size: **.785 ac/34,216 sf**
 Project:
 CDOM: **84**
 Parking: **24**
 Gen Zone: **Multi-Family**
 New Cnstr: **Completed**
 TaxID: **0320332200**
 Ann Tax: **\$30,695.00**

New construction 16 unit complex with 24 parking spaces. 9 units are 2 bed 2 bath, 6 units are 2 bed 1 bath and 1 unit is 1 bed 1 bath. All 16 units have mini splits, quartz counters, updated kitchens with SS appliances, and LVP. Storage units being currently built that will rent for an estimated \$50 per storage unit for additional income. There potential to add gate to the entrance. Washers/dryers in every unit. Great location for a great future investment.

**1738 S 82nd St, Tacoma, WA 98408**

MLS#: **2407951** Status: **A**
 Area: **53** Stat Dt: **07/15/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **South Tacoma**
 Year Built: **1979** DOM: **62**
 # Unit: **3** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **3,436** TMI: **\$**
 View:
 Water:
 School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$830,000**
 SqFt: **3,436**
 Lot Size: **.290 ac/12,632 sf**
 Project:
 CDOM: **62**
 Parking: **6**
 Gen Zone:
 New Cnstr:
 TaxID: **0320326011**
 Ann Tax: **\$7,863.00**

Centrally located triplex - located on a quiet dead end street. Ideal for owner occupied. Features include 3 bedrooms, 1 & 1/2 baths with refrigerator, stove, dishwasher, washer, dryer, covered carport and additional parking. A fenced backyard with garden & patio area. New roof & fresh paint (2025) Close to freeways, shopping & parks closeby. Multi-family properties with 3 bed units are seldom available.

**602 E 36th St, Tacoma, WA 98404**

MLS#: **2363850** Status: **A**
 Area: **55** Stat Dt: **04/23/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **McKinley**
 Year Built: **1965** DOM: **145**
 # Unit: **2** # Story: **1**
 NOI: **\$21,578** GAI: **\$21,578**
 TR SqFt: **1,643** TMI: **\$2,720**
 View:
 Water:
 School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$499,000**
 SqFt: **1,643**
 Lot Size: **.179 ac/7,810 sf**
 Project:
 CDOM: **145**
 Parking: **6**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **4330000120**
 Ann Tax: **\$5,770.00**

Low maintenance McKinley area duplex up for grabs! Each unit features 2 bedrooms, 1 bathroom, laundry and 1 car garage. The property has an expansive fenced yard, mature landscaping, recent windows/paint/ electrical panels. Roof is in excellent condition and there lots of on site parking. The interior is clean, well appointed and great use of space. Some upgrades could be implemented for an equity grab. This property is low maintenance and ready to go. Zero occupancy rate for decades. Both units have long term renters who are currently month to month. Add the convenient location to shopping, freeways, light rail/King street station and this place is solid investment for a move in buyer or an astute investor.

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

MLS#: **2374804** Status: **A**
 Area: **55** Stat Dt: **05/20/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **East Tacoma**
 Year Built: **1979** DOM: **118**
 # Unit: **4** # Story: **1**
 NOI: **\$58,570** GAI: **\$77,376**
 TR SqFt: **3,200** TMI: **\$6,448**
 View:
 Water:
 School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$858,000**
 SqFt: **3,200**
 Lot Size: **.230 ac/10,019 sf**
 Project:
 CDOM: **118**
 Parking: **6**
 Gen Zone: **Multi-Family, Residential, See Remarks**
 New Cnstr:
 TaxID: **0320155007**
 Ann Tax: **\$8,265.00**

Rambler style 4plex. 4 above grade units. All units 2 beds 1 bath. All units been fully renovated. All new leases within the last year. All units occupied. 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.

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

MLS#: **2374802** Status: **A**
 Area: **55** Stat Dt: **05/20/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **East Tacoma**
 Year Built: **1979** DOM: **118**
 # Unit: **4** # Story: **1**
 NOI: **\$62,969** GAI: **\$81,756**
 TR SqFt: **3,200** TMI: **\$6,815**
 View:
 Water:
 School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$858,000**
 SqFt: **3,200**
 Lot Size: **.230 ac/10,019 sf**
 Project:
 CDOM: **118**
 Parking: **6**
 Gen Zone: **Multi-Family, Residential, See Remarks**
 New Cnstr:
 TaxID: **0320155005**
 Ann Tax: **\$8,246.00**

Rambler style 4plex. 4 above grade units. All units 2 beds 1 bath. All units have been previously 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.

**3572 -3574 E F St, Tacoma, WA 98404**

MLS#: **2406249** Status: **A**
 Area: **55** Stat Dt: **07/12/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **East Tacoma**
 Year Built: **1904** DOM: **65**
 # Unit: **4** # Story: **2**
 NOI: **\$41,901** GAI: **\$64,428**
 TR SqFt: **3,426** TMI: **\$5,369**
 View:
 Water:
 School Dist: **Tacoma**
 Compensation: **2.25%**
 Marketing
 Remarks:

List Price: **\$899,950**
 SqFt: **5,139**
 Lot Size: **.173 ac/7,526 sf**
 Project:
 CDOM: **65**
 Parking: **8**
 Gen Zone:
 New Cnstr:
 TaxID: **7470011460**
 Ann Tax: **\$9,327.00**

INVESTORS & HOUSE HACKERS! Perfectly located 4 plex in South Tacoma makes for a great investment for a rental or purchase as a primary residence to live in & offset your mortgage! All units are 850+ SF w/ 2 units that are 2 bed 1 bath and 2 units are 1 bed 1 bath. Upstairs units come with private decks! Plenty off street parking off the alley for about 12 for tenants & guests! Coin operated on site laundry conveniently for tenants & additional income. There are also 5 large 10x10 storage units for your tenants & management/owner! Updates throughout include some paint, flooring, kitchens, bathrooms, & grounds! Section 8 approved! Minutes away from freeway access, shopping, entertainment, food, & more! Don't miss out on this opportunity!

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

MLS#: **2335976** Status: **A**
 Area: **56** Stat Dt: **02/25/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **East Tacoma**
 Year Built: **2006** DOM: **202**
 # Unit: **2** # Story: **2**
 NOI: **\$40,745** GAI: **\$40,745**
 TR SqFt: **2,552** TMI: **\$4,000**
 View:
 Water:
 School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$699,999**
 SqFt: **2,552**
 Lot Size: **.075 ac/3,250 sf**
 Project: **Indian Add**
 CDOM: **202**
 Parking: **4**
 Gen Zone:
 New Cnstr:
 TaxID: **4715015957**
 Ann Tax: **\$5,676.00**

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).

**201 E 36th St, Tacoma, WA 98404**

MLS#: **2414941** Status: **A** List Price: **\$850,000**
 Area: **56** Stat Dt: **08/08/2025**
 Sub Prop: **Multi-Family** SqFt: **2,400**
 Style Code: **53 - Tri-plex** Lot Size: **.207 ac/9,025 sf**
 Community: **East Tacoma** Project: **Vista Ridge**
 Year Built: **1985** DOM: **38** CDOM: **38**
 # Unit: **3** # Story: **1** Parking: **6**
 NOI: **\$47,899** GAI: **\$60,591** Gen Zone: **Multi-Family, Residential**
 TR SqFt: **2,400** TMI: **\$5,315** New Cnstr:
 View:
 Water:
 School Dist: **Tacoma** TaxID: **9269700080**
 Compensation: **2%** Ann Tax: **\$7,029.00**
 Marketing
 Remarks:

Great opportunity for investors or DIY buyers! Live-in one unit & let the other two help pay your mortgage. This East Tacoma Triplex sits on a larger corner lot at the start of a quiet cul-de-sac w/easy access to HWY 7 & I5. Each unit is 2 beds/1bath approximately 800 SF w/ 2 parking spaces. Currently bringing in \$5315/mo with upside potential as units are updated. Newer roof and each unit is separately metered for electricity. Add value while building equity-don't miss this versatile investment! Ask about the \$8000 First Time Homebuyer Grant or WSHFC Down Payment Assistance to get you into this home today.

**7001 7003 S D Street, Tacoma, WA 98408**

MLS#: **2372039** Status: **A** List Price: **\$1,100,000**
 Area: **60** Stat Dt: **05/23/2025**
 Sub Prop: **Multi-Family** SqFt: **2,670**
 Style Code: **52 - Duplex** Lot Size: **.149 ac/6,500 sf**
 Community: **Hillsdale** Project:
 Year Built: **1951** DOM: **115** CDOM: **115**
 # Unit: **2** # Story: **1** Parking: **5**
 NOI: **\$29,624** GAI: **\$29,624** Gen Zone: **See Remarks**
 TR SqFt: **2,670** TMI: **\$3,170** New Cnstr:
 View:
 Water:
 School Dist: **Tacoma** TaxID: **6615002380**
 Compensation: **1%** Ann Tax: **\$6,584.00**
 Marketing
 Remarks:

Once in a lifetime opportunity has hit the market. Whether this opportunity is for a quick return on your investment or a long term wealth building strategy, this Turn Key Asset will produce upon your acquisition. Its proximity to amenities and thriving neighborhood is certainly a crowd pleaser. Strategically positioned in a prime location, this income generating asset which is close to public transit and in an area of strong rental demand with zero vacancy is a must see for anyone looking for future wealth creating rewards and potential growth.

**238 240 S 70th St, Tacoma, WA 98408**

MLS#: **2372040** Status: **A** List Price: **\$1,200,000**
 Area: **60** Stat Dt: **05/23/2025**
 Sub Prop: **Multi-Family** SqFt: **2,700**
 Style Code: **52 - Duplex** Lot Size: **.138 ac/6,000 sf**
 Community: **Hillsdale** Project:
 Year Built: **1951** DOM: **115** CDOM: **115**
 # Unit: **2** # Story: **1** Parking: **4**
 NOI: **\$37,552** GAI: **\$37,552** Gen Zone: **See Remarks**
 TR SqFt: **2,700** TMI: **\$3,750** New Cnstr:
 View:
 Water:
 School Dist: **Tacoma** TaxID: **6615002440**
 Compensation: **1%** Ann Tax: **\$6,368.00**
 Marketing
 Remarks:

Each unit has 3 bedrooms and 1.75 bathrooms. Once in a lifetime opportunity has hit the market. Whether this opportunity is for a quick return on your investment or a long term wealth building strategy, this Turn Key Asset will produce upon your acquisition. Its proximity to amenities and thriving neighborhood is certainly a crowd pleaser. Strategically positioned in a prime location, this income generating asset which is close to public transit and in an area of strong rental demand with zero vacancy is a must see for anyone looking for future wealth creating rewards and potential growth.

**521 128th St S, Tacoma, WA 98444**

MLS#: **2419403** Status: **A** List Price: **\$499,000**
 Area: **63** Stat Dt: **09/07/2025**
 Sub Prop: **Multi-Family** SqFt: **1,926**
 Style Code: **53 - Tri-plex** Lot Size: **.230 ac/10,000 sf**
 Community: **Parkland** Project: **Parkland Townsite**
 Year Built: **1900** DOM: **32** CDOM: **69**
 # Unit: **3** # Story: **2** Parking: **7**
 NOI: **\$31,663** GAI: **\$31,663** Gen Zone: **Multi-Family, Residential**
 TR SqFt: **1,926** TMI: **\$3,410** New Cnstr:
 View:
 Water:
 School Dist: **Franklin Pierce** TaxID: **6762001071**
 Compensation: **2.5%** Ann Tax: **\$5,492.00**
 Marketing
 Remarks:

ASSUMABLE FHA LOAN at 2.75% RATE! Cash-flowing triplex just a block from PLU. Ideal for investors seeking stability and upside. Unit 1 features a newly remodeled bathroom. Unit 3 (top floor) offers 2 beds, 1.75 bath, fresh tile flooring, and territorial balcony. All appliances across units are under 2 years old. Located on a spacious, grassy 10,000 sq ft corner lot with beautiful black walnut trees, ample parking, shared laundry, storage, and a short walk away from PLU college campus. Turnkey asset with proven rental history and reliable property manager already in place.

**11104 Ainsworth Ave S, Tacoma, WA 98444**

MLS#:	2391513	Status:	A	List Price:	\$500,000
Area:	63	Stat Dt:	06/12/2025	SqFt:	
Sub Prop:	Multi-Family			Lot Size:	.230 ac/10,000 sf
Style Code:	52 - Duplex			Project:	
Community:	Tacoma			CDOM:	95
Year Built:	1977	DOM:	95	Parking:	7
# Unit:	2	# Story:	1	Gen Zone:	
NOI:	\$	GAI:	\$	New Cnstr:	
TR SqFt:	1,652	TMI:	\$3,200		
View:				TaxID:	6180000650
Water:				Ann Tax:	\$0.00
School Dist:	Franklin Pierce				
Compensation:	2.5%				

Turnkey Duplex with Long-Term Tenants – Great Tacoma Investment! Investor-ready duplex in a prime Tacoma location! 11104 Ainsworth Ave S offers two well-maintained units—each with 2 bedrooms, 1 bathroom, and private garage space (2-car garage for one unit, 1-car for the other). Both units are occupied by reliable long-term tenants, providing immediate cash flow. Enjoy the fully fenced backyard, perfect for tenant privacy and added outdoor space. Located near Pacific Ave, I-5, and JBLM, this property is in a high-demand rental area with easy access to shopping, schools, and public transportation. Whether you're expanding your portfolio or just getting started, this turnkey opportunity is ready to go.

**10227 10229 Ainsworth Ave S, Tacoma, WA 98444**

MLS#:	2359868	Status:	A	List Price:	\$600,000
Area:	63	Stat Dt:	05/07/2025	SqFt:	1,880
Sub Prop:	Multi-Family			Lot Size:	.500 ac/21,780 sf
Style Code:	52 - Duplex			Project:	
Community:	Tacoma			CDOM:	132
Year Built:	1978	DOM:	132	Parking:	6
# Unit:	2	# Story:	1	Gen Zone:	
NOI:	\$43,203	GAI:	\$49,102	New Cnstr:	
TR SqFt:	1,880	TMI:	\$4,150		
View:				TaxID:	0319052123
Water:				Ann Tax:	\$5,842.00
School Dist:	Franklin Pierce				
Compensation:	2.5%				

Remarkable Opportunity with this Centrally Located Tacoma Duplex. Very well taken care of and pride of ownership throughout, the same owner has owned this fantastic rental for 20+ years. Zoned Multi-Family, great new roof, both sides remodeled, fully fenced, massive lot, could increase income by ADU/Tiny Home. One side rents for \$2,000 per month and the other rents for \$2,150. Attractive cap rate and cash flow, private location and easy to rent. An opportunity like this does not come often.

**906 104th St Ct S, Tacoma, WA 98444**

MLS#:	2385952	Status:	A	List Price:	\$850,000
Area:	63	Stat Dt:	06/02/2025	SqFt:	2,504
Sub Prop:	Multi-Family			Lot Size:	.182 ac/7,923 sf
Style Code:	52 - Duplex			Project:	Phoebe's Meadow
Community:	Tacoma			CDOM:	105
Year Built:	2024	DOM:	105	Parking:	4
# Unit:	2	# Story:	3	Gen Zone:	
NOI:	\$69,540	GAI:		New Cnstr:	Under Construction
TR SqFt:	2,504	TMI:	\$7,334		
View:				TaxID:	0319058026
Water:				Ann Tax:	\$8,000.00
School Dist:	Franklin Pierce				
Compensation:	2.5%				

Rent by the room! Large homesite offering 7 private bedrooms with a full bath, 27" cabinet, microwave & mini-fridge. Rent each bed to maximize ROI. A pro-forma cap rate of 9% w/ this new construction. Features 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 & camera system. Built for long term durability & low maintenance (all LVP flooring, all countertops & window seals quartz). At a market cap rate of 5.5% this property has a valuation of \$1,250,000 Great investment opportunity.

**11108 Sheridan Ave S, Tacoma, WA 98444-2742**

MLS#:	2347502	Status:	A	List Price:	\$1,150,000
Area:	63	Stat Dt:	04/01/2025	SqFt:	2,880
Sub Prop:	Multi-Family			Lot Size:	.296 ac/12,900 sf
Style Code:	54 - 4-Plex			Project:	Mountain View1958
Community:	Parkland			CDOM:	167
Year Built:	1958	DOM:	167	Parking:	8
# Unit:	4	# Story:	1	Gen Zone:	Multi-Family
NOI:	\$	GAI:	\$3,735	New Cnstr:	
TR SqFt:	2,880	TMI:	\$4,300		
View:	Territorial			TaxID:	6180000841
Water:				Ann Tax:	\$8,401.06
School Dist:	Tacoma				
Compensation:	Request in Offer				

Brick 4-plex on one level. Great investment property, in a high density area. Very desirable, attractive multi-unit residential. One building with 4 addresses. All the units have real hardwood floors underneath the current manufactured wood.

**10214 8th Ave S, Tacoma, WA 98444**

MLS#: **2427925** Status: **A** List Price: **\$1,400,000**
 Area: **63** Stat Dt: **09/02/2025**
 Sub Prop: **Multi-Family** SqFt: **4,832**
 Style Code: **54 - 4-Plex** Lot Size: **1.242 ac/54,082 sf**
 Community: **Tacoma** Project: **CDOM: 13**
 Year Built: **1979** DOM: **13** Parking: **8**
 # Unit: **4** # Story: **2** Gen Zone: **Multi-Family, See Remarks**
 NOI: **\$5,994** GAI: **\$** New Cnstr:
 TR SqFt: **4,832** TMI: **\$3,350**
 View:
 Water:
 School Dist: **Franklin Pierce** TaxID: **340000291**
 Compensation: **2.5%** Ann Tax: **\$1,215.00**
 Marketing
 Remarks:

Investment opportunity! Property includes a duplex and two single-family homes spread across three tax parcels, totaling 1.25 acres in the Urban Corridor zoning district. Perfect for high-density multi-family development or adding six DADU units. Two long-term tenants 20 years currently on month-to-month leases, paying below market rent. All three properties share one water meter. Owner financing available with \$30% down, amortized over 30 years, note due in 2 years. The duplex features 2-bedroom, 1.5-bath units with 1-car garages. One single-family home has 2 bedrooms, 1.5 baths, single-car garage, while the front single-family home offers 3 bedrooms, 1 bath, a carport, bonus room, partial basement. Opportunity galore! Buyer to verify all

**1104 -1106 106th St Ct E, Tacoma, WA 98445**

MLS#: **2410479** Status: **A** List Price: **\$649,950**
 Area: **66** Stat Dt: **07/22/2025**
 Sub Prop: **Multi-Family** SqFt: **2,200**
 Style Code: **52 - Duplex** Lot Size: **.350 ac/15,246 sf**
 Community: **Midland** Project: **CDOM: 55**
 Year Built: **1989** DOM: **55** Parking: **4**
 # Unit: **2** # Story: **1** Gen Zone: **Multi-Family, Residential**
 NOI: **\$23,674** GAI: **\$36,000** New Cnstr:
 TR SqFt: **2,200** TMI: **\$3,000**
 View: **Territorial**
 Water:
 School Dist: **Franklin Pierce** TaxID: **0319037030**
 Compensation: **2.5%** Ann Tax: **\$5,846.00**
 Marketing
 Remarks:

Why buy one single family home, when you can buy a DUPLEX? Ideal investment or house-hack opportunity! This DUPLEX is perfectly located near JBLM, shopping, and major freeways for ultimate convenience. Each 1,100 sq. ft. unit offers 2 bedrooms, 1 bath, vaulted ceilings in the living and dining areas, in-unit washer/dryer, and a private garage. Each unit has a huge side and back yard for all your outdoor space. With both units currently renting for \$1,500/month each, this property offers solid income potential—or live in one side and rent the other! Make this an easy investment!

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

MLS#: **2426403** Status: **A** List Price: **\$850,000**
 Area: **67** Stat Dt: **08/27/2025**
 Sub Prop: **Multi-Family** SqFt: **3,644**
 Style Code: **53 - Tri-plex** Lot Size: **.384 ac/16,741 sf**
 Community: **Brookdale** Project: **CDOM: 661**
 Year Built: **1920** DOM: **19** Parking: **12**
 # Unit: **3** # Story: **1** Gen Zone:
 NOI: **\$74,000** GAI: **\$84,000** New Cnstr:
 TR SqFt: **3,644** TMI: **\$7,050**
 View:
 Water: **Creek** TaxID: **0319231013**
 School Dist: **Bethel** Ann Tax: **\$4,700.00**
 Compensation: **2.0%**
 Marketing
 Remarks:

OWNER FINANCING. Location, Opportunity & Income come together. CLOVER CREEK property w/ 3 rentals. Charming main home w/ adu cottage plus a manufactured home; plenty of room on the property for additional units and parking. TWO TAX PARCELS gives about 2.68 acres w/ frontage right on CLOVER CREEK in the Brookdale area. Close in and easy access to JBLM, Hwy 512 and Pacific--Waller Road is right there. Unit A-is remodeled Biltmore Manufactured home 1200 Sq ft. Unit B-1939 cottage w/ 423 sq ft and Unit C is 1920 Cottage w/ +/- 2012 sq Ft. Ideally located outside of Tacoma New Landlord laws but close enough to be a great investment property. Great rental history & terrific residents that want to stay. The perfect combination meets upside.

**15103 - 15105 15th Ave E, Tacoma, WA 98445**

MLS#:	2419110	Status:	A	List Price:	\$639,998
Area:	68	Stat Dt:	08/14/2025		
Sub Prop:	Multi-Family			SqFt:	1,120
Style Code:	52 - Duplex			Lot Size:	.500 ac/21,780 sf
Community:	Brookdale			Project:	
Year Built:	1987	DOM:	32	CDOM:	32
# Unit:	2	# Story:	1	Parking:	6
NOI:	\$33,415	GAI:	\$33,415	Gen Zone:	Multi-Family
TR SqFt:	5,696	TMI:	\$3,600	New Cnstr:	
View:					
Water:				TaxID:	0319225004
School Dist:	Bethel			Ann Tax:	\$7,205.00
Compensation:	2%				
Marketing	Live, Rent, or Invest! This 1,129 sq. ft. duplex features two 2 bed/1.5 bath units, each with a fireplace, private patio, and garage. Fully fenced on a quiet dead-end street. Live in one & rent the other, or rent both for instant income + long-term equity. Close to schools, shopping, and commuter routes. Leases in place with long term tenants. FHA, VA, Conventional financing welcome. Perfect for first-time buyers, seasoned investors, or anyone ready to grow their portfolio—opportunities like this don't last!				
Remarks:					

**15107 15109 15th Ave E, Tacoma, WA 98445**

MLS#:	2419061	Status:	A	List Price:	\$659,998
Area:	68	Stat Dt:	08/14/2025		
Sub Prop:	Multi-Family			SqFt:	1,120
Style Code:	52 - Duplex			Lot Size:	.600 ac/26,137 sf
Community:	Brookdale			Project:	
Year Built:	1987	DOM:	32	CDOM:	32
# Unit:	2	# Story:	1	Parking:	6
NOI:	\$39,328	GAI:	\$39,328	Gen Zone:	Multi-Family
TR SqFt:	2,848	TMI:	\$4,100	New Cnstr:	
View:					
Water:				TaxID:	0319225003
School Dist:	Bethel			Ann Tax:	\$7,292.00
Compensation:	2%				
Marketing	Updated Duplex – Live, Rent, or Invest! This 1,120 sq. ft. duplex features two 2 bed/1.5 bath units, each with a fireplace, private patio, washer/dryer and garage. Fully fenced .6-acre lot on a quiet dead-end street. Live in one & rent the other, or rent both for instant income + long-term equity. Close to schools, shopping, and commuter routes. FHA, VA, Conventional financing welcome. Leases in place for both units. Perfect for first-time buyers, seasoned investors, or anyone ready to grow their portfolio—opportunities like this don't last!				
Remarks:					

**15302 15304 9th Ave E, Tacoma, WA 98445**

MLS#:	2293638	Status:	A	List Price:	\$1,150,000
Area:	68	Stat Dt:	09/20/2024		
Sub Prop:	Multi-Family			SqFt:	2,426
Style Code:	52 - Duplex			Lot Size:	.479 ac/20,865 sf
Community:	Parkland			Project:	
Year Built:	1991	DOM:	360	CDOM:	360
# Unit:	2	# Story:	1	Parking:	8
NOI:	\$62,271	GAI:	\$72,000	Gen Zone:	Multi-Family
TR SqFt:	2,426	TMI:	\$6,000	New Cnstr:	
View:					
Water:				TaxID:	0319227069
School Dist:	Bethel			Ann Tax:	\$6,812.00
Compensation:	1%				
Marketing	Possible owner financing with interest only payment option available. This property offers an ideal income generating opportunity w/5.18% cap rate. All new kitchen cabinets w/soft close. New quartz counters, new stainless steel appliances, some new bathroom vanities, new flooring thru-out, new paint, new plumbing. Situated on a tranquil dead-end street. Each units 2 bedroom w/Den or use as 3rd bedroom. 2 Full baths and an attached 2 car garage which is over sized. One story ensuring ease of upkeep & consistent rental income. Close to all amenities, schools parks and stores.				
Remarks:					

**411 120th St S, Tacoma, WA 98444-5213**

MLS#:	2424771	Status:	A	List Price:	\$540,000
Area:	69	Stat Dt:	08/22/2025		
Sub Prop:	Multi-Family			SqFt:	2,174
Style Code:	53 - Tri-plex			Lot Size:	.172 ac/7,500 sf
Community:	Parkland			Project:	Armour Addition to Tacoma
Year Built:	1900	DOM:	27	CDOM:	27
# Unit:	3	# Story:	2	Parking:	1
NOI:	\$22,080	GAI:	\$31,920	Gen Zone:	
TR SqFt:	2,174	TMI:	\$2,800	New Cnstr:	
View:					
Water:				TaxID:	2240001740
School Dist:	Franklin Pierce			Ann Tax:	\$4,777.00
Compensation:	1%				
Marketing	Welcome to 411 120th St S in Tacoma – a triplex offering 6 bedrooms, 3 bathrooms, and 2,174 sq ft of living space with a sizable 7500 sq ft lot. Ideal for investors or multi-generational living. Each unit features functional layouts, access to the fenced backyard with mature landscaping which is perfect for gatherings, pets, or a garden. Located close to PLU with easy access to I-5, shopping, and dining. Live in one unit and rent the other two, or grow your rental portfolio. Recent upgrades include paint and a new roof. Don't miss this excellent opportunity!				
Remarks:					

**1852 1854 116th St S, Tacoma, WA 98444**

MLS#: **2358753** Status: **A**
 Area: **69** Stat Dt: **07/24/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Tacoma**
 Year Built: **1984** DOM: **138**
 # Unit: **2** # Story: **1**
 NOI: **\$32,044** GAI: **\$38,640**
 TR SqFt: **1,720** TMI: **\$3,220**

List Price: **\$549,950**
 SqFt: **1,720**
 Lot Size: **.438 ac/19,087 sf**
 Project:
 CDOM: **138**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:

View:
 Water:
 School Dist: **Franklin Pierce**
 Compensation: **2%**

TaxID: **0319086005**
 Ann Tax: **\$5,832.00**

Marketing
 Remarks: **Whether you're a first-time home buyer or a seasoned investor, this well-kept duplex is a solid choice. Conveniently located near JBLM, major freeways, and all that Tacoma has to offer, this property offers long-term value and excellent potential. Built by the current owner and professionally managed. Unit 1852 fully renovated with new cabinets, granite countertops, mill-work, and more. Ready for owner occupancy or market rent increase. Unit 1854 was refreshed prior to current tenant, giving flexibility for rental increases and or future upgrades. Public street access off 116th, RV parking, and roof was replaced two years ago. This property is a turnkey investment with room to grow.**

**418 130th St Ct S, Tacoma, WA 98444**

MLS#: **2414711** Status: **A**
 Area: **69** Stat Dt: **08/10/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Parkland**
 Year Built: **1978** DOM: **43**
 # Unit: **2** # Story: **1**
 NOI: **\$26,453** GAI: **\$36,000**
 TR SqFt: **1,917** TMI: **\$3,000**

List Price: **\$599,950**
 SqFt: **1,917**
 Lot Size: **.380 ac/16,553 sf**
 Project: **Shy Platt 77-435**
 CDOM: **43**
 Parking: **0**
 Gen Zone: **See Remarks**
 New Cnstr:

View:
 Water:
 School Dist: **Franklin Pierce**
 Compensation: **3%**

TaxID: **031916-6-006**
 Ann Tax: **\$5,161.00**

Marketing
 Remarks: **DUPLEX: Excellent opportunity to live on one side and rent out other side for extra income or rent both sides for investment. Experience your own retreat in this remodeled home nestled on a dead end street on large partially fenced, tastefully landscaped lot with glass doors leading to the patio. Each side features: 2 bedrooms, 1 bathroom, eat in Kitchen with stove, refrigerator, microwave, dishwasher, wood burning fireplace in spacious living room, separate laundry room with washer and dryer, RV parking, pantry, lots of storage and attached garage. The property is close to shopping, library, Spanaway Lake Park and golf course, lots of entertainment, public transportation; close to Pacific Lutheran University, JBLM, and Highway 512.**

**6612 4th St E, Tacoma, WA 98424**

MLS#: **2372078** Status: **A**
 Area: **70** Stat Dt: **05/29/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Fife Heights**
 Year Built: **1985** DOM: **109**
 # Unit: **2** # Story: **3**
 NOI: **\$28,184** GAI: **\$36,386**
 TR SqFt: **3,096** TMI: **\$3,600**

List Price: **\$649,950**
 SqFt: **3,096**
 Lot Size: **.400 ac/17,424 sf**
 Project:
 CDOM: **109**
 Parking: **8**
 Gen Zone: **Multi-Family**
 New Cnstr:

View: **Territorial**
 Water:
 School Dist: **Fife**
 Compensation: **2.5%**

TaxID: **0420065048**
 Ann Tax: **\$6,817.00**

Marketing
 Remarks: **Stunning architectural design & investment opportunity! Convenient Tacoma/Fife Heights location & nestled in a quiet neighborhood cul-de-sac. Private Duplex overlooks the woods in back. Each unit is 1,548 sq ft & features an open-concept floorplan w/ soaring ceilings, floor-to-ceiling windows & clerestory windows on main allowing tons of natural light, cozy wood-burning fireplaces, primary suites, kitchen islands, laundry, & bathrooms on all 3 floors! Low-maintenance yard boasting private decks w/ storage. Long lasting cedar siding. Attached carport, detached garage w/ 8 total parking spaces. Feels like country yet just 5 minutes from I-5 for easy commute to Seattle or Tacoma. Rent out both or live in one & rent the other. Opportunity awaits!!**

**1004 15th Ave, Milton, WA 98354**

MLS #: **2430707** Status: **A**
 Area: **71** Stat Dt: **09/08/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Milton**
 Year Built: **1955** DOM: **7**
 # Unit: **2** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,600** TMI: **\$3,200**

List Price: **\$679,995**
 SqFt: **1,680**
 Lot Size: **.246 ac/10,700 sf**
 Project:
 CDOM: **7**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:

View:
 Water:
 School Dist:
 Compensation:
 Marketing
 Remarks:

TaxID: **599520-001-0**
 Ann Tax: **\$4,921.00**

MULTIFAMILY IN MILTON & PRIME LOCATION! WELCOME TO THIS COZY DUPLEX, PARTIALLY FENCED, PERFECT FOR FIRST-TIME HOMEBUYERS OR INVESTORS. UNITS ARE IN GREAT CONDITION, ROOF- APPROX 15YRS, H2O HEATER-APPROX 4 YRS. WOOD BURNING FIRE PLACE. THIS BEAUTIFULLY MAINTAINED DUPLEX OFFERS THE PERFECT BLEND OF COMFORT, CONVENIENCE, AND CASH FLOW. WHETHER YOU'RE A SAVVY INVESTOR OR A HOMEOWNER LOOKING TO OFFSET YOUR MORTGAGE, THIS PROPERTY DELIVERS! LIVE IN ONE, RENT THE OTHER. STRONG RENTAL DEMAND IN MILTONS GROWING MARKET MEANS LOW VACANCY AND SOLID RETURNS. TURNKEY CONDITION, MINUTES FROM PUYALLUP, FEDERAL WAY, AND 15 TACOMA. ONE UNIT IS MO/MO OTHER UNIT LEASE EXPIRES JANUARY 2026

**414 Sumner Ave, Sumner, WA 98390**

MLS #: **2329115** Status: **A**
 Area: **74** Stat Dt: **02/20/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Downtown Sumner**
 Year Built: **1900** DOM: **207**
 # Unit: **3** # Story: **2**
 NOI: **\$28,477** GAI: **\$41,820**
 TR SqFt: **2,104** TMI: **\$3,485**

List Price: **\$689,950**
 SqFt: **2,584**
 Lot Size: **.276 ac/12,016 sf**
 Project: **Thompsons L F Rep # 1**
 CDOM: **207**
 Parking: **4**
 Gen Zone: **Multi-Family, Residential**
 New Cnstr:

View: **Territorial**
 Water:
 School Dist: **Sumner-Bonney Lake**
 Compensation: **2.5%**
 Marketing
 Remarks:

TaxID: **9060100633**
 Ann Tax: **\$5,679.00**

Located on a quiet street in downtown Sumner, this craftsman style triplex is full of character & charm. Property features three one bed units which have been recently renovated. An 860 sq. ft. separately metered attic w/ 14' vaulted ceilings provides an excellent opportunity to create a 4th rentable unit or finish the space for owner occupancy. Lrg basement offers ample storage. Current below market rents present strong potential for increased income. Property includes 4 parking spaces plus abundant off-street parking. Recent updates include complete rewiring with all units separately metered for gas and electricity. Enjoy Mount Rainier views from this unique property. An outstanding investment opportunity in a highly desirable location.

**338 5th St SE, Puyallup, WA 98372**

MLS #: **2425785** Status: **A**
 Area: **79** Stat Dt: **08/29/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Puyallup**
 Year Built: **2021** DOM: **17**
 # Unit: **2** # Story: **2**
 NOI: **\$55,805** GAI: **\$69,840**
 TR SqFt: **3,056** TMI: **\$6,000**

List Price: **\$1,100,000**
 SqFt: **3,056**
 Lot Size: **.104 ac/4,527 sf**
 Project:
 CDOM: **17**
 Parking: **5**
 Gen Zone:
 New Cnstr:

View: **Mountain**
 Water:
 School Dist: **Puyallup**
 Compensation: **2.25%**
 Marketing
 Remarks:

TaxID: **5745000260**
 Ann Tax: **\$7,966.00**

Here is your chance to purchase a rare 2021 built duplex in Puyallup. With a long term tenant downstairs and a four year old Air BnB upstairs, this building provides stability for income with the lower unit while the upstairs provides a larger opportunity for maximum cash flow. No corners were cut in the construction of this building with Quartz counter tops, custom tile backplash, undercounter lighting, custom fireplaces along with LVP flooring throughout. The upstairs unit is fully furnished and can be transferred as a functioning Air BnB or house hack it, and create real wealth. A real unique opportunity to own a truly unique property in-town that's walkable to the WA State Fairgrounds and everything the city of Puyallup has to offer.

**334 340 4th St SW, Puyallup, WA 98371-5850**

MLS#:	2380583	Status:	A	List Price:	\$1,495,000
Area:	81	Stat Dt:	08/02/2025		
Sub Prop:	Multi-Family			SqFt:	4,500
Style Code:	54 - 4-Plex			Lot Size:	.298 ac/13,000 sf
Community:	Downtown			Project:	Meekers 1st & 2nd
Year Built:	1968	DOM:	99	CDOM:	99
# Unit:	4	# Story:	2	Parking:	12
NOI:	\$87,747	GAI:	\$115,800	Gen Zone:	
TR SqFt:	4,500	TMI:	\$10,000	New Cnstr:	
View:	Mountain				
Water:				TaxID:	5745001490
School Dist:	Puyallup			Ann Tax:	\$11,675.00
Compensation:	2%				

Location! Turn key, high demand, no vacancy 4-plex on a prime corner lot in the heart of downtown Puyallup walking distance to the library, Sparks Stadium, farmers market, Sounder station, fairgrounds & all restaurants & shops downtown has to offer. Check out the beautiful Mt. Rainer view! Approx \$400k in upgrades including new roofing valleys, fresh interior & exterior paint, new flooring, fixtures & appliances, along w/ a new deck, fencing & gates. Solid rent. Each unit 1125 sqft, main level features living room, kitchen w/ eating area, washer/dryer closet, 1/2 bath & slider to a private patio. Upstairs, there are 2 bedrooms, w/ primary bdrm offering a deck to enjoy & full bath. Each unit has its own garage & parking stall-2 spots tandem.

**11613 63rd St Ct E, Puyallup, WA 98372**

MLS#:	2402940	Status:	A	List Price:	\$699,950
Area:	82	Stat Dt:	07/03/2025		
Sub Prop:	Multi-Family			SqFt:	1,856
Style Code:	52 - Duplex			Lot Size:	.450 ac/19,602 sf
Community:	Puyallup			Project:	
Year Built:	1979	DOM:	74	CDOM:	74
# Unit:	2	# Story:	1	Parking:	6
NOI:	\$30,281	GAI:	\$40,800	Gen Zone:	
TR SqFt:	1,856	TMI:	\$2,523	New Cnstr:	
View:					
Water:				TaxID:	042022-8-012
School Dist:	Puyallup			Ann Tax:	\$7,422.00
Compensation:	2.5%				

Fantastic duplex on a quiet dead-end street in the heart of the Puyallup Valley! Each unit offers 2 bedrooms, 1.5 baths, a spacious living room with a fireplace, & an attached one-car garage. Recent updates to the unit on left include a new kitchen with new stainless steel appliances & quartz countertops & updated bathrooms. Updated and durable LVP flooring throughout both units. Roof and exterior paint in 2024. Situated on a large lot with room to enjoy or expand. Excellent location near freeway access, shopping, dining, & amenities. RV Parking & a large storage shed. Live in one side and rent the other, or add this turnkey property to your investment portfolio. A rare find with strong rental potential! Current rents are below market.

**6601 -6607 109th St Ct E, Puyallup, WA 98373**

MLS#:	2367658	Status:	A	List Price:	\$1,685,000
Area:	85	Stat Dt:	04/30/2025		
Sub Prop:	Multi-Family			SqFt:	4,628
Style Code:	54 - 4-Plex			Lot Size:	.644 ac/28,074 sf
Community:	South Hill			Project:	Shea & Nolan 5 Acre Tracts
Year Built:	1987	DOM:	138	CDOM:	138
# Unit:	4	# Story:	2	Parking:	12
NOI:	\$94,102	GAI:	\$117,945	Gen Zone:	Multi-Family
TR SqFt:	5,244	TMI:	\$12,017	New Cnstr:	
View:					
Water:				TaxID:	756001-434-4
School Dist:	Puyallup			Ann Tax:	\$12,234.00
Compensation:	2.5%				

Corner lot 4-plex in prime location of Puyallup, WA. Pristine .63 acres includes a private park with Gazebo, firepit and game area. Upgrades to units include SS appliances, noise-reducing windows, new gutters and paint, 2 new electrical boxes and hot water tanks. All 4 units have been updated, 3 units are furnished rentals used for Mid-term, short-term and long-term rentals. Two units currently with lease agreements at \$3475/mo. One unit is owner occupied. Unit 6607 with 2 beds & 1.75 baths, currently housing Airbnb Guests. RSS's completed for two systems with 4 tanks. Sewer stub coming this Summer with hook-up approximately a year later - opens up possibilities. Check the County for zoning.

**14217 107th Av Ct E, Puyallup, WA 98374**

MLS#: **2380452** Status: **A**
 Area: **86** Stat Dt: **05/23/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **South Hill**
 Year Built: **1977** DOM: **115**
 # Unit: **2** # Story: **1**
 NOI: **\$40,000** GAI: **\$46,330**
 TR SqFt: **2,180** TMI: **\$4,600**
 View:
 Water:
 School Dist: **Puyallup**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$711,000**
 SqFt: **2,180**
 Lot Size: **.372 ac/16,200 sf**
 Project:
 CDOM: **115**
 Parking: **6**
 Gen Zone:
 New Cnstr:
 TaxID: **350100-010-0**
 Ann Tax: **\$6,431.00**

Fantastic turnkey duplex in a great location! Sitting on a beautiful street of many well maintained properties this could be your next level up investment. Close in to schools, hospitals, shopping, restaurants and more. Each side offers 2 spacious bedrooms, 1 full bath and a large living room right off of the kitchen. Both units offer private, large backyards. Laundry room in one unit; garage laundry area in second unit. Great business opportunity, both units come furnished, could be great for long term or short term rentals such as an airbnb or traveling nurses. Come check out this great investment property!

**12008 12010 119th Ave E, Puyallup, WA 98374**

MLS#: **2424350** Status: **A**
 Area: **86** Stat Dt: **08/26/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Puyallup**
 Year Built: **1999** DOM: **20**
 # Unit: **2** # Story: **2**
 NOI: **\$32,170** GAI: **\$46,800**
 TR SqFt: **2,772** TMI: **\$3,900**
 View:
 Water:
 School Dist: **Puyallup**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$775,000**
 SqFt: **2,772**
 Lot Size: **.196 ac/8,518 sf**
 Project: **Kensington**
 CDOM: **20**
 Parking: **8**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **6022880060**
 Ann Tax: **\$8,108.00**

Very Desirable Two Story Duplex with 2 car garages! Good size living room with gas fire place. Kitchen with eating bar and dining space, half bath on main floor. 3 bedrooms up with 2 full baths. Set up with a primary with own bath. Private back yards with patio's. Left unit has Vinyl plank flooring and newer carpet. New roof in 2019. Low maintenance Vinyl siding with trim painted a few years ago. Long term tenants.

**12625 12627 119th St Ct E, Puyallup, WA 98374**

MLS#: **2421308** Status: **A**
 Area: **86** Stat Dt: **08/15/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Shaw Road**
 Year Built: **1997** DOM: **31**
 # Unit: **2** # Story: **1**
 NOI: **\$45,074** GAI: **\$59,280**
 TR SqFt: **3,588** TMI: **\$4,940**
 View:
 Water:
 School Dist: **Puyallup**
 Compensation: **2.25%**
 Marketing
 Remarks:

List Price: **\$799,950**
 SqFt: **2,706**
 Lot Size: **.303 ac/13,200 sf**
 Project:
 CDOM: **31**
 Parking: **12**
 Gen Zone:
 New Cnstr:
 TaxID: **6022190100**
 Ann Tax: **\$8,066.00**

Calling all investors & house hackers! INCREDIBLE opportunity for a single level/rambler duplex in Puyallup! Conveniently located near freeway access, shopping, entertainment, & more! Each side has a spacious 3 bed 2 bath layout & access to backyard space. Entry opens up into the living room with vaulted ceilings that pours into the open concept dining area & kitchen w/ bar top seating. Primary room features an ensuite, w/ 2 more bedrooms and a full bath down the hall. Both sides have a 2 car attached garage and large driveway that fit 4 cars for each side! Both sides have gas fireplaces & unit 12625 also has a heat pump! Dedicated laundry room for each side. 1 YEAR HOME WARRANTY INCLUDED!

**11605 67th Ave E, Puyallup, WA 98373**

MLS#: **2402382** Status: **A**
 Area: **87** Stat Dt: **07/11/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **South Hill**
 Year Built: **1968** DOM: **93**
 # Unit: **3** # Story: **2**
 NOI: **\$8,365** GAI: **\$57,000**
 TR SqFt: **2,883** TMI: **\$5,000**
 View: **Territorial**
 Water:
 School Dist: **Puyallup**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$969,950**
 SqFt: **2,883**
 Lot Size: **.906 ac/39,446 sf**
 Project:
 CDOM: **93**
 Parking: **45**
 Gen Zone: **Multi-Family, Residential**
 New Cnstr:
 TaxID: **0419075047**
 Ann Tax: **\$6,385.00**

Price Reduced! Tastefully remodeled 4-bedroom in a sought-after Puyallup neighborhood! Features a full ADU below with separate entry, kitchen, living areas, baths, bedrooms, and fireplaces on both levels—ideal for rental income or multi-gen living. Single garage up, double detached garage + oversized double carport = tons of covered parking! Entertain on the huge covered patio with party-sized seating and stunning Mt. Rainier views. All on a shy acre with plans for an additional duplex lot + 4-bed septic design. Endless potential—must see!

**111 113 175th St S, Spanaway, WA 98387**

MLS#: **2404380** Status: **A** List Price: **\$590,000**
 Area: **99** Stat Dt: **07/15/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Lake Park**
 Year Built: **1978** DOM: **63**
 # Unit: **2** # Story: **1**
 NOI: **\$39,657** GAI: **\$46,560**
 TR SqFt: **1,880** TMI: **\$1,940**
 View:
 Water:
 School Dist: **Bethel**
 Compensation: **2%**
 Marketing
 Remarks:

SqFt: **1,880**
 Lot Size: **.326 ac/14,200 sf**
 Project:
 CDOM: **63**
 Parking: **6**
 Gen Zone: **Multi-Family, See Remarks**
 New Cnstr:
 TaxID: **502500-145-7**
 Ann Tax: **\$5,572.00**

Well-maintained, single-story duplex. Each unit offers two bedrooms, one bath, 940 sq ft, a fenced yard, and a garage. Situated on a flat 326-acre lot, both units are nicely updated. Photos show unit 111. 113 has similar updates. W/D utility area off the kitchen. New roof in 2019, new gutters & downspouts in 2021. Unit 111 is now vacant for easy showings or immediate move-in. Freshly painted, too! Unit 111 has an additional 1-car garage/shop in the back with alley access. This duplex offers an excellent investment opportunity or is perfect for an owner-occupant seeking additional rental income. Tenants pay all utilities. Conveniently located on a quiet street close to schools, shopping, and amenities.

**416 - 418 170th St S, Spanaway, WA 98387**

MLS#: **2333350** Status: **A** List Price: **\$709,950**
 Area: **99** Stat Dt: **08/05/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Spanaway**
 Year Built: **2006** DOM: **209**
 # Unit: **2** # Story: **2**
 NOI: **\$14,986** GAI: **\$19,540**
 TR SqFt: **2,760** TMI: **\$1,795**
 View:
 Water:
 School Dist: **Bethel**
 Compensation: **2.5%**
 Marketing
 Remarks:

SqFt: **2,760**
 Lot Size: **.244 ac/10,650 sf**
 Project:
 CDOM: **209**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **5025004270**
 Ann Tax: **\$6,730.52**

Owner occupied/Investors. Seller has put in almost \$75,000 into remodel. Worth looking at and still time to pick out carpet color. NEW.. kitchen and bathroom cabinets, doors, casing and baseboards, laminated flooring, tub, shower pan, tile. paint and appliances.

**523 159th St E, Tacoma, WA 98445**

MLS#: **2403553** Status: **A** List Price: **\$724,999**
 Area: **99** Stat Dt: **07/07/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Bethel**
 Year Built: **1977** DOM: **70**
 # Unit: **2** # Story: **1**
 NOI: **\$49,884** GAI: **\$49,884**
 TR SqFt: **2,016** TMI: **\$4,925**
 View: **Territorial**
 Water:
 School Dist: **Bethel**
 Compensation: **2%**
 Marketing
 Remarks:

SqFt: **2,016**
 Lot Size: **.310 ac/13,502 sf**
 Project:
 CDOM: **130**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **7400000225**
 Ann Tax: **\$5,590.00**

An investors dream! Come buy your newly renovated duplex in the heart of the Bethel district! Newly updated flooring and stainless-steel appliances await you in this beautifully renovated duplex. Each unit comes with two beds and one bath and also includes a sunken living room with a beautiful fireplace. Huge kitchen with tons of eating and counter space + tons of natural light. Outside has a large fenced lot that awaits your new tenants. Close to schools, shopping, freeways, JBLM, and local parks. This is one you won't want to miss out on. Perfect opportunity for a house hack or use the upgrades to get top market rent! Buyer to verify all information to their satisfaction

**915 917 173rd St S, Spanaway, WA 98387**

MLS#: **2374546** Status: **A** List Price: **\$1,180,000**
 Area: **99** Stat Dt: **05/12/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Spanaway Lake**
 Year Built: **1929** DOM: **137**
 # Unit: **2** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **0** TMI: **\$**
 View: **Lake**
 Water: **Lake, No Bank**
 School Dist: **Bethel**
 Compensation: **2%**
 Marketing
 Remarks:

SqFt: **2,452**
 Lot Size: **.767 ac/33,400 sf**
 Project:
 CDOM: **137**
 Parking: **10**
 Gen Zone:
 New Cnstr:
 TaxID: **0319294043**
 Ann Tax: **\$10,209.00**

Unique Spanaway Lake property, .77 acres, 100 sq ft of lakefront. 2 homes. 915 - lakefront 1,216 sq ft, 3 bedrooms, bath and a half, one story, gas insert, new wall heaters, new floors and windows, renovated bath, sunporch, 1,200 sq ft shop, 400 sq ft toolshed. 917 - 1,236 sq ft, 2 bedrooms, bath and 3/4, story and a half, new floors and windows. All buildings have new roofs and gutters. New vapor barriers beneath both homes. Recent RSS and OEMs. 3 covered parking spots with many added driveway spots. Heritage apple and cherry trees on the lot. Close to JBLM - enjoy the Blue Angels performance from the deck. Fireworks display over the water on the 4th of July. Swim, fish, waterski, jet ski, or canoe, count bird varieties.

**7229 Vandermark Rd E, Bonney Lake, WA 98391**

MLS#:	2425028	Status:	A	List Price:	\$720,000
Area:	109	Stat Dt:	08/25/2025	SqFt:	2,700
Sub Prop:	Multi-Family	Lot Size:	.264 ac/11,516 sf	Project:	Lake Tapps Cedar Add
Style Code:	52 - Duplex	CDOM:	21	Parking:	10
Community:	Lake Tapps	Gen Zone:	Multi-Family	New Cnstr:	
Year Built:	2008	DOM:	21		
# Unit:	2	# Story:	2		
NOI:	\$33,044	GAI:	\$40,800		
TR SqFt:	2,700	TMI:	\$3,400		
View:				TaxID:	504000-008-6
Water:				Ann Tax:	\$6,569.00
School Dist:	Sumner-Bonney Lake				
Compensation:	2.5%				
Marketing					
Remarks:	This turn-key duplex building is fully leased and located in desirable Bonney Lake, just blocks from Lake Tapps and parks. Each unit contains 3 bedrooms, 2 full baths, a bonus room, a washer-dryer and a 2-car garage. The nicely appointed kitchens have dishwashers and abundant cabinet space. Relax or entertain on the deck, or in the fully-fenced rear yard. From an investor's perspective, these modern buildings can make great investments and are located in a peaceful setting.				

**7223 Vandermark Rd E, Bonney Lake, WA 98391**

MLS#:	2425030	Status:	A	List Price:	\$740,000
Area:	109	Stat Dt:	08/25/2025	SqFt:	2,700
Sub Prop:	Multi-Family	Lot Size:	.441 ac/19,195 sf	Project:	Lake Tapps Cedar Add
Style Code:	52 - Duplex	CDOM:	21	Parking:	10
Community:	Lake Tapps	Gen Zone:	Multi-Family	New Cnstr:	
Year Built:	2008	DOM:	21		
# Unit:	2	# Story:	2		
NOI:	\$35,257	GAI:	\$43,200		
TR SqFt:	2,700	TMI:	\$3,600		
View:				TaxID:	504000-008-5
Water:				Ann Tax:	\$6,756.00
School Dist:	Sumner-Bonney Lake				
Compensation:	2.5%				
Marketing					
Remarks:	This turn-key duplex building is fully leased and located in desirable Bonney Lake, just blocks from Lake Tapps and parks. Each unit contains 3 bedrooms, 2 full baths, a bonus room, a washer-dryer and a 2-car garage. The nicely appointed kitchens have dishwashers and abundant cabinet space. Relax or entertain on the deck, patio, or in the fully-fenced rear yard. From an investor's perspective, these modern buildings can make great investments and are located in a peaceful setting.				

**19314 75th St E, Bonney Lake, WA 98391**

MLS#:	2429288	Status:	A	List Price:	\$745,000
Area:	109	Stat Dt:	09/10/2025	SqFt:	2,428
Sub Prop:	Multi-Family	Lot Size:	.230 ac/10,005 sf	Project:	
Style Code:	52 - Duplex	CDOM:	5	Parking:	4
Community:	Bonney Lake	Gen Zone:		New Cnstr:	
Year Built:	2000	DOM:	5		
# Unit:	2	# Story:	1		
NOI:	\$39,840	GAI:	\$48,660		
TR SqFt:	2,428	TMI:	\$4,055		
View:	Territorial			TaxID:	0520288012
Water:				Ann Tax:	\$6,903.58
School Dist:	Sumner-Bonney Lake				
Compensation:	2.5%				
Marketing					
Remarks:	Refreshed duplex in a prime location, just a short walk to the Lake Tapps waterfront and Allan Yorke Park. Unit A is light-filled with new carpet, fresh paint, vaulted ceilings, a cozy gas fireplace, open kitchen with central island, new dishwasher and microwave, skylights, and a spacious patio. Unit B features a welcoming great room open to the dining room, newer appliances, oversized utility room, green backyard views, and a private BBQ deck. Both units offer 2 bedrooms and a 1-car garage. A versatile property in a sought-after area near recreation, dining, and more - ideal for investment or owner-occupancy.				

**305 Calistoga St E, Orting, WA 98360**

MLS#:	2419093	Status:	A	List Price:	\$749,950
Area:	114	Stat Dt:	08/08/2025	SqFt:	3,324
Sub Prop:	Multi-Family	Lot Size:	.261 ac/11,385 sf	Project:	
Style Code:	52 - Duplex	CDOM:	38	Parking:	4
Community:	Orting	Gen Zone:		New Cnstr:	
Year Built:	2007	DOM:	38		
# Unit:	2	# Story:	2		
NOI:	\$61,192	GAI:	\$61,192		
TR SqFt:	3,324	TMI:	\$5,500		
View:				TaxID:	3670300010
Water:				Ann Tax:	\$3,308.00
School Dist:	Orting				
Compensation:	2%				
Marketing					
Remarks:	The absolute LARGEST Craftsman duplex in sought-after Orting! Fresh interior paint throughout, with one unit featuring new appliances and carpet. Each spacious unit offers 9-ft ceilings, an open main floor with a large kitchen, abundant cabinetry, island, and dining area flowing to the great room with cozy gas fireplace. Main floor den and 1/2 bath. Upstairs includes a built-in office nook, laundry, 3 bedrooms, and 2 baths. Private fenced yard, patio, and detached garage. Pre-inspected—major items already addressed! Prime location near downtown and the Carbon River walk. Two parcels—always rented!				

**24514 - 24516 104th Av Ct E, Graham, WA 98338**

MLS#:	2431784	Status:	A	List Price:	\$599,999
Area:	122	Stat Dt:	09/12/2025		
Sub Prop:	Multi-Family	SqFt:	1,888		
Style Code:	52 - Duplex	Lot Size:	.611 ac/26,635 sf		
Community:	Graham	Project:			
Year Built:	1993	CDOM:	3		
# Unit:	2	# Story:	1	Parking:	10
NOI:	\$	GAI:	\$	Gen Zone:	
TR SqFt:	1,888	TMI:	\$	New Cnstr:	
View:	Territorial				
Water:		TaxID:	0418226013		
School Dist:	Bethel	Ann Tax:	\$6,276.00		
Compensation:	2%				
Marketing					
Remarks:	Investment opportunity meets prime location! This Graham duplex offers two 2-bedroom, 1.75-bath units (944 sq. ft. each) with living room, kitchen, and dining area. Each side includes its own 1-car parking space plus a huge .61-acre lot with a fenced yard, loads of extra parking, and room to grow. Tucked away on a peaceful cul-de-sac, it feels private and secluded while still just minutes to Meridian, shopping, dining, and all the essentials. Whether you're looking to live in one side and rent the other, expand your investment portfolio, or simply enjoy the versatility, this property checks all the boxes!				

**116 Orchard Ave S #ABCD, Eatonville, WA 98328**

MLS#:	2362029	Status:	A	List Price:	\$1,574,990
Area:	124	Stat Dt:	04/20/2025		
Sub Prop:	Multi-Family	SqFt:	5,520		
Style Code:	54 - 4-Plex	Lot Size:	.344 ac/14,996 sf		
Community:	Eatonville	Project:			
Year Built:	2024	CDOM:	341		
# Unit:	4	# Story:	2	Parking:	8
NOI:		GAI:		Gen Zone:	Multi-Family
TR SqFt:	5,520	TMI:	\$8,600	New Cnstr:	Completed
View:	City, Mountain				
Water:		TaxID:	360500-287-1		
School Dist:	Eatonville	Ann Tax:	\$0.00		
Compensation:	2%				
Marketing					
Remarks:	Brand New Luxury 4 Plex overlooking the town of Eatonville. All 4 Units have exceptional views of the Mountains & City. Beautiful Location and setting to enjoy peace & tranquility. Upgraded luxury selections and design throughout. Wide white painted trim, quartz counters in kitchen and bathrooms, LVP floor covering downstairs and bathrooms. Custom wood & painted cabinets, with easy-close doors & drawers. All Appliances included including refrig, WA & Dryer. Cozy fireplaces & privacy decks. Each Unit has 2 primary ensuite bedrooms. 4 plex has 4 new leases and all 4 units are occupied. For Sale as 4 Plex Building. Don't miss out on this great investment opportunity.				

**1433 E DEARBORN Ave, Shelton, WA 98584**

MLS#:	2420850	Status:	A	List Price:	\$415,000
Area:	175	Stat Dt:	08/15/2025		
Sub Prop:	Multi-Family	SqFt:	1,684		
Style Code:	52 - Duplex	Lot Size:	.220 ac/9,583 sf		
Community:	Mountain View	Project:			
Year Built:	1975	CDOM:	31		
# Unit:	2	# Story:	1	Parking:	5
NOI:	\$37,248	GAI:	\$37,248	Gen Zone:	Residential
TR SqFt:	1,684	TMI:	\$3,242	New Cnstr:	
View:					
Water:		TaxID:	320205304917		
School Dist:	Shelton	Ann Tax:	\$2,661.00		
Compensation:	2.5%				
Marketing					
Remarks:	TURNKEY MONEY MAKING DUPLEX...GREAT CAP RATE. Updated 840 square foot units with 2 bedrooms and 1 bath on each side. Recent updates include FULLY updated kitchens and baths. Newer roof and windows too! 1433 is vacant and has fresh interior paint and new carpet. Each unit has one covered carport space plus easy street parking too. Wooded backyard is serene and natural...great place to relax and fire up the bbq. They don't come much easier than this one for either the savvy investor or first time buyer Great opportunity for owner occupant too! Easy commute to Olympia from this location. Get in on the passive income now with a worry free duplex.				

**332 S 3rd St, Shelton, WA 98584**

MLS#: **2423698** Status: **A**
 Area: **175** Stat Dt: **08/21/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Downtown**
 Year Built: **2019** DOM: **26**
 # Unit: **2** # Story: **1**
 NOI: **\$33,368** GAI: **\$33,368**
 TR SqFt: **1,736** TMI: **\$3,304**

List Price: **\$425,000**
 SqFt: **1,736**
 Lot Size: **.140 ac/6,098 sf**
 Project:
 CDOM: **26**
 Parking: **4**
 Gen Zone: **Residential**
 New Cnstr:

View:
 Water:
 School Dist: **Shelton**
 Compensation: **2.5%**
 Marketing
 Remarks:

TaxID: **320195402011**
 Ann Tax: **\$3,780.00**

INVESTOR ALERT...HOW ABOUT A TURN KEY 2019 BUILT DUPLEX IN THE HEART OF DOWNTOWN SHELTON WITH A CAP RATE OF 7.6%...TRY FINDING THAT ANYWHERE IN MASON COUNTY. Each side features 868 SF with 2 bedrooms and 1 bath. Large open living areas with kitchens and bathrooms NOT FROM 1975 and washer/dryer hookups to boot. Beat the heat with the ductless mini-split A/C. Enjoy the downtown living where you can walk anywhere from your dead end paved street. Rents below market at \$1652 per side with room for growth and tenants pay all the utilities so ALL YOU DO IS COLLECT THE RENTS. Tons of driveway parking. Why "remodel" an old one when you can start making \$\$ right from the get go. Priced to move! Call your savvy investors NOW!

**1602 1604 King St, Shelton, WA 98584**

MLS#: **2339344** Status: **A**
 Area: **175** Stat Dt: **03/06/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Mountain View**
 Year Built: **1975** DOM: **193**
 # Unit: **2** # Story: **1**
 NOI: **\$21,429** GAI: **\$55,316**
 TR SqFt: **1,848** TMI: **\$4,610**

List Price: **\$450,000**
 SqFt: **1,848**
 Lot Size: **.215 ac/9,356 sf**
 Project:
 CDOM: **193**
 Parking: **6**
 Gen Zone: **Multi-Family**
 New Cnstr:

View:
 Water:
 School Dist: **Shelton**
 Compensation: **2.5%**
 Marketing
 Remarks:

TaxID: **320185718001**
 Ann Tax: **\$4,290.00**

Presenting a fully occupied 1,848 SF DUPLEX on a generous 14,810 SF lot, currently operating as transitional housing with strong potential for future conversion into market-rate rentals. This property generates an impressive \$21,429 in annual NOI. This property features two 2-bed, 1-bath units, each with a comfortable living room, dining area, and spacious galley kitchen. Additional amenities include private patios, fully fenced yards, in-unit laundry, one-car garages for each unit, and ample parking for residents and guests. Conveniently located near restaurants, grocery stores, and major highways, this property offers strong rental potential and represents a solid investment opportunity for both experienced and first-time investors.

**601 Firwood Ct, Shelton, WA 98584**

MLS#: **2428049** Status: **A**
 Area: **175** Stat Dt: **09/03/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Shelton**
 Year Built: **1994** DOM: **12**
 # Unit: **4** # Story: **2**
 NOI: **\$46,208** GAI: **\$46,208**
 TR SqFt: **3,808** TMI: **\$6,000**

List Price: **\$650,000**
 SqFt: **3,808**
 Lot Size: **.100 ac/4,356 sf**
 Project: **Firwood Gardens**
 CDOM: **12**
 Parking: **8**
 Gen Zone: **Residential**
 New Cnstr:

View:
 Water:
 School Dist: **Shelton**
 Compensation: **2.5%**
 Marketing
 Remarks:

TaxID: **320305400001**
 Ann Tax: **\$6,592.00**

Firwood Gardens Townhome Community in Shelton! Great investment property and seller is selling 4 townhouses together and are all in the same building. Show Townhome Unit #605 is vacant with new carpet, new interior paint and new laminate flooring. Other 3 units will be shown on accepted offer. Please do not bother tenants. Easy 25-minute commute to Olympia. Close to stores, restaurants and city services.

**505 S 8th St, Shelton, WA 98584**

MLS#: **2424787** Status: **A**
 Area: **175** Stat Dt: **08/22/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Angleside**
 Year Built: **1936** DOM: **130**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,090** TMI: **\$**
 View: **Bay, City, Territorial**

List Price: **\$695,000**
 SqFt: **3,225**
 Lot Size: **1.680 ac/73,181 sf**
 Project: **Angleside #2**
 CDOM: **130**
 Parking: **5**
 Gen Zone:
 New Cnstr:
 TaxID: **320196015006**
 Ann Tax: **\$4,443.00**

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

Marketing
 Remarks: **Back to the Future with modern amenities and upgrades throughout. Traditional covered front porch welcomes you to the Great Room and cozy fireplace. Kitchen w/plenty of storage connects to covered back porch. Mstr Bdrm/bathroom/sitting room on main floor. Main bath is vintage black & white tiles. Main closet has modern space saving feature. Upstairs are 3 bdrms and 3/4 bath. Plenty of "eave" storage, typical of that vintage home. Basement is mostly finished as a Den/Family Room. Large utility area, extra storage and drive-in garage at basement level. Oversized detached garage with approved ADU 2bdrm/1bath above. Total 7 lots (some might be developable), tennis /pickle ball court. Circular drive enables coming and going. Secluded.**

**18280 E State Route 3, Allyn, WA 98524-8786**

MLS#: **2397846** Status: **A**
 Area: **180** Stat Dt: **07/10/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Allyn**
 Year Built: **1980** DOM: **67**
 # Unit: **2** # Story: **2**
 NOI: **\$15,295** GAI: **\$24,600**
 TR SqFt: **1,616** TMI: **\$2,050**
 View: **Bay, Sound**

List Price: **\$599,000**
 SqFt: **1,616**
 Lot Size: **.250 ac/10,890 sf**
 Project: **Allyn**
 CDOM: **67**
 Parking: **2**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **122205002007**
 Ann Tax: **\$4,238.00**

Water:
 School Dist: **North Mason #403**
 Compensation: **2.5%**

Marketing
 Remarks: **Investment opportunity! This waterfront duplex is located on Case Inlet in the quaint little town of Allyn, within walking distance to the Allyn Waterfront Park & Pier, grocery store, coffee shop, bank, & post office. Easy access to Shelton & Belfair as well. Each unit has one bedroom and one bath, ample parking, and plenty of deck space to enjoy the views!**

**19017 E State Route 3 #A-B, Allyn, WA 98524**

MLS#: **2429048** Status: **A**
 Area: **180** Stat Dt: **09/05/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Allyn**
 Year Built: **2021** DOM: **10**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **2,994** TMI: **\$4,750**

List Price: **\$739,000**
 SqFt: **2,994**
 Lot Size: **.450 ac/19,602 sf**
 Project: **Allynmoore Ridge Condos**
 CDOM: **10**
 Parking: **8**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **122176100003**
 Ann Tax: **\$5,598.00**

Water:
 School Dist: **North Mason #403**
 Compensation: **2%**

Marketing
 Remarks: **Investor Special! Newer build duplex fully rented with strong occupancy and solid cash flow. Located in the waterfront town of Allyn, just minutes from Lakeland Village Golf Club and boat launch, this package offers low-maintenance properties with reliable income. This 2-bed, 2.5-bath unit features a modern, open floor plan, stainless steel appliances, wood cabinetry, and a spacious kitchen island—ideal for tenants. With consistent rental history and minimal upkeep, this is a rare chance to secure a high-performing asset in a growing rental market. Don't miss out on this profitable opportunity!**

**19015 E State Route 3 #A-B, Allyn, WA 98524**

MLS#: **2429035** Status: **A**
 Area: **180** Stat Dt: **09/05/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Allyn**
 Year Built: **2021** DOM: **10**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **2,994** TMI: **\$4,750**

List Price: **\$739,000**
 SqFt: **2,994**
 Lot Size: **.550 ac/23,958 sf**
 Project: **Allynmoore Ridge Condos**
 CDOM: **10**
 Parking: **8**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **122176100006**
 Ann Tax: **\$5,639.00**

Water:
 School Dist: **North Mason #403**
 Compensation: **2%**

Marketing
 Remarks: **Investor Special! Newer duplex that has been condominiumized with Tenants in place with great occupancy rates and revenue. Units are newer so overhead and maintenance is kept to a minimum**

**19019 E State Route 3 #A-B, Allyn, WA 98524**

MLS#:	2429061	Status:	A	List Price:	\$749,000
Area:	180	Stat Dt:	09/05/2025		
Sub Prop:	Multi-Family			SqFt:	2,994
Style Code:	52 - Duplex			Lot Size:	.550 ac/23,958 sf
Community:	Allyn			Project:	Allynmoore Ridge Condos
Year Built:	2021	DOM:	10	CDOM:	10
# Unit:	2	# Story:	2	Parking:	8
NOI:	\$	GAI:	\$	Gen Zone:	Residential
TR SqFt:	2,994	TMI:	\$5,150	New Cnstr:	
View:				TaxID:	122176100001
Water:				Ann Tax:	\$5,640.00
School Dist:	North Mason #403				
Compensation:	2%				
Marketing	Investor Special! Newer build duplex fully rented with strong occupancy and solid cash flow. Located in the waterfront town of Allyn, just minutes from Lakeland Village Golf Club and boat launch, this package offers low-maintenance properties with reliable income. This 2-bed, 2.5-bath unit features a modern, open floor plan, stainless steel appliances, wood cabinetry, and a spacious kitchen island—ideal for tenants. With consistent rental history and minimal upkeep, this is a rare chance to secure a high-performing asset in a growing rental market. Don't miss out on this profitable opportunity! This Duplex has a larger driveway with extra parking in comparison to the neighboring Duplexes.				
Remarks:					

**19013 E State Route 3 #A-B, Allyn, WA 98524**

MLS#:	2429026	Status:	A	List Price:	\$749,000
Area:	180	Stat Dt:	09/05/2025		
Sub Prop:	Multi-Family			SqFt:	2,994
Style Code:	52 - Duplex			Lot Size:	.560 ac/24,393 sf
Community:	Allyn			Project:	Allynmoore Ridge Condos
Year Built:	2021	DOM:	10	CDOM:	10
# Unit:	2	# Story:	2	Parking:	8
NOI:	\$	GAI:	\$	Gen Zone:	Residential
TR SqFt:	2,994	TMI:	\$4,750	New Cnstr:	
View:				TaxID:	122176100008
Water:				Ann Tax:	\$5,663.00
School Dist:	North Mason #403				
Compensation:	2.5%				
Marketing	Investor Special! Newer build duplex fully rented with strong occupancy and solid cash flow. Located in the waterfront town of Allyn, just minutes from Lakeland Village Golf Club and boat launch, this package offers low-maintenance properties with reliable income. This 2-bed, 2.5-bath unit features a modern, open floor plan, stainless steel appliances, wood cabinetry, and a spacious kitchen island—ideal for tenants. With consistent rental history and minimal upkeep, this is a rare chance to secure a high-performing asset in a growing rental market. Don't miss out on this profitable opportunity!				
Remarks:					

**823 8th Ave, Longview, WA 98632**

MLS#:	2420969	Status:	A	List Price:	\$469,900
Area:	401	Stat Dt:	08/15/2025		
Sub Prop:	Multi-Family			SqFt:	2,288
Style Code:	52 - Duplex			Lot Size:	.110 ac/4,800 sf
Community:	Broadway			Project:	
Year Built:	1978	DOM:	31	CDOM:	31
# Unit:	2	# Story:	2	Parking:	4
NOI:	\$16,778	GAI:	\$26,400	Gen Zone:	See Remarks
TR SqFt:	2,288	TMI:	\$2,200	New Cnstr:	
View:	Territorial			TaxID:	0-8606
Water:				Ann Tax:	\$3,026.88
School Dist:	Longview				
Compensation:	2.5%				
Marketing	Investment opportunity! Each unit features 3 spacious bedrooms, 1 bathroom, fireplaces, washer and dryer hookups and a single car garage and parking pad with alley access. Great location downtown close to health care, shopping, restaurants, the fairgrounds and I-5. Long Term tenants in place. The property has potential to increase income if personally managed. Rents are below market. Tenants pay all utilities. Live in one unit and rent the other or add to your portfolio!				
Remarks:					

**1030 16th Ave, Longview, WA 98632**

MLS#:	2424701	Status:	A	List Price:	\$355,000
Area:	404	Stat Dt:	09/06/2025		
Sub Prop:	Multi-Family			SqFt:	1,710
Style Code:	52 - Duplex			Lot Size:	.138 ac/5,998 sf
Community:	New West Side			Project:	
Year Built:	1951	DOM:	16	CDOM:	16
# Unit:	2	# Story:	1	Parking:	2
NOI:	\$15,445	GAI:	\$15,445	Gen Zone:	
TR SqFt:	1,710	TMI:	\$2,075	New Cnstr:	
View:				TaxID:	0-9416
Water:				Ann Tax:	\$1,475.66
School Dist:	Longview				
Compensation:	2.25%				
Marketing	Nice duplex and conveniently located. Close to the hospital, Lake Sacajawea, and bus line. This nicely maintained duplex has excellent tenant history and has been nicely upgraded through the years. Rent is currently below market value.. Each unit has a garage bay in the 2 car garage. One side is currently vacant to allow easy showings, move into one side and keep tenant on the other or add it to your rental portfolio.				
Remarks:					

**915 17th Ave, Longview, WA 98632**

MLS#: **2420029** Status: **A** List Price: **\$355,000**
 Area: **404** Stat Dt: **08/12/2025**
 Sub Prop: **Multi-Family** SqFt: **1,508**
 Style Code: **52 - Duplex** Lot Size: **.138 ac/5,998 sf**
 Community: **New West Side** Project:
 Year Built: **1948** DOM: **34** CDOM: **34**
 # Unit: **2** # Story: **1** Parking: **4**
 NOI: **\$19,663** GAI: **\$24,000** Gen Zone: **Residential**
 TR SqFt: **1,508** TMI: **\$** New Cnstr:
 View:
 Water:
 School Dist: **Longview** TaxID: **0-1159**
 Compensation: **2.5%%** Ann Tax: **\$2,598.00**
 Marketing
 Remarks: **Nice duplex in the New West Side. Close to the hospital, Lake Sacajawea, and bus line. This nicely maintained duplex has excellent tenant history. Rents are currently below market value. Tenants pay all utilities. Each tenant has a garage bay in the 2 car garage.**

**767 32nd Ave, Longview, WA 98632**

MLS#: **2361378** Status: **A** List Price: **\$495,000**
 Area: **405** Stat Dt: **04/24/2025**
 Sub Prop: **Multi-Family** SqFt: **2,260**
 Style Code: **53 - Tri-plex** Lot Size: **.220 ac/9,583 sf**
 Community: **Olympic** Project:
 Year Built: **1953** DOM: **144** CDOM: **144**
 # Unit: **3** # Story: **2** Parking: **4**
 NOI: **\$31,730** GAI: **\$40,800** Gen Zone: **Multi-Family**
 TR SqFt: **2,260** TMI: **\$3,400** New Cnstr:
 View:
 Water: **Canal** TaxID: **0-9132**
 School Dist: **Longview** Ann Tax: **\$2,818.00**
 Compensation: **2.25%**
 Marketing
 Remarks: **REDUCED !!! Exceptional Investment Opportunity! Discover this completely remodeled triplex, perfectly situated near top-rated schools, shopping, dining, and public transit. This turnkey, income-producing property ensures immediate cash flow. Thoughtfully updated with modern finishes and high-quality upgrades, each unit offers comfortable living spaces that attract and retain tenants. With ample parking for residents and guests, this triplex provides convenience and ease. Whether you're an investor looking for a solid return or a homeowner seeking additional income, this property is a must-see! Don't miss out—schedule a showing today!**

**1921 Teresa Wy, Kelso, WA 98626**

MLS#: **2410438** Status: **A** List Price: **\$550,000**
 Area: **415** Stat Dt: **07/21/2025**
 Sub Prop: **Multi-Family** SqFt: **3,984**
 Style Code: **54 - 4-Plex** Lot Size: **.590 ac/25,700 sf**
 Community: **Kelso** Project:
 Year Built: **1968** DOM: **56** CDOM: **56**
 # Unit: **4** # Story: **2** Parking: **6**
 NOI: **\$35,201** GAI: **\$48,480** Gen Zone: **Residential**
 TR SqFt: **3,984** TMI: **\$4,165** New Cnstr:
 View: **Territorial**
 Water:
 School Dist: **Kelso** TaxID: **24300200**
 Compensation: **2.5%** Ann Tax: **\$4,195.00**
 Marketing
 Remarks: **Rare investment opportunity with this double duplex package in Kelso, situated on a spacious 25,700 SF lot with a serene, wooded backdrop, at the end of a dead-end road. The lower duplex features a classic oversized side-by-side layout with two 1-bed/1-bath units, each offering a covered patio & carport parking. The upper duplex offers a multilevel design, including one 2-bed/2-bath unit & one 2-bed/1-bath unit, with three car garage for covered parking. Each unit is equipped with laundry hook-ups for added convenience. Currently offered at a 6.4% cap rate & presents strong upside potential through value-add improvements and rent adjustments to match current market rates.**

**1111 N 4th Ave, Kelso, WA 98626**

MLS#: **2429958** Status: **A** List Price: **\$389,000**
 Area: **416** Stat Dt: **09/05/2025**
 Sub Prop: **Multi-Family** SqFt: **1,652**
 Style Code: **52 - Duplex** Lot Size: **.115 ac/5,001 sf**
 Community: **North Kelso** Project:
 Year Built: **1965** DOM: **10** CDOM: **10**
 # Unit: **2** # Story: **1** Parking: **3**
 NOI: **\$9,537** GAI: **\$9,537** Gen Zone: **Residential**
 TR SqFt: **1,652** TMI: **\$1,230** New Cnstr:
 View:
 Water:
 School Dist: **Kelso** TaxID: **2-2211**
 Compensation: **2.25%** Ann Tax: **\$2,423.00**
 Marketing
 Remarks: **Investment opportunity!!! Two-bedroom one bath each side of this very clean updated duplex. Unit 1113 has new cabinets, trim, flooring and doors. Owner occupied on one side. Great North Kelso location, near schools, shopping, dining and downtown. Units have carports and storage. Financial's are based on one half of potential income. Viewing subject to an accepted offer. Must use Cowlitz County Title.**

**604 N 7th Ave, Kelso, WA 98626**

MLS#:	2422093	Status:	A	List Price:	\$389,000
Area:	416	Stat Dt:	08/15/2025		
Sub Prop:	Multi-Family			SqFt:	1,479
Style Code:	52 - Duplex			Lot Size:	.115 ac/5,001 sf
Community:	Old Kelso Hill			Project:	
Year Built:	1948	DOM:	31	CDOM:	31
# Unit:	2	# Story:	1	Parking:	2
NOI:	\$2,075	GAI:	\$	Gen Zone:	
TR SqFt:	1,479	TMI:	\$	New Cnstr:	
View:				TaxID:	20305
Water:				Ann Tax:	\$0.00
School Dist:	Kelso				
Compensation:	2.5%				
Marketing	Fully remodeled duplex in Kelso with strong rental demand. Each unit features updated				
Remarks:	kitchens, modern flooring, fresh paint, and upgraded fixtures. Low-maintenance investment				
	with immediate cash-flow potential. Convenient location near shopping, schools, and I-5				
	access. Ideal for investors seeking turnkey income property.				

**612 N 1st Ave, Kelso, WA 98626**

MLS#:	2426256	Status:	A	List Price:	\$549,900
Area:	416	Stat Dt:	08/29/2025		
Sub Prop:	Multi-Family			SqFt:	2,480
Style Code:	54 - 4-Plex			Lot Size:	.149 ac/6,510 sf
Community:	Kelso			Project:	
Year Built:	1965	DOM:	17	CDOM:	17
# Unit:	4	# Story:	2	Parking:	6
NOI:	\$38,892	GAI:	\$51,900	Gen Zone:	
TR SqFt:	2,480	TMI:	\$4,405	New Cnstr:	
View:				TaxID:	2-2340
Water:				Ann Tax:	\$5,288.00
School Dist:	Kelso				
Compensation:	2.25%				
Marketing	Here is your opportunity to own a 4 Plex in a desirable location. If your looking to build your				
Remarks:	financial future there are some potential options here. You could live in one unit and have				
	the other 3 units help pay the expenses, or you can just buy it and capitalize on the income				
	the property is already receiving. 3 of the 4 units have been remodeled and the roof				
	was replaced in 2022. Please do not disturb tenants. All units are occupied. There is coin op				
	laundry for additional income.				

**1303 Holly St, Kelso, WA 98626**

MLS#:	2413854	Status:	A	List Price:	\$359,000
Area:	417	Stat Dt:	07/29/2025		
Sub Prop:	Multi-Family			SqFt:	1,716
Style Code:	52 - Duplex			Lot Size:	.145 ac/6,299 sf
Community:	Kelso			Project:	
Year Built:	1976	DOM:	48	CDOM:	48
# Unit:	2	# Story:	2	Parking:	0
NOI:	\$	GAI:	\$	Gen Zone:	Multi-Family
TR SqFt:	1,716	TMI:	\$2,500	New Cnstr:	
View:	Territorial			TaxID:	2-044803
Water:				Ann Tax:	\$168.56
School Dist:	Kelso				
Compensation:	2.25%				
Marketing	Great investment opportunity in Kelso! This duplex offers two 2 bed, 1 bath units—each with				
Remarks:	washer/dryer hookups in the bathroom. Functional layouts with strong rental history and				
	solid income potential. Photos shown are from before most recent tenants. Convenient				
	location near schools, parks, and amenities. Live in one unit and rent the other or add to				
	your portfolio!				

**1005 Allen Dr, Kelso, WA 98626**

MLS#:	2405832	Status:	A	List Price:	\$359,900
Area:	417	Stat Dt:	07/10/2025		
Sub Prop:	Multi-Family			SqFt:	1,484
Style Code:	53 - Tri-plex			Lot Size:	.203 ac/8,863 sf
Community:	Kelso			Project:	
Year Built:	1926	DOM:	67	CDOM:	67
# Unit:	3	# Story:	1	Parking:	3
NOI:	\$	GAI:	\$	Gen Zone:	
TR SqFt:	1,484	TMI:	\$	New Cnstr:	
View:	Territorial			TaxID:	2-1573
Water:				Ann Tax:	\$2,248.51
School Dist:	Kelso				
Compensation:	2.25%				
Marketing	Investment opportunity! This fully remodeled property features 3 rentable units (a duplex				
Remarks:	and single family home) on 1 lot! The duplex consists of 2 studio units with projected rents				
	of \$950/ea. and the single family home consists of 520 s.f. with projected rent of \$1,100. All				
	units share a meter with w/s/g expenses included in projected rents. Recent improvements				
	include interior and exterior paint, new roof, lvp flooring, new quartz countertops and tile				
	backsplash and updated fixtures! This would be a wonderful addition to any investors				
	portfolio!				

**801 Church St, Kelso, WA 98626**

MLS#: **2376285** Status: **A**
 Area: **417** Stat Dt: **05/14/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Kelso**
 Year Built: **1922** DOM: **124**
 # Unit: **4** # Story: **1**
 NOI: **\$29,554** GAI: **\$41,892**
 TR SqFt: **3,750** TMI: **\$3,600**
 View:
 Water:
 School Dist: **Kelso**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$524,900**
 SqFt: **3,750**
 Lot Size: **.115 ac/5,000 sf**
 Project:
 CDOM: **124**
 Parking: **0**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **20271**
 Ann Tax: **\$3,133.00**

Take advantage of this prime multi-family investment opportunity in Kelso. This 4-plex offers a total of 3,750 SF of living space, situated on a 5,000 SF lot. Each of the four units features a 2 bedrooms and 1 bathroom, with individual unit sizes ranging from 900 to 950 SF. Two of the units have been thoughtfully remodeled while the remaining two units have maintained their original condition due to long-term tenants, offering further potential for value-add upgrades. The property offers individual water meters for each unit, with the landlord currently covering these costs—offering potential for expense reduction. Currently delivering a 6% CAP Rate, this property presents strong cash flow with room for upside.

**706 Laurel St, Kelso, WA 98626**

MLS#: **2376126** Status: **A**
 Area: **418** Stat Dt: **05/14/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **South Kelso**
 Year Built: **1947** DOM: **124**
 # Unit: **2** # Story: **1**
 NOI: **\$18,049** GAI: **\$26,772**
 TR SqFt: **1,572** TMI: **\$2,300**
 View:
 Water:
 School Dist: **Kelso**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$349,900**
 SqFt: **1,572**
 Lot Size: **.110 ac/4,800 sf**
 Project:
 CDOM: **124**
 Parking: **4**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **23684**
 Ann Tax: **\$3,342.00**

Don't miss out on this charming corner duplex investment opportunity. This well-maintained property features two units: a spacious 3-bedroom, 1-bath unit with a large laundry room, attached one-car garage, and a generous fenced backyard with side yard. The second unit is a thoughtfully designed 1-bedroom, ¾-bath with private off-street parking. Together, the duplex offers 1,572 SF of living space plus nearly 300 SF of garage space, all situated on a 4,800 SF lot. Long-term tenants are already in place, ensuring immediate income, with the opportunity to boost returns by adjusting rents to market value. Whether you're a seasoned investor or just starting out, this turnkey property is a smart addition to any portfolio.

**601 S 4th Ave, Kelso, WA 98626**

MLS#: **2360288** Status: **A**
 Area: **418** Stat Dt: **04/23/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **South Kelso**
 Year Built: **1959** DOM: **145**
 # Unit: **2** # Story: **1**
 NOI: **\$18,595** GAI: **\$31,200**
 TR SqFt: **2,262** TMI: **\$2,600**
 View:
 Water:
 School Dist: **Kelso**
 Compensation: **2%**
 Marketing
 Remarks:

List Price: **\$442,000**
 SqFt: **2,262**
 Lot Size: **.131 ac/5,702 sf**
 Project:
 CDOM: **145**
 Parking: **4**
 Gen Zone:
 New Cnstr:
 TaxID: **3037136**
 Ann Tax: **\$4,649.00**

A smart investment opportunity awaits with this well-maintained duplex on a desirable corner lot! Ideal for seasoned investors or first-time buyers looking to grow their portfolio, this property comes with stable, long-term tenants already in place providing immediate income. Each unit features 2 bedrooms, 1 full bath, a kitchen, dining area, living room, and its own laundry room. One unit offers extra square footage, creating a more spacious kitchen, dining, and living area, perfect for added tenant appeal. The shared backyard is fully fenced with a patio area, offering outdoor space both private and functional. Located within walking distance to shopping and everyday conveniences, this duplex is a rare find with strong rental potential.

**711 S 4th Ave, Kelso, WA 98626**

MLS#:	2304606	Status:	A	List Price:	\$520,000
Area:	418	Stat Dt:	10/22/2024		
Sub Prop:	Multi-Family	SqFt:	1,600		
Style Code:	52 - Duplex	Lot Size:	.110 ac/4,792 sf		
Community:	South Kelso	Project:			
Year Built:	2023	CDOM:	328		
# Unit:	2	Parking:	2		
NOI:	\$33,214	Gen Zone:	Multi-Family		
TR SqFt:	1,600	New Cnstr:			
View:					
Water:		TaxID:	22737		
School Dist:	Kelso	Ann Tax:	\$386.00		
Compensation:	2%				
Marketing	Excellent Investment Opportunity. This new duplex is located in a prime location offers the perfect blend of comfort, style, and convenience. Situated in South Kelso right off the interstate with sleek and modern finishes, this duplex boasts an open-plan living area that seamlessly connects to a stunning kitchen perfect for entertaining. Fully equipped units with two bedrooms, two bathrooms, and new appliances; including a washer and dryer in each unit's own laundry! Excellent location with proximity to downtown and shopping. View with discretion; please do not disturb the tenants				
Remarks:					

**3244 Old Lewis River Rd, Woodland, WA 98674**

MLS#:	2409457	Status:	A	List Price:	\$925,000
Area:	420	Stat Dt:	07/29/2025		
Sub Prop:	Multi-Family	SqFt:	3,472		
Style Code:	54 - 4-Plex	Lot Size:	.730 ac/31,799 sf		
Community:	Woodland	Project:			
Year Built:	1972	CDOM:	48		
# Unit:	4	Parking:	4		
NOI:	\$46,731	Gen Zone:	Multi-Family		
TR SqFt:	3,472	New Cnstr:			
View:					
Water:		TaxID:	6280603		
School Dist:	Woodland	Ann Tax:	\$4,119.00		
Compensation:	2.0				
Marketing	Great investment opportunity! 4-Plex located in the beautiful Woodland area near Lewis River Golf Course. Fully rented with long time renters. 4-Plex has 2 bedrooms and 1 bath with laundry located on property. Renters enjoy quiet living and nice setting. Potential to add additional 4-Plex on the same property. Don't miss this opportunity!				
Remarks:					

**230 S Diamond St, Centralia, WA 98531**

MLS#:	2364335	Status:	A	List Price:	\$549,990
Area:	426	Stat Dt:	04/23/2025		
Sub Prop:	Multi-Family	SqFt:	2,214		
Style Code:	54 - 4-Plex	Lot Size:	.130 ac/5,663 sf		
Community:	Centralia	Project:			
Year Built:	1905	CDOM:	145		
# Unit:	4	Parking:	2		
NOI:	\$30,521	Gen Zone:	Multi-Family, Residential		
TR SqFt:	2,214	New Cnstr:			
View:					
Water:		TaxID:	003049000000		
School Dist:	Centralia	Ann Tax:	\$2,895.00		
Compensation:	2.50%				
Marketing	Incredible Investment Opportunity - Beautiful Quadplex in Prime Location! Don't miss your chance to own this well-maintained quadplex situated in a desirable neighborhood. Each of the four units features 1 bedroom and 1 bathroom, with three units recently receiving tasteful cosmetic upgrades. All units are equipped with a refrigerator, stove/range, and dishwasher. This property offers immediate income potential, with 3 of the 4 units currently leased. Priced to sell and perfect for investors or owner-occupants looking to generate rental income. Please do not disturb tenants. Showings by appointment only.				
Remarks:					

**2623 Sandra Ave, Centralia, WA 98531**

MLS#:	2401223	Status:	A	List Price:	\$892,500
Area:	426	Stat Dt:	06/30/2025		
Sub Prop:	Multi-Family	SqFt:	2,124		
Style Code:	52 - Duplex	Lot Size:	.910 ac/39,640 sf		
Community:	Centralia	Project:			
Year Built:	183	CDOM:	77		
# Unit:	2	Parking:	6		
NOI:	\$	Gen Zone:	Residential		
TR SqFt:	2,124	New Cnstr:			
View:					
Water:		TaxID:	023933001005		
School Dist:	Centralia	Ann Tax:	\$2,532.68		
Compensation:	1.5%				
Marketing	Turnkey income-producing duplex located on a quiet road in Centralia, WA. Each well-maintained, single-story unit features 2 bedrooms, 2 bathrooms, updated windows, and includes all appliances. Independent septic systems and a partially fenced backyard add convenience and privacy. Sitting on just under an acre with attractive landscaping, the property also boasts a spacious 30' x 48' shop with a 24' x 36' extension with two 14-foot doors, two 12-ft doors, and one 8-ft door—perfect for RV storage, hobbies, or a home-based business. Whether you're an investor looking for reliable cash flow or a buyer wanting to live in one unit and rent the other, this property offers flexibility, functionality, and lasting value in a peaceful setting.				
Remarks:					

**1125 Eckerson, Centralia, WA 98531**

MLS#:	2304133	Status:	A	List Price:	\$990,000
Area:	426	Stat Dt:	06/03/2025	SqFt:	4,538
Sub Prop:	Multi-Family			Lot Size:	1.150 ac/50,094 sf
Style Code:	52 - Duplex			Project:	
Community:	Centralia			CDOM:	554
Year Built:	1920	DOM:	554	Parking:	8
# Unit:	3	# Story:	0	Gen Zone:	Business, Multi-Family, Residential
NOI:	\$	GAI:	\$	New Cnstr:	
TR SqFt:	0	TMI:	\$		
View:				TaxID:	003409024017
Water:				Ann Tax:	\$4,526.00
School Dist:	Centralia				
Compensation:	2%				
Marketing	Great investment potential, three homes on a little over an acre. This property is also considered commercial for a possible in home business or hotel. Right next to the King Oscar Motel. Excellent location, close to the factory outlets, restaurants, grocery stores, and freeway. Also possible owner financing.				
Remarks:					

**522 N Iron St, Centralia, WA 98531**

MLS#:	2396701	Status:	A	List Price:	\$3,050,000
Area:	426	Stat Dt:	06/23/2025	SqFt:	23,641
Sub Prop:	Multi-Family			Lot Size:	.680 ac/29,621 sf
Style Code:	56 - 10+ Units			Project:	
Community:	Centralia			CDOM:	84
Year Built:	1926	DOM:	84	Parking:	37
# Unit:	4	# Story:	3	Gen Zone:	Commercial, Multi-Family, Residential
NOI:	\$205,652	GAI:	\$390,687	New Cnstr:	
TR SqFt:	15,392	TMI:	\$4,753		
View:	City, Territorial			TaxID:	003459001000
Water:				Ann Tax:	\$15,960.00
School Dist:	Centralia				
Compensation:	2%				
Marketing	HILLVIEW TERRACE APTS. is a lucrative investment opportunity with a current cap rate of 6.53%. Featuring a mix of studios, 1-bed, and 2-bed units, this value-add property offers ample parking and full sprinkler coverage. Situated in a desirable location and walking distance to many shops, restaurants, and more, HILLVIEW TERRACE boasts the potential for increased revenue with just simple rent raises, and minor cosmetic improvements to an est. 8.52% cap rate. The well-maintained units and favorable unit mix is an excellent choice for investors seeking steady returns. Don't miss out on this chance to acquire a promising multi-family asset and capitalize on its current success while unlocking further value in this dynamic market				
Remarks:					

**805 SW Front St, Winlock, WA 98596**

MLS#:	2412737	Status:	A	List Price:	\$500,000
Area:	432	Stat Dt:	07/25/2025	SqFt:	2,752
Sub Prop:	Multi-Family			Lot Size:	.110 ac/4,792 sf
Style Code:	52 - Duplex			Project:	
Community:	Winlock			CDOM:	52
Year Built:	2024	DOM:	52	Parking:	4
# Unit:	2	# Story:	2	Gen Zone:	
NOI:	\$39,494	GAI:	\$45,600	New Cnstr:	
TR SqFt:	2,752	TMI:	\$3,800		
View:				TaxID:	006444002000
Water:				Ann Tax:	\$3,979.00
School Dist:	Winlock				
Compensation:	2.25%				
Marketing	Duplex in the fast growing town of Winlock. Two -2 bed 2.5 bath units! A great investment opportunity! Great addition to your portfolio or live in one side and rent the other out! 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. All appliances included. Don't miss out on your chance to invest in this fast growing town located halfway between Portland & Olympia!				
Remarks:					

**809 SW Front St, Winlock, WA 98596**

MLS#:	2412526	Status:	A	List Price:	\$500,000
Area:	432	Stat Dt:	07/24/2025	SqFt:	2,752
Sub Prop:	Multi-Family			Lot Size:	.110 ac/4,792 sf
Style Code:	52 - Duplex			Project:	
Community:	Winlock			CDOM:	53
Year Built:	2024	DOM:	53	Parking:	4
# Unit:	2	# Story:	2	Gen Zone:	
NOI:	\$39,494	GAI:	\$45,600	New Cnstr:	
TR SqFt:	2,752	TMI:	\$3,800		
View:				TaxID:	006444001000
Water:				Ann Tax:	\$3,979.00
School Dist:	Winlock				
Compensation:	2.25%				
Marketing	Duplex in the fast growing town of Winlock. Two -2 bed 2.5 bath units! A great investment opportunity! Great addition to your portfolio or live in one side and rent the other out! 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!				
Remarks:					

**1007 Peach Rd #A & B, Winlock, WA 98596**

MLS#:	2406176	Status:	A	List Price:	\$519,900
Area:	432	Stat Dt:	07/24/2025		
Sub Prop:	Multi-Family			SqFt:	2,304
Style Code:	52 - Duplex			Lot Size:	.090 ac/3,920 sf
Community:	Winlock			Project:	
Year Built:	2023	DOM:	59	CDOM:	59
# Unit:	2	# Story:	2	Parking:	4
NOI:	\$34,560	GAI:	\$34,560	Gen Zone:	Multi-Family
TR SqFt:	2,304	TMI:	\$43,200	New Cnstr:	
View:	Territorial				
Water:				TaxID:	015628002010
School Dist:	Winlock			Ann Tax:	\$3,584.00
Compensation:	2.25%				

Built in 2023, this nearly new duplex in the growing community of Winlock offers a strong investment opportunity. Each 1,152 SF unit features 3 bedrooms, 2.5 bathrooms, and a one car garage. The kitchen features custom cabinets, quartz countertops, and stainless steel appliances. The primary bedroom includes a private ensuite bathroom. Both units have fully fenced back yards with concrete patios. Rented out at \$1,800 per month and tenants paying their own utilities. All kitchen appliances included. Ideal for investors or owner-occupants—live in one unit and rent the other! Conveniently located in a new development just minutes from I-5, with easy access to both Portland and Seattle. Priced under assessed value!

**213 Oak, Winlock, WA 98596**

MLS#:	2426012	Status:	A	List Price:	\$599,000
Area:	432	Stat Dt:	08/27/2025		
Sub Prop:	Multi-Family			SqFt:	3,089
Style Code:	52 - Duplex			Lot Size:	.160 ac/6,970 sf
Community:	Winlock			Project:	
Year Built:	2021	DOM:	19	CDOM:	19
# Unit:	2	# Story:	2	Parking:	4
NOI:	\$	GAI:	\$48,000	Gen Zone:	
TR SqFt:	3,089	TMI:	\$4,000	New Cnstr:	
View:					
Water:				TaxID:	015384005040
School Dist:	Winlock			Ann Tax:	\$3,757.38
Compensation:	2%				

Duplex in Winlock with 3 bed 2 bath with 1458 sq ft per unit. Excellent capitalization rate. Covered porch areas and fenced backyards. Parking for 3 cars in the garage or driveway apron. Each unit features 3 bedrooms and 2½ baths. The main floor boasts a large open living area, complete with kitchen and pantry, stainless steel appliances and a refrigerator, dining area, living room, storage, and a powder bath with all with luxurious LVP flooring. Upstairs, carpeted stairs and a hallway, along with laundry facilities and bedrooms. Closet organizers in the bedroom. The primary bedroom includes an extra-large walk-in closet, double sinks in the primary. Close to restaurants, schools, banks, and groceries. Close to Chehalis and 1 hour away from PDX.

**8874 HWY 12, Glenoma, WA 98336**

MLS#:	2389718	Status:	A	List Price:	\$549,999
Area:	436	Stat Dt:	06/14/2025		
Sub Prop:	Multi-Family			SqFt:	2,940
Style Code:	53 - Tri-plex			Lot Size:	5.000 ac/217,800 sf
Community:	Glenoma			Project:	
Year Built:	1978	DOM:	93	CDOM:	93
# Unit:	3	# Story:	1	Parking:	5
NOI:	\$35,833	GAI:	\$48,600	Gen Zone:	
TR SqFt:	2,940	TMI:	\$4,050	New Cnstr:	
View:	Territorial				
Water:				TaxID:	031075-003
School Dist:	White Pass			Ann Tax:	\$5,680.49
Compensation:	2.5%				

Turn Key and fully remodeled triplex with tons of value-add upside, located along the scenic highway to Mt. Rainier National Park, White Pass, and PacWood Ski Area. All three units are updated and leased, generating \$48,600/year. Low expenses and room to raise rents make this a strong income-producing asset. Each unit is separately metered, and infrastructure is already in place to add 3 more units—electrical and water hookups ready. Bonus: mobile home/tiny home pad + 2 full-service RV/tent sites (local campsites charge \$30–\$35/night). Year-round income potential for both high-adventure summer lovers and alpine winter travelers. Perfect for savvy investors, house hackers, and outdoor enthusiasts alike!

**6580 Elm St SE, Tumwater, WA 98501**

MLS#: **2327968** Status: **A**
 Area: **443** Stat Dt: **02/24/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Tumwater**
 Year Built: **1968** DOM: **207**
 # Unit: **3** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **2,266** TMI: **\$3,100**

List Price: **\$499,900**
 SqFt: **1,966**
 Lot Size: **.200 ac/8,712 sf**
 Project:
 CDOM: **207**
 Parking: **6**
 Gen Zone: **Residential**
 New Cnstr:

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

TaxID: **12702241001**
 Ann Tax: **\$3,893.00**

Marketing
 Remarks: ****Prime Location! ** This fully occupied duplex is right in town, with each 2-bedroom unit rented out. Each unit comes with covered parking & extra storage shed. The larger unit has been partially converted into a studio as well. The spacious lot features one unit that is completely fenced and landscaped, along with ample parking. Tenants are responsible for all utilities.**

**261 65th Ct SW #263, Olympia, WA 98501**

MLS#: **2423806** Status: **A**
 Area: **443** Stat Dt: **08/22/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Tumwater**
 Year Built: **1974** DOM: **24**
 # Unit: **2** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,742** TMI: **\$1,450**

List Price: **\$510,000**
 SqFt: **1,742**
 Lot Size: **.208 ac/9,047 sf**
 Project:
 CDOM: **24**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:

View: **Territorial**
 Water:
 School Dist: **Tumwater**
 Compensation: **2.5%**

TaxID: **79150003000**
 Ann Tax: **\$402.27**

Marketing
 Remarks: **Perfect for both owner-occupants and savvy investors, this well-maintained duplex offers two mirror-image units, each with 2 bedrooms, 1 bathroom, and an attached one-car garage. Enjoy the privacy of separately solid fenced yards, ideal for pets, gardening, or outdoor entertaining. Located in a desirable Tumwater neighborhood in a quiet cul de sac with easy access to schools, shopping, I-5, and major employers, this property combines strong rental potential with the option to live in one unit and rent out the other. With steady demand in the area, it's a rare find that balances immediate livability with long-term investment value. Whether you're building your portfolio or looking for a home that helps pay for itself, this duplex delivers.**

**1110 Irving St SW #A, Olympia, WA 98512**

MLS#: **2423056** Status: **A**
 Area: **443** Stat Dt: **08/22/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Tumwater Hill**
 Year Built: **2001** DOM: **24**
 # Unit: **2** # Story: **2**
 NOI: **\$40,175** GAI: **\$50,006**
 TR SqFt: **2,176** TMI: **\$3,800**

List Price: **\$625,000**
 SqFt: **2,176**
 Lot Size: **.257 ac/11,213 sf**
 Project:
 CDOM: **24**
 Parking: **7**
 Gen Zone: **Multi-Family**
 New Cnstr:

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

TaxID: **73403402200**
 Ann Tax: **\$4,915.00**

Marketing
 Remarks: **Great investment opportunity, well maintained duplex with garage's and additional assigned parking (7 total). Big 11213 sqft lot with low maintenance yards for easy upkeep. Updated Laminate flooring throughout both units keeping maintenance and repair cost down. Many updates in both units. Conveniently located on Tumater Hill with quick access to I-5, HWY 101, JBLM, schools, shopping, and parks. High cap rate with potential for even higher returns. Washer dryer hook ups and tenants provide their own washer and dryers. Unit A is vacant for a great owner occupied opportunity,**

**3217 Mayfair Dr SW #A&B, Tumwater, WA 98512**

MLS#:	2379341	Status:	A	List Price:	\$689,000
Area:	443	Stat Dt:	05/22/2025		
Sub Prop:	Multi-Family	SqFt:	2,780		
Style Code:	52 - Duplex	Lot Size:	.299 ac/13,027 sf		
Community:	Tumwater	Project:	Somerset Hill		
Year Built:	1986	CDOM:	116		
# Unit:	3	DOM:	116	Parking:	8
NOI:	\$38,077	# Story:	1	Gen Zone:	Multi-Family
TR SqFt:	2,700	GAI:	\$44,940	New Cnstr:	
View:		TMI:	\$3,745		
Water:				TaxID:	75320000200
School Dist:	Tumwater			Ann Tax:	\$5,342.00
Compensation:	2%				

Remarks: Welcome to 3217 Mayfair, a charming duplex located right behind SPSCC. This beautifully maintained property features two spacious units. A 3 bed/2 bath & a 2bed/1bath. The perfect rental opportunity for both investors & homeowners. Recent flooring and paint updates. The inviting layouts include open living areas filled with natural light, well-appointed kitchens, and cozy bedrooms. Conveniently located on the Westside near shopping, dining, and parks, with easy access to Highway 101 and I-5. If you are an investor seeking a solid rental this property ticks all the boxes. Don't miss out on the chance to own this versatile duplex in a desirable neighborhood!

**2010 2012 Dickinson Ave NW, Olympia, WA 98502**

MLS#:	2393341	Status:	A	List Price:	\$525,000
Area:	444	Stat Dt:	06/19/2025		
Sub Prop:	Multi-Family	SqFt:	1,696		
Style Code:	52 - Duplex	Lot Size:	.224 ac/9,777 sf		
Community:	Westside	Project:			
Year Built:	1948	CDOM:	88		
# Unit:	2	DOM:	88	Parking:	4
NOI:	\$30,856	# Story:	2	Gen Zone:	
TR SqFt:	1,696	GAI:	\$41,040	New Cnstr:	
View:	Territorial	TMI:	\$3,600		
Water:				TaxID:	41600201600
School Dist:	Olympia			Ann Tax:	\$4,954.00
Compensation:	2.5%				

Remarks: This move-in ready duplex is an excellent house hack or investment opportunity! Tens of thousands of dollars of updates, including newer LVP flooring and interior paint, upgraded kitchens and bathrooms, double pane vinyl widows, in-unit W/D, and exterior paint make this a turn-key rental or home. Dedicated off-street parking and a shed to store your yard tools. Attractive Westside location w/ Olympia schools. Close to the bus line, shopping, restaurants and other amenities. Upstairs leased through Summer 2027; downstairs will vacate at closing.

**3526 6th Ave NW, Olympia, WA 98502**

MLS#:	2407084	Status:	A	List Price:	\$615,000
Area:	444	Stat Dt:	07/14/2025		
Sub Prop:	Multi-Family	SqFt:	1,888		
Style Code:	52 - Duplex	Lot Size:	.455 ac/19,816 sf		
Community:	Westside	Project:			
Year Built:	1978	CDOM:	63		
# Unit:	2	DOM:	63	Parking:	6
NOI:	\$38,124	# Story:	1	Gen Zone:	Multi-Family, Residential
TR SqFt:	1,888	GAI:	\$44,940	New Cnstr:	
View:		TMI:	\$3,645		
Water:				TaxID:	53830000500
School Dist:	Olympia			Ann Tax:	\$4,715.00
Compensation:	2.5				

Remarks: INVESTOR ALERT! Great rents come with this extremely solid investment. Perfectly situated multi-family property on the Westside, just minutes from shopping, hospital, freeway, schools, and various amenities! One unit has been recently remodeled and the other given updates as well. Make an offer today and watch your investment grow!

**4518 Ridgewood Ct NW, Olympia, WA 98502**

MLS#:	2425784	Status:	A	List Price:	\$625,000
Area:	444	Stat Dt:	08/27/2025		
Sub Prop:	Multi-Family	SqFt:	2,436		
Style Code:	52 - Duplex	Lot Size:	.574 ac/24,997 sf		
Community:	Cooper Point	Project:			
Year Built:	1970	CDOM:	19		
# Unit:	2	DOM:	19	Parking:	4
NOI:	\$43,751	# Story:	1	Gen Zone:	
TR SqFt:	2,436	GAI:	\$52,800	New Cnstr:	
View:	Territorial	TMI:	\$4,400		
Water:				TaxID:	70730000201
School Dist:	Olympia			Ann Tax:	\$7,049.00
Compensation:	2.5%				

Remarks: Well built duplex with great rental history and market leading rents on the popular Cooper Point peninsula. Private lot in a quite wooded community creates an ideal setting for an investor or owner occupant. Large 1200+ sqft units with great open floor plan, 3 beds, 1.5 baths, and attached 1 car garage. Vacant unit has updated flooring, paint, and a fully redone main bath. Brick siding is easy to maintain and will protect your investment from the weather. Large backyards for both units give space to run around and spread out. In a rental environment where solid returns are hard to find, this property offers market beating income.

**4606 15th Ave NE, Olympia, WA 98516**

MLS#: **2423516** Status: **A**
 Area: **446** Stat Dt: **08/20/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Lacey**
 Year Built: **1960** DOM: **171**
 # Unit: **2** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,886** TMI: **\$**

List Price: **\$600,000**
 SqFt: **1,336**
 Lot Size: **.634 ac/27,600 sf**
 Project:
 CDOM: **171**
 Parking: **6**
 Gen Zone:
 New Cnstr:

View:
 Water:
 School Dist: **North Thurston**
 Compensation: **2.5%**

TaxID: **56650000500**
 Ann Tax: **\$5,443.00**

Marketing
 Remarks: **Unique opportunity to own a potential compound or multi-generational set up. Oversized .63 acre lot features 3 bedroom 1.5 bath, well kept rambler with some updates, newer windows and freshly refinished real hardwood floors. Charming cottage is 1 bedroom, 1 bath w/ a walk-in closet and move-in ready! Possible opportunity for 3rd dwelling, w/ possible changes to the Urban Growth area. Main home on septic, cottage is on sewer. HUGE back yard allows for plenty of room for large gatherings, lawn games, gardening, or simply relaxing in privacy. Plenty of room for parking! You'll love this convenient location to shopping, hospital, freeway, schools and more!**

**408 9th Ave SE, Olympia, WA 98501**

MLS#: **2386044** Status: **A**
 Area: **447** Stat Dt: **06/06/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Olympia**
 Year Built: **1920** DOM: **101**
 # Unit: **2** # Story: **2**
 NOI: **\$23,233** GAI: **\$35,460**
 TR SqFt: **1,306** TMI: **\$2,950**

List Price: **\$449,500**
 SqFt: **1,306**
 Lot Size: **.057 ac/2,478 sf**
 Project:
 CDOM: **101**
 Parking: **0**
 Gen Zone: **Multi-Family, Residential, Retail**
 New Cnstr:

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

TaxID: **68700001000**
 Ann Tax: **\$4,809.00**

Marketing
 Remarks: **Great Opportunity to own a well-maintained Duplex in downtown Olympia. Live in one and rent the other one or rent them both. 2 Units currently occupied and generating income. Unit #1 is 1 BR, 1 BA 832sf with private access to side/back yard, Unit #2 is upstairs unit with 1 BR, 1 BA 474 sf. Both units are equipped with R/O, Dishwasher, Fridge, W/D. Cap Rate of over 5%. 3 blocks from Capitol Campus, 1/2 block to Olympia Library and US Post office. Contact your agent or listing agent for more information.**

**1230 1228 5th Ave E, Olympia, WA 98501**

MLS#: **2364152** Status: **A**
 Area: **447** Stat Dt: **05/12/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Eastside Olympia**
 Year Built: **1886** DOM: **126**
 # Unit: **2** # Story: **2**
 NOI: **\$27,770** GAI: **\$35,910**
 TR SqFt: **1,150** TMI: **\$3,150**

List Price: **\$495,000**
 SqFt: **1,150**
 Lot Size: **.166 ac/7,218 sf**
 Project:
 CDOM: **126**
 Parking: **6**
 Gen Zone:
 New Cnstr:

View: **City, Territorial**
 Water:
 School Dist: **Olympia**
 Compensation: **2%**

TaxID: **78206700700**
 Ann Tax: **\$3,440.00**

Marketing
 Remarks: **Don't miss this incredible opportunity to own a fully updated and renovated duplex in one of Olympia's most desirable locations. Featuring sleek stainless-steel appliances, brand-new Hardie siding throughout, and modern finishes, this property is truly move-in ready. Perfect for investors or owner-occupants alike, each unit offers comfortable living just steps from shops, restaurants, parks, and all downtown amenities—with easy access to I-5 for commuters. Properties like this don't last long—schedule your showing today!**

**4511 15th Ave NE, Lacey, WA 98516**

MLS#: **2421084** Status: **A**
 Area: **447** Stat Dt: **08/15/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Olympia**
 Year Built: **1968** DOM: **31**
 # Unit: **2** # Story: **2**
 NOI: **\$35,766** GAI: **\$42,864**
 TR SqFt: **2,046** TMI: **\$42,864**

List Price: **\$525,000**
 SqFt: **2,064**
 Lot Size: **.152 ac/6,600 sf**
 Project:
 CDOM: **31**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:

View:
 Water:
 School Dist: **North Thurston**
 Compensation: **2.5%**

TaxID: **62160002801**
 Ann Tax: **\$4,802.00**

Marketing
 Remarks: **Well-maintained 2-story duplex featuring 2 Bed / 1.5 Bath per unit. Open kitchen concept with some modern updates completed within the last 7 years. Each unit includes a fully fenced backyard, ideal for privacy or pets. Newer membrane roof offers long-term durability and low maintenance. Both units are currently month-to-month with long-term tenants and strong rental history. Excellent opportunity for investors or owner-occupants. Potential for rent increases or light cosmetic improvements to boost value. Convenient location close to schools, shopping, and I-5.**

**518 - 520 18th Ave SE, Olympia, WA 98501**

MLS#: **2353214** Status: **A**
 Area: **447** Stat Dt: **04/01/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Capital Campus**
 Year Built: **1959** DOM: **167**
 # Unit: **2** # Story: **1**
 NOI: **\$20,031** GAI: **\$29,913**
 TR SqFt: **1,524** TMI: **\$2,543**
 View: **Territorial**

List Price: **\$525,000**
 SqFt: **1,524**
 Lot Size: **.137 ac/5,969 sf**
 Project: **WOHLEB-SCHAEFER**
 CDOM: **167**
 Parking: **4**
 Gen Zone: **Multi-Family, Residential**
 New Cnstr:

Water:
 School Dist: **Olympia**
 Compensation: **2%**

TaxID: **84600000800**
 Ann Tax: **\$5,154.00**

Marketing
 Remarks: **This well-maintained duplex in Olympia's South Capitol neighborhood is an excellent investment opportunity, featuring two 2-bedroom, 1-bath units. It's ideal for both investors and owner-occupants. The single-story property includes a newer roof, a shared two-car garage with storage, and a private driveway. Each unit has private fenced backyards. Easy access to shopping, dining, public transportation, and the Capitol Campus. This duplex offers long-term rental stability. Situated on a dead-end street, it combines charm, privacy, and convenience.**

**2009 2011 Water St SE, Olympia, WA 98501**

MLS#: **2410463** Status: **A**
 Area: **447** Stat Dt: **09/12/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Capital Campus**
 Year Built: **1940** DOM: **49**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,316** TMI: **\$**
 View: **Lake**

List Price: **\$575,000**
 SqFt: **1,316**
 Lot Size: **.640 ac/27,895 sf**
 Project: **Main Street**
 CDOM: **49**
 Parking: **0**
 Gen Zone: **Multi-Family, Residential**
 New Cnstr:

Water: **Lake**
 School Dist: **Olympia**
 Compensation: **2.5%**

TaxID: **60500201300**
 Ann Tax: **\$0.00**

Marketing
 Remarks: **This lovely view property next to a pocket park is in the South Capitol neighborhood which is one of Olympia's most sought-after areas; it's a peaceful area just minutes from the state capitol, markets, restaurants in downtown Olympia. This renovated duplex with beautiful refinished red oak floors has plenty of windows toward the lake; relax by the working wood stove upstairs or on the deck of the lower unit, enjoy the view from both the living room & bedroom. Both kitchens are bright, have plenty of storage, eating space and new countertops. Each unit is private, has 1 bedroom, 1 bathroom and is ideal for an owner occupant to benefit from rental income. ATTRACTIVE OWNER FINANCING!**

**2117 Adams St SE, Olympia, WA 98501**

MLS#: **2413842** Status: **A**
 Area: **447** Stat Dt: **07/31/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Capital Campus**
 Year Built: **1920** DOM: **46**
 # Unit: **2** # Story: **3**
 NOI: **\$44,637** GAI: **\$57,600**
 TR SqFt: **3,447** TMI: **\$4,800**
 View: **Territorial**

List Price: **\$750,000**
 SqFt: **3,447**
 Lot Size: **.190 ac/8,276 sf**
 Project: **Central Addition to Olympia BLA 032054OL**
 CDOM: **46**
 Parking: **8**
 Gen Zone: **Residential**
 New Cnstr:

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

TaxID: **39401101000**
 Ann Tax: **\$4,527.00**

Marketing
 Remarks: **Updated 1920's duplex in historic South Capitol Neighborhood where freedom, charm & convenience collide! Enjoy new roof, no HOA & views of Lincoln Elementary garden next door. Double-pillar covered front porch overlooks easy-care front turf lawn & long driveway to 4-car garage/shop. Unit A offers a new deck, 3BR, 3/4 en-suite bath, full main bath & a massive vaulted primary bdrm/bonus w/4 walk-in closets & big basement storage. Unit B is just as nice, with A/C, 2BR, tankless water heater, fireplace & deck by grass backyard. Separate unit entries front & back for added privacy. Strolling distance to bakery, corner grocery, Vic's pizza, local coffee & more! Less than 5 mins to I-5 & downtown waterfront. Prime location in Oly School District!**

**2813 Wilderness Dr SE #2811, Olympia, WA 98501**

MLS#:	2415998	Status:	A	List Price:	\$500,000
Area:	448	Stat Dt:	08/01/2025		
Sub Prop:	Multi-Family	SqFt:	2,080		
Style Code:	52 - Duplex	Lot Size:	.303 ac/13,200 sf		
Community:	Olympia	Project:	Wilderness		
Year Built:	1976	CDOM:	45		
# Unit:	2	Parking:	4		
NOI:	\$35,230	Gen Zone:	Residential		
TR SqFt:	2,080	New Cnstr:			
View:	Territorial				
Water:		TaxID:	83660000900		
School Dist:	Olympia	Ann Tax:	\$5,730.00		
Compensation:					
Marketing					
Remarks:					

Investor Alert! Fantastic location in Olympia within the Wilderness Sub Division off of Blvd Rd. Duplex with long term tenants occupying each unit. Each unit has two bedrooms , one and one half baths, dining areas and fireplaces plus single car garages. New Dishwasher and Stove installed July 2025 in unit #2813. Kitchen in unit #2811 has Granite countertops. Easy access to public transportation and Yelm Hwy. Bring your sweat equity along with your vision!

**1103 Creekwood Ct SE, Olympia, WA 98501**

MLS#:	2402468	Status:	A	List Price:	\$959,000
Area:	448	Stat Dt:	07/07/2025		
Sub Prop:	Multi-Family	SqFt:	3,616		
Style Code:	54 - 4-Plex	Lot Size:	.220 ac/9,583 sf		
Community:	Olympia	Project:			
Year Built:	1992	CDOM:	70		
# Unit:	4	Parking:	13		
NOI:	\$41,868	Gen Zone:			
TR SqFt:	3,616	New Cnstr:			
View:	Territorial				
Water:		TaxID:	43060002800		
School Dist:	Olympia	Ann Tax:	\$9,836.00		
Compensation:	2.0%				
Marketing					
Remarks:					

Fully rented 4-plex in the Olympia School District. Each unit includes its own garage and in-unit washer and dryer, a rare combination that adds convenience and long-term appeal. Three of the four units have been beautifully remodeled top to bottom with updated kitchens, new flooring, and modern finishes. Major exterior updates include new concrete plank siding, newer roof, and windows, ensuring lower maintenance and long-term durability. Located minutes from parks, schools, and shopping, this well-maintained property attracts strong tenant demand. Reliable rental history, desirable unit features, and potential for increased rents make this a smart addition to any portfolio. A solid opportunity for new and seasoned investors.

**6011 Mullen Rd SE #A & B, Lacey, WA 98503**

MLS#:	2424439	Status:	A	List Price:	\$589,990
Area:	450	Stat Dt:	08/21/2025		
Sub Prop:	Multi-Family	SqFt:	1,720		
Style Code:	52 - Duplex	Lot Size:	.330 ac/14,375 sf		
Community:	Lacey	Project:			
Year Built:	1973	CDOM:	25		
# Unit:	2	Parking:	10		
NOI:	\$28,898	Gen Zone:	Multi-Family, Residential, See Remarks		
TR SqFt:	1,720	New Cnstr:			
View:	Lake				
Water:		TaxID:	11833110302		
School Dist:	North Thurston	Ann Tax:	\$4,777.00		
Compensation:	2.5%				
Marketing					
Remarks:					

Opportunity is knocking! Investors looking for a great rental property or Owner Occupancy Shoppers! This duplex has been very well cared for and very well maintained. Approximately 3 years ago, both units have had new floor coverings installed, New Kitchen Countertops; Complete remodel of both bathrooms, All new interior paint, All new thermopane exterior windows, Crawl Space professionally cleaned with new vapor barriers. Unit B received a new concrete patio. Both units have new roll up garage doors. August 2025: The roof was professionally cleaned and treated. Ten new roof vents were installed to improve air flow in the attic space. A Five Year Roof Certification was provided from the roofing contractor.

**6923 20th Ave SE #1, Lacey, WA 98503**

MLS#: **2395421** Status: **A**
 Area: **450** Stat Dt: **08/28/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Lacey**
 Year Built: **1976** DOM: **66**
 # Unit: **2** # Story: **2**
 NOI: **\$33,874** GAI: **\$41,400**
 TR SqFt: **2,160** TMI: **\$3,450**

List Price: **\$629,000**
 SqFt:
 Lot Size: **.289 ac/12,600 sf**
 Project:
 CDOM: **66**
 Parking: **2**
 Gen Zone: **Multi-Family**
 New Cnstr:

View:
 Water:
 School Dist: **North Thurston**
 Compensation: **%**

TaxID: **48050000600**
 Ann Tax: **\$5,526.00**

Marketing
 Remarks: **Fully Renovated Duplex with Lake Access – High ROI & Modern Upgrades A dream duplex or ideal house opportunity! This beautifully renovated duplex provides modern comfort, smart upgrades, and lake access – all in a high-demand location near Long Lake Park and highly rated schools. ?? Property Features: Two fully updated 2 bed / 1.5 bath units – approx. 1,000 sq ft each New solid flooring, fresh paint, and brand-new closets Remodeled kitchens with updated cabinets, countertops, and appliances New full and half bathrooms with quality finishes New water heaters in both units Private storage units and single-car garages per unit New LED lighting throughout plus smart light wiring for modern convenience Lake access.**

**5649 45th Ave SE, Lacey, WA 98503**

MLS#: **2409433** Status: **A**
 Area: **450** Stat Dt: **07/17/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Lacey**
 Year Built: **1977** DOM: **60**
 # Unit: **2** # Story: **1**
 NOI: **\$45,013** GAI: **\$52,452**
 TR SqFt: **2,360** TMI: **\$4,400**

List Price: **\$629,900**
 SqFt:
 Lot Size: **.380 ac/16,553 sf**
 Project:
 CDOM: **60**
 Parking: **6**
 Gen Zone:
 New Cnstr:

View:
 Water:
 School Dist: **North Thurston**
 Compensation: **2%**

TaxID: **11833130203**
 Ann Tax: **\$5,234.00**

Marketing
 Remarks: **Welcome to a unique and lucrative opportunity for investors, developers, or owner-occupants seeking strong cash flow potential and future development upside. This remodeled duplex sits on a generous .38 acre lot, offering both turn-key living and the ability to expand and maximize value. With a use code that allows for 2-4 units and an 18 bedroom septic, this property presents the rare chance to earn immediate rental income while planning your next high-return investment move. Each side of the stylish and spacious duplex has been remodeled to deliver modern comfort and timeless appeal. Both Unit A and Unit B feature 3 bedrooms and 1.5 bathrooms, offering functional layouts ideal for tenants or owner-users. Owner is a licensed agent.**

**4514 22nd Ave SE, Lacey, WA 98503**

MLS#: **2419221** Status: **A**
 Area: **450** Stat Dt: **08/09/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Lacey**
 Year Built: **1973** DOM: **37**
 # Unit: **2** # Story: **1**
 NOI: **\$34,346** GAI: **\$43,206**
 TR SqFt: **1,192** TMI: **\$**

List Price: **\$650,000**
 SqFt:
 Lot Size: **.270 ac/11,761 sf**
 Project:
 CDOM: **37**
 Parking: **8**
 Gen Zone: **Residential**
 New Cnstr:

View:
 Water:
 School Dist: **North Thurston**
 Compensation: **2%%**

TaxID: **11820440205**
 Ann Tax: **\$4,010.00**

Marketing
 Remarks: **WOW, Fully Remodeled, \$1895 rents and the ability to build more units! This one has it all! Everything has been updated: New roof; new paint; new kitchens; new bathrooms; flooring; doors; millwork; cabinets; appliances; hot water tanks and more. Vinyl windows. Easy to maintain LVP flooring with tile in the bathrooms. Complete new bathrooms and kitchens. WASHER and DRYER hookups in garages. Lots of parking, close to freeway, schools and shopping. Recently surveyed. Virtually maintenance free for years to come with the potential to add more units!**

**7235 20th Ave SE, Lacey, WA 98503**

MLS#: **2392636** Status: **A**
 Area: **450** Stat Dt: **06/13/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Long Lake West**
 Year Built: **2015** DOM: **94**
 # Unit: **2** # Story: **3**
 NOI: **\$22,025** GAI: **\$43,000**
 TR SqFt: **6,508** TMI: **\$**
 View: **Lake**
 Water: **Lake, No Bank**
 School Dist: **North Thurston**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,795,000**
 SqFt: **6,508**
 Lot Size: **1.000 ac/43,560 sf**
 Project:
 CDOM: **94**
 Parking: **21**
 Gen Zone: **Multi-Family, Residential, See Remarks**
 New Cnstr:
 TaxID: **11822410700**
 Ann Tax: **\$7,293.00**

Long Lake Luxury +Passive Income = Dream Waterfront Setup! Over 6500sqft & flex layouts to use as 1, 2 or 3 units. Airbnb with private entrance, stays furnished & grossed \$25K last yr without summer bookings! Unit A has main floor primary 3BR + den, gym-ready basement and sauna. Unit B can stay whole or split again. All have waterproof luxury vinyl plank throughout, quartz counters, separate heatpumps, tankless H2O heaters & laundry. Outside, find gated entry, huge new driveway with room for guests & pickleball, 4-car garage, more covered parking, flat lawn, oversized patio, big deck, & yes, 2 docks + mooring whips! Minutes to I-5 & Costco, this one makes the math work with flexibility for your compound or small empire in the making!

**1414 Hensley St NE #1412, Lacey, WA 98516**

MLS#: **2390066** Status: **A**
 Area: **451** Stat Dt: **06/16/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Lacey**
 Year Built: **1974** DOM: **91**
 # Unit: **2** # Story: **1**
 NOI: **\$22,625** GAI: **\$2,262,500**
 TR SqFt: **1,832** TMI: **\$2,800**
 View: **Territorial**
 Water:
 School Dist: **Olympia**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$550,000**
 SqFt: **1,832**
 Lot Size: **.333 ac/14,518 sf**
 Project:
 CDOM: **91**
 Parking: **4**
 Gen Zone:
 New Cnstr:
 TaxID: **7950008000**
 Ann Tax: **\$4,904.00**

Attention Investors: Nice duplex near city of Lacey amenities within walking distance to groceries, restaurants and bigger shopping center. This duplex is located at the end street offering privacy. Spacious fenced backyard with some trees. Nice responsible and established tenants who wish to stay. A well-maintained single-story duplex, each unit offers 2-beds, 1-bath, utility room with washer and dryer, refrigerator. Living room/entry way offers a small wood burning fireplace and a single car garage.

**643 School St SE, Lacey, WA 98503**

MLS#: **2389866** Status: **A**
 Area: **451** Stat Dt: **06/19/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Lacey**
 Year Built: **1993** DOM: **93**
 # Unit: **2** # Story: **2**
 NOI: **\$20,676** GAI: **\$12,924**
 TR SqFt: **2,600** TMI: **\$2,800**
 View: **Territorial**
 Water:
 School Dist: **North Thurston**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$705,000**
 SqFt: **2,600**
 Lot Size: **.559 ac/24,335 sf**
 Project:
 CDOM: **93**
 Parking: **2**
 Gen Zone:
 New Cnstr:
 TaxID: **64200000100**
 Ann Tax: **\$5,785.66**

Fantastic opportunity to own a well-maintained duplex in Lacey with a strong rental history. Add to your investment portfolio or live in one side and rent the other. Each two-story unit features 2 bedrooms, a flex room, & 1.5 baths. Main floor living space w .5 bath, upstairs hosts bedrooms/full bath. Both units have large fenced yards, in-unit washer and dryer, a private single-car garage, and driveway parking. Ideally located, this property offers convenient access to shops, restaurants, schools, parks and freeway access. Brand New Septic, Pumping Station & Drain field. New Hardie Plank Siding and Exterior Paint in 2023.

**1126 Neil Street NE, Olympia, WA 98516**

MLS#: **2416244** Status: **A**
 Area: **451** Stat Dt: **08/22/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Tanglewilde**
 Year Built: **1968** DOM: **24**
 # Unit: **4** # Story: **1**
 NOI: **\$47,369** GAI: **\$65,856**
 TR SqFt: **3,169** TMI: **\$5,600**
 View:
 Water:
 School Dist: **North Thurston**
 Compensation: **2%**
 Marketing
 Remarks:

List Price: **\$829,999**
 SqFt: **3,169**
 Lot Size: **.334 ac/14,532 sf**
 Project:
 CDOM: **24**
 Parking: **8**
 Gen Zone:
 New Cnstr:
 TaxID: **61930005000**
 Ann Tax: **\$8,746.00**

Unit 1 vacant for an excellent owner occupied opportunity. Unit 1 is currently getting new flooring, paint and bathroom. Excellent tenants. One level building with all units facing a courtyard. No one above or beneath each unit and the utility room separates the walls of each unit. Shared laundry with room in each unit to upgrade and put a W/D in the hallway closet. Two off street parking spaces per unit. Room for growth in some of the rents. Close to shopping, dining and freeways.

**228 McClellan St SE #A & B, Tenino, WA 98589**

MLS#:	2423608	Status:	A	List Price:	\$435,000
Area:	454	Stat Dt:	08/26/2025		
Sub Prop:	Multi-Family	SqFt:	1,440		
Style Code:	52 - Duplex	Lot Size:	.149 ac/6,500 sf		
Community:	Tenino	Project:			
Year Built:	1970	CDOM:	20		
# Unit:	2	Parking:	4		
NOI:	\$19,043	Gen Zone:			
TR SqFt:	1,440	New Cnstr:			
View:	Territorial				
Water:		TaxID:	74902901800		
School Dist:	Tenino	Ann Tax:	\$2,997.00		
Compensation:	2.5%				
Marketing	Great rental investment opportunity! This duplex offers 2BR, 1BA, and 720sqft on each side. It is in a great location, close to all city amenities, shopping, and schools. Long-term renters for over 13+ years. Live on one side and rent the other. Bring your vision and put your personal touches into action! It is minutes to I-5.				
Remarks:					

**20107 Blair Lane, Rochester, WA 98579**

MLS#:	2346239	Status:	A	List Price:	\$1,175,000
Area:	455	Stat Dt:	03/19/2025		
Sub Prop:	Multi-Family	SqFt:	4,176		
Style Code:	54 - 4-Plex	Lot Size:	.244 ac/10,640 sf		
Community:	Rochester	Project:			
Year Built:	2020	CDOM:	180		
# Unit:	4	Parking:	8		
NOI:	\$72,095	Gen Zone:			
TR SqFt:	4,176	New Cnstr:			
View:					
Water:		TaxID:	37710000400		
School Dist:	Rochester	Ann Tax:	\$10,061.00		
Compensation:	2.5%				
Marketing	Turnkey Investment – Fully occupied and professionally managed, ensuring immediate cash flow with reliable tenants in place. Strong Rental Income – Each 2-bed, 2-bath unit rents for an average of \$1,750, with additional revenue from utility reimbursements and fees. Newer Construction (2020) – Modern, energy-efficient design with durable materials, reducing maintenance costs and enhancing long-term value. Whether you're an investor looking to add some minimal maintenance with a newer build to your portfolio or looking to live in one unit while renting out the rest, this is a great option with minimal options on the open market.				
Remarks:					