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Multi-Family Client Multiline



6551 6553 Snug Harbor Lane, Gig Harbor, WA 98335

| | | | | | |
|---------------|--|-----------|--------------------------------|-------------|--------------------|
| MLS#: | 2357613 | Status: | A | List Price: | \$1,199,000 |
| Area: | 1 | Stat Dt: | 04/09/2025 | | |
| Sub Prop: | Multi-Family | SqFt: | 2,970 | | |
| Style Code: | 52 - Duplex | Lot Size: | .440 ac/19,166 sf | | |
| Community: | Gig Harbor | Project: | Snug Harbor Condo Assoc | | |
| Year Built: | 1988 | CDOM: | 96 | | |
| # Unit: | 2 | # Story: | 1 | Parking: | 4 |
| NOI: | \$ | GAI: | \$ | Gen Zone: | |
| TR SqFt: | 2,970 | TMI: | \$ | New Cnstr: | |
| View: | Sound | | | | |
| Water: | | | | TaxID: | 9000330010 |
| School Dist: | Peninsula | | | Ann Tax: | \$9,731.83 |
| Compensation: | 2.5% | | | | |
| Marketing | If you have been searching for that perfect mutli-family investment opportunity here is your chance! Two units with Sound Views, You can live in one, rent one or bring your ideas and create one great view home! Each unit consists of two generously sized bedrooms, 2 baths, and offering ample closet space. The well-appointed kitchen is perfect for daily living and entertaining. With the convenience of a private 2-car garage for each unit, these condos offer the ideal blend of comfort and practicality. Located in a prime area with easy access to all the local amenities, shopping, dining, walk to down town Gig Harbor, this is a rare opportunity! | | | | |
| Remarks: | | | | | |



7409 Hill Ave, Gig Harbor, WA 98335

| | | | | | |
|---------------|--|-----------|--------------------------|-------------|--------------------|
| MLS#: | 2391204 | Status: | A | List Price: | \$1,299,999 |
| Area: | 1 | Stat Dt: | 06/12/2025 | | |
| Sub Prop: | Multi-Family | SqFt: | 3,300 | | |
| Style Code: | 54 - 4-Plex | Lot Size: | .230 ac/10,000 sf | | |
| Community: | Gig Harbor | Project: | | | |
| Year Built: | 1968 | CDOM: | 32 | | |
| # Unit: | 4 | # Story: | 2 | Parking: | 8 |
| NOI: | \$65,172 | GAI: | \$79,860 | Gen Zone: | |
| TR SqFt: | 3,000 | TMI: | \$6,655 | New Cnstr: | |
| View: | Sound | | | | |
| Water: | | | | TaxID: | 5240000111 |
| School Dist: | Peninsula | | | Ann Tax: | \$8,539.00 |
| Compensation: | 2.5% | | | | |
| Marketing | 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. | | | | |
| Remarks: | | | | | |



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

| | | | | | |
|---------------|---|-----------|--------------------------|-------------|---------------------|
| MLS#: | 2385284 | Status: | A | List Price: | \$650,000 |
| Area: | 8 | Stat Dt: | 06/18/2025 | | |
| Sub Prop: | Multi-Family | SqFt: | 2,184 | | |
| Style Code: | 52 - Duplex | Lot Size: | .551 ac/24,001 sf | | |
| Community: | Purdy | Project: | | | |
| Year Built: | 1965 | CDOM: | 209 | | |
| # Unit: | 2 | # Story: | 2 | Parking: | 6 |
| NOI: | \$37,648 | GAI: | \$43,371 | Gen Zone: | Residential |
| TR SqFt: | 2,184 | TMI: | \$3,726 | New Cnstr: | |
| View: | Territorial | | | | |
| Water: | Creek | | | TaxID: | 012213-3-088 |
| School Dist: | Peninsula | | | Ann Tax: | \$3,448.44 |
| Compensation: | 2.5% | | | | |
| Marketing | 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! | | | | |
| Remarks: | | | | | |

**3912 73rd Ave NW, Gig Harbor, WA 98335**

MLS#: **2386478** Status: **A**
 Area: **8** Stat Dt: **06/13/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Gig Harbor North**
 Year Built: **1985** DOM: **31**
 # Unit: **2** # Story: **2**
 NOI: **\$38,868** GAI: **\$46,800**
 TR SqFt: **2,856** TMI: **\$**
 View: **Territorial**
 Water:
 School Dist: **Peninsula**
 Compensation:
 Marketing
 Remarks:

List Price: **\$735,000**
 SqFt: **2,856**
 Lot Size: **.411 ac/17,900 sf**
 Project: **Ridgewood**
 CDOM: **31**
 Parking: **6**
 Gen Zone:
 New Cnstr:
 TaxID: **7200100070**
 Ann Tax: **\$5,946.24**

Turn-key duplex investment with solid rental history in desirable Gig Harbor! Peaceful, park-like setting. Property w/ 2 spacious 1,428 sq ft units, each w/ 2 bedrooms, 2.5 bathrooms & open-concept main floor. Vaulted ceilings, walk-in closets & private ensuite bathrooms for suite-like feel, ideal for dual-primary living. Updated kitchens w/ granite countertops & SS appliances. Open living areas flow to private patios & spacious backyards. Each unit also includes an attached garage & laundry room. Tucked away on a quiet street yet just minutes from Uptown shopping, dining & Hwy 16. Strong rental history w/ functional layout & low-maintenance systems. Shown by appointment only-don't miss this rare Gig Harbor multi-family opportunity!

**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: **129**
 # Unit: **2** # Story: **1**
 NOI: **\$54,832** GAI: **\$58,320**
 TR SqFt: **2,600** TMI: **\$5,400**
 View: **Territorial**
 Water:
 School Dist: **Peninsula**
 Compensation: **2%**
 Marketing
 Remarks:

List Price: **\$1,295,000**
 SqFt: **2,600**
 Lot Size: **9.980 ac/434,729 sf**
 Project:
 CDOM: **129**
 Parking: **5**
 Gen Zone:
 New Cnstr:
 TaxID: **0021141050**
 Ann Tax: **\$7,568.00**

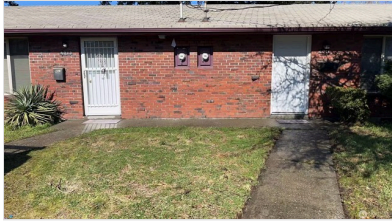
Experience the best of Key Peninsula living w/ this premier 9.98-acre hobby farm & multi-family property, just minutes from Key Center. Featuring both a spacious 1,800 sqft ramblar w/ 3 bdrms & 2 baths, & an 800 sqft DADU w/ 2 bdrms & 1 bath, w/ its own power meter. The main residence boasts an open-concept design, engineered hardwood floors, stainless steel appliances, reclaimed metal ceiling & large picture windows overlooking the property. At the heart of the estate is a massive 10,200 sqft barn w/a dedicated wrkrm; host events or add stalls for your equestrian needs. 2nd barn includes round pen & feed rm. Fully fenced, cross-fenced, & fully paved. Endless possibilities w/, this one-of-a-kind estate is ready to bring your dreams to life.

**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: **77**
 # Unit: **2** # Story: **1**
 NOI: **\$26,257** GAI: **\$26,257**
 TR SqFt: **1,744** TMI: **\$3,378**
 View:
 Water:
 School Dist: **Tacoma**
 Compensation:
 Marketing
 Remarks:

List Price: **\$690,000**
 SqFt: **1,744**
 Lot Size: **.132 ac/5,750 sf**
 Project: **Wichita**
 CDOM: **77**
 Parking: **2**
 Gen Zone:
 New Cnstr:
 TaxID: **9535000145**
 Ann Tax: **\$6,570.00**

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.

**4010 S Lawrence St #2, Tacoma, WA 98409**

| | | | | | |
|---------------|---------------------|----------|-------------------|-------------|-------------------------|
| MLS#: | 2344226 | Status: | A | List Price: | \$559,950 |
| Area: | 15 | Stat Dt: | 03/15/2025 | | |
| Sub Prop: | Multi-Family | | | SqFt: | 1,920 |
| Style Code: | 52 - Duplex | | | Lot Size: | .224 ac/9,750 sf |
| Community: | North Tacoma | | | Project: | |
| Year Built: | 1962 | DOM: | 122 | CDOM: | 122 |
| # Unit: | 2 | # Story: | 1 | Parking: | 4 |
| NOI: | \$33,086 | GAI: | \$41,904 | Gen Zone: | Multi-Family |
| TR SqFt: | 1,920 | TMI: | \$3,600 | New Cnstr: | |
| View: | | | | TaxID: | 2890000190 |
| Water: | | | | Ann Tax: | \$5,850.00 |
| School Dist: | Tacoma | | | | |
| Compensation: | 2.5% | | | | |

Remarks: Discover this fantastic investment opportunity! This multi-family property is close to everything. The units feature hardwood floors, spacious living room. The classic brick exterior not only adds timeless charm but also reduces maintenance costs by eliminating the need for painting. Plenty of storage with carport and unit 4012 has a shed. This 4-bed, 2-bath property spanning 1920 sq. ft. offers tremendous potential for investors. Currently configured as a 2-unit building, it's zoned for up to 9 units, presenting an exciting opportunity for rental expansion or townhouse development. Don't miss this chance to own a low-maintenance, high-potential investment in prime Tacoma location.

**4620 N Ferdinand St, Tacoma, WA 98407**

| | | | | | |
|---------------|-----------------------------|----------|-------------------|-------------|----------------------------------|
| MLS#: | 2406067 | Status: | A | List Price: | \$750,000 |
| Area: | 15 | Stat Dt: | 07/10/2025 | | |
| Sub Prop: | Multi-Family | | | SqFt: | 2,524 |
| Style Code: | 52 - Duplex | | | Lot Size: | .124 ac/5,400 sf |
| Community: | North Tacoma | | | Project: | |
| Year Built: | 1963 | DOM: | 4 | CDOM: | 4 |
| # Unit: | 2 | # Story: | 3 | Parking: | 2 |
| NOI: | \$43,632 | GAI: | \$55,872 | Gen Zone: | Multi-Family, Residential |
| TR SqFt: | 2,524 | TMI: | \$4,800 | New Cnstr: | |
| View: | Bay, Mountain, Sound | | | TaxID: | 947000-108-0 |
| Water: | | | | Ann Tax: | \$7,039.00 |
| School Dist: | Tacoma | | | | |
| Compensation: | Request in offer | | | | |

Remarks: Take in sweeping east-facing views of Commencement Bay from this remodeled North End gem, perched just up the hill from the Ruston Way Waterfront. The lower level features a 1 bedroom ADU with its own entrance — ideal for rental income or multi-generational living. Inside the main home you'll find a spacious primary suite with a private balcony to take in the sunrise views over the water. Not to mention a newly remodeled kitchen, ductless mini-splits throughout, and large windows that flood the space with natural light. This is a rare opportunity in one of Tacoma's most beautiful areas!

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

| | | | | | |
|---------------|-------------------------|----------|-------------------|-------------|-------------------------|
| MLS#: | 2401666 | Status: | A | List Price: | \$1,450,000 |
| Area: | 20 | Stat Dt: | 07/01/2025 | | |
| Sub Prop: | Multi-Family | | | SqFt: | 4,992 |
| Style Code: | 54 - 4-Plex | | | Lot Size: | .149 ac/6,500 sf |
| Community: | Stadium District | | | Project: | |
| Year Built: | 1910 | DOM: | 13 | CDOM: | 131 |
| # Unit: | 4 | # Story: | 2 | Parking: | 5 |
| NOI: | \$75,120 | GAI: | \$75,120 | Gen Zone: | |
| TR SqFt: | 4,992 | TMI: | \$ | New Cnstr: | |
| View: | | | | TaxID: | 2033230040 |
| Water: | | | | Ann Tax: | \$9,178.00 |
| School Dist: | Tacoma | | | | |
| Compensation: | 2.5% | | | | |

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.

**401 Broadway, Tacoma, WA 98402**

MLS#: **2295003** Status: **A**
 Area: **20** Stat Dt: **09/25/2024**
 Sub Prop: **Multi-Family**
 Style Code: **55 - 5-9 Units**
 Community: **Stadium District**
 Year Built: **1889** DOM: **292**
 # Unit: **3** # Story: **5**
 NOI: **\$105,160** GAI: **\$120,401**

List Price: **\$2,599,877**
 SqFt: **8,742**
 Lot Size: **.076 ac/3,289 sf**
 Project:
 CDOM: **292**
 Parking: **0**
 Gen Zone: **Business, Commercial, Multi-Family, Residential, Retail**
 New Cnstr:
 TaxID: **2004050011**
 Ann Tax: **\$12,391.00**

TR SqFt: **8,742** TMI: **\$10,343**
 View: **Bay, Canal, City, Mountain, Sound**
 Water:
 School Dist: **Tacoma**
 Compensation: **2%**
 Marketing
 Remarks:

SELLER FINANCING AVAILABLE! Tacoma has RE-ZONED TO MULTIFAMILY USES ~ creating an even greater opportunity to own the Blackwell Mansion. Imagine hosting clients in luxurious office suites with views of the Port of Tacoma, Commencement Bay, and Mt. Rainier. 8,742 sq ft gem features a top-floor 2BD/2BA penthouse (currently Airbnb) open-concept living, vaulted ceilings, and more. Includes 3 floors of Class B executive suites, 2,000 sq ft private office, reception, kitchenettes, shared conference rooms, and elegant common areas. Admire the grand staircase, stained-glass windows, rich woodwork. Upgrades: high-speed internet, mini-split A/C & heat, electric locks, security cameras, & alarm. Steps from Stadium District, Light Rail, & Downtown!

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

MLS#: **2382066** Status: **A**
 Area: **21** Stat Dt: **05/29/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **North Tacoma**
 Year Built: **1890** DOM: **46**
 # Unit: **2** # Story: **2**
 NOI: **\$40,104** GAI: **\$40,104**
 TR SqFt: **1,600** TMI: **\$4,000**

List Price: **\$635,000**
 SqFt: **1,600**
 Lot Size: **.075 ac/3,250 sf**
 Project:
 CDOM: **46**
 Parking: **2**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **203621-005-0**
 Ann Tax: **\$5,762.00**

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

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: **24**
 # Unit: **3** # Story: **4**
 NOI: **\$65,085** GAI: **\$80,694**
 TR SqFt: **2,725** TMI: **\$6,550**

List Price: **\$999,950**
 SqFt: **3,031**
 Lot Size: **.112 ac/4,875 sf**
 Project:
 CDOM: **73**
 Parking: **4**
 Gen Zone: **Multi-Family, Residential**
 New Cnstr:
 TaxID: **204018004**
 Ann Tax: **\$8,089.00**

View: **Bay, Mountain, Sound, Territorial**
 Water:
 School Dist: **Tacoma**
 Compensation: **2.5%**
 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.

**1417 N 7th St, Tacoma, WA 98403**

MLS#: **2378697** Status: **A**
 Area: **21** Stat Dt: **07/12/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **North Tacoma**
 Year Built: **1962** DOM: **51**
 # Unit: **4** # Story: **2**
 NOI: **\$52,623** GAI: **\$71,061**
 TR SqFt: **4,150** TMI: **\$6,075**
 View:
 Water:
 School Dist: **Tacoma**
 Compensation: **%**
 Marketing
 Remarks: **This turn key 4 plex represents a rare opportunity on a large corner lot in the North Tacoma neighborhood. The two upper units are 2/1 (1050 sq') with full fenced back yards while the lower units are 1/1 (850Sq') w/ space to convert to 2 beds. Every unit has a fireplace. A two car garage on one side which the current owner keeps for themselves and a carport on the other side. Two car garage potential spaces for DADU? There are several recent upgrades: New roof, gutters, windows, electric panels w/ separate meters (4), 3/4 units have new carpet, vinyl planking, all new dishwashers, counter tops and remodeled bathrooms. \$160,000 in recent upgrades! Close to University of Puget Sound. Very stable rental history. Easy street parking.**

List Price: **\$1,249,000**
 SqFt: **4,150**
 Lot Size: **.207 ac/9,000 sf**
 Project:
 CDOM: **51**
 Parking: **3**
 Gen Zone:
 New Cnstr:
 TaxID: **203729-005-0**
 Ann Tax: **\$9,358.00**

**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: **394**
 # Unit: **2** # Story: **2**
 NOI: **\$61,860** GAI: **\$74,100**
 TR SqFt: **2,767** TMI: **\$6,400**
 View:
 Water:
 School Dist: **Tacoma**
 Compensation: **3%**
 Marketing
 Remarks: **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?**

List Price: **\$700,000**
 SqFt: **2,722**
 Lot Size: **.138 ac/6,000 sf**
 Project:
 CDOM: **394**
 Parking: **5**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **3245002560**
 Ann Tax: **\$4,186.00**

**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: **304**
 # Unit: **3** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,951** TMI: **\$**
 View:
 Water:
 School Dist: **Tacoma**
 Compensation: **3%**
 Marketing
 Remarks: **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.**

List Price: **\$724,950**
 SqFt: **1,951**
 Lot Size: **.054 ac/2,336 sf**
 Project:
 CDOM: **304**
 Parking: **0**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **9100000420**
 Ann Tax: **\$5,813.00**

**1412 N Adams St, Tacoma, WA 98406**

MLS#: **2374639** Status: **A**
 Area: **22** Stat Dt: **05/13/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Ups**
 Year Built: **1905** DOM: **62**
 # Unit: **2** # Story: **3**
 NOI: **\$65,392** GAI: **\$84,407**
 TR SqFt: **3,855** TMI: **\$7,105**
 View:
 Water:
 School Dist: **Tacoma**
 Compensation: **See comments**
 Marketing
 Remarks: **Asking price slashed—Seller desperate to complete tax-deferred exchange! Fully leased (plus waiting list) to May 31, 2026 (end of UPS academic year) at \$7145/month--7.3 CAP rate! House has 8 bedrooms, 3 kitchens, 3 baths & 2 laundry rooms. Entrances on all 3 floors. 616 SF 1-Bdrm/1-bath ADU has w/d provided.**

List Price: **\$900,000**
 SqFt: **3,855**
 Lot Size: **.139 ac/6,037 sf**
 Project:
 CDOM: **62**
 Parking: **8**
 Gen Zone:
 New Cnstr:
 TaxID: **747502-753-2**
 Ann Tax: **\$7,985.00**

**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: **152**
 # Unit: **4** # Story: **4**
 NOI: **\$59,633** GAI: **\$80,400**
 TR SqFt: **3,624** TMI: **\$7,025**
 View:
 Water:
 School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,199,000**
 SqFt: **3,642**
 Lot Size: **.126 ac/5,500 sf**
 Project:
 CDOM: **152**
 Parking: **3**
 Gen Zone:
 New Cnstr:
 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! IMMEDIATE OWNER OCCUPANCY AVAILABLE, please call for more information. Showings by appointment, do not disturb tenants.

**4509 6th Ave, Tacoma, WA 98406**

MLS#: **2380205** Status: **A**
 Area: **23** Stat Dt: **06/03/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **North Tacoma**
 Year Built: **2023** DOM: **41**
 # Unit: **4** # Story: **2**
 NOI: **\$98,100** GAI: **\$127,200**
 TR SqFt: **5,016** TMI: **\$10,600**
 View:
 Water:
 School Dist: **Tacoma**
 Compensation: **2%**
 Marketing
 Remarks:

List Price: **\$1,799,000**
 SqFt: **5,016**
 Lot Size: **.138 ac/6,000 sf**
 Project:
 CDOM: **41**
 Parking: **5**
 Gen Zone: **Commercial, Residential**
 New Cnstr:
 TaxID: **390000-092-4**
 Ann Tax: **\$20,400.00**

Beautiful new 4-plex in North Tacoma. Hard to find, ready to go building. No remodeling, no old wiring and plumbing. Turn key building 4- Large 3 bedroom, 2 bathroom, 1254 square foot units with 9 foot ceilings and all full size appliances including washers and dryers. This is like owning 4 brand new North Tacoma homes. Would be great for owner occupied or rent them all out for more income. Lifetime warranty roofing, brand new sewer and water lines out to the mains, fully sprinklered units. Milgard windows, custom cabinetry with granite countertops and stainless steel kitchen appliances. Solid wood doors and custom lighting. Insulation and double sheetrock between floors to minimize sound transference. Too much too list.

**2315 S I St #A-B, Tacoma, WA 98405**

MLS#: **2396707** Status: **A**
 Area: **28** Stat Dt: **06/22/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Central Tacoma**
 Year Built: **1905** DOM: **22**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,622** TMI: **\$2,800**
 View: **City, Mountain, Territorial**
 Water:
 School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$449,999**
 SqFt:
 Lot Size: **.093 ac/4,062 sf**
 Project:
 CDOM: **22**
 Parking: **2**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **280500-062-0**
 Ann Tax: **\$4,515.18**

HUGE PRICE DROP Prime Investor Opportunity in Central Tacoma Location. Several newly developed properties in this neighborhood. Duplex, both units tenant occupied. Upper unit 1bedroom/1bath, Lower unit 2 bedrooms/1 bath. Zoned for townhome development, likely 4 units - BUYER TO VERIFY. Collect rent while you obtain permits

**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: **102**
 # Unit: **2** # Story: **2**
 NOI: **\$16,865** GAI: **\$**
 TR SqFt: **2,171** TMI: **\$2,362**
 View: **City**

List Price: **\$524,900**
 SqFt: **1,738**
 Lot Size: **.075 ac/3,250 sf**
 Project:
 CDOM: **102**
 Parking: **2**
 Gen Zone:
 New Cnstr:
 TaxID: **2007250040**
 Ann Tax: **\$4,443.39**

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**

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

MLS#: **2356306** Status: **A**
 Area: **28** Stat Dt: **04/10/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Hilltop**
 Year Built: **1900** DOM: **95**
 # Unit: **4** # Story: **2**
 NOI: **\$48,851** GAI: **\$59,132**
 TR SqFt: **2,944** TMI: **\$5,187**
 View: **Mountain**

List Price: **\$775,000**
 SqFt: **2,344**
 Lot Size: **.164 ac/7,150 sf**
 Project:
 CDOM: **95**
 Parking: **3**
 Gen Zone: **Multi-Family, Residential**
 New Cnstr:
 TaxID: **201527-006-0**
 Ann Tax: **\$6,183.00**

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

**2029 & 2031 S 7th St, Tacoma, WA 98405**

MLS#: **2343293** Status: **A**
 Area: **28** Stat Dt: **05/27/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Central Tacoma**
 Year Built: **1920** DOM: **119**
 # Unit: **2** # Story: **3**
 NOI: **\$40,844** GAI: **\$50,568**
 TR SqFt: **3,800** TMI: **\$4,300**

List Price: **\$799,000**
 SqFt: **3,805**
 Lot Size: **.117 ac/5,078 sf**
 Project:
 CDOM: **119**
 Parking: **3**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **032006-5-001**
 Ann Tax: **\$7,144.00**

Water:
 School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks: **Classic Craftsman Style home (Duplex) w/ old world charm. One block off 6th Ave w/ trendy shops, restaurants & the Ruston Way waterfront minutes away! Large main floor has 4 bedrooms, 2 baths, gourmet kitchen w/ granite countertops, stainless steel fridge/freezer & gas stove/oven. The front porch, along w/ the original architectural details sets this above others. Beautifully updated & in excellent condition. Basement is 90% finished w/ a family rm, 2 bedrooms, a 3/4 bath & storage. The 2nd unit w/ private entry has 2 bedrooms, full kitchen, living room, & full bath. Rent is currently well below market rate of \$1800/month. Could be used as an AirBnB, multigenerational living or rental income. Gorgeous landscaping + fenced front & backyard.**

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

MLS#: **2322770** Status: **A**
 Area: **29** Stat Dt: **01/31/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Tacoma**
 Year Built: **1989** DOM: **164**
 # Unit: **3** # Story: **3**
 NOI: **\$40,558** GAI: **\$50,513**
 TR SqFt: **3,175** TMI: **\$4,525**
 View: **Bay, City, Territorial**

List Price: **\$850,000**
 SqFt: **2,496**
 Lot Size: **.149 ac/6,500 sf**
 Project:
 CDOM: **164**
 Parking: **0**
 Gen Zone: **Multi-Family**
 New Cnstr:

Water:
 School Dist: **Tacoma**
 Compensation: **0%**

TaxID: **2080090010**
 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.**

**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: **410**
 # 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: **410**
 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: **445**
 # 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: **445**
 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.**

**5201 66th St W, University Place, WA 98467**

MLS#: **2391990** Status: **A**
 Area: **32** Stat Dt: **06/12/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **University Place**
 Year Built: **1978** DOM: **34**
 # Unit: **4** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **2,080** TMI: **\$4,485**

List Price: **\$749,950**
 SqFt: **2,080**
 Lot Size: **.048 ac/2,098 sf**
 Project: **4x4**
 CDOM: **34**
 Parking: **4**
 Gen Zone:
 New Cnstr:

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

TaxID: **901105-001-0**
 Ann Tax: **\$4,273.00**

Marketing
 Remarks: **Fantastic Investment Opportunity in University Place! Don't miss your chance to own this well-maintained 4-unit property in a highly desirable location. Each unit offers comfortable living space with solid rental history. Located minutes from schools, parks, shopping, and freeway access, this multi-family property is perfectly positioned for strong tenant demand. Tons of upside potential—whether you're looking to renovate, increase rents, or simply hold a great asset in a growing area. Rarely available—act fast!**

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

| | | | | | |
|-------------|-------------------------|----------|-------------------|-------------|--------------------------|
| MLS#: | 2348412 | Status: | A | List Price: | \$795,000 |
| Area: | 32 | Stat Dt: | 04/29/2025 | SqFt: | 2,492 |
| Sub Prop: | Multi-Family | | | Lot Size: | .356 ac/15,503 sf |
| Style Code: | 52 - Duplex | | | Project: | |
| Community: | University Place | | | CDOM: | 95 |
| Year Built: | 1977 | DOM: | 95 | Parking: | 6 |
| # Unit: | 2 | # Story: | 1 | Gen Zone: | |
| NOI: | \$38,402 | GAI: | \$55,200 | New Cnstr: | |
| TR SqFt: | 2,492 | TMI: | \$3,600 | | |

View: **University Place**
 Water: **2.5%**
 School Dist: **University Place**
 Compensation: **2.5%**
 Marketing: **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.**
 Remarks:

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

| | | | | | |
|-------------|---------------------|----------|-------------------|-------------|--------------------------|
| MLS#: | 2369027 | Status: | A | List Price: | \$850,000 |
| 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: | 67 |
| Year Built: | 1976 | DOM: | 67 | Parking: | 4 |
| # Unit: | 2 | # Story: | 2 | Gen Zone: | Residential |
| NOI: | \$ | GAI: | \$ | New Cnstr: | |
| TR SqFt: | 3,068 | TMI: | \$ | | |

View: **Territorial**
 Water: **2.5%**
 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:

**3326 Oas Dr W, University Place, WA 98466**

| | | | | | |
|-------------|-------------------------|----------|-------------------|-------------|--------------------------|
| MLS#: | 2395289 | Status: | A | List Price: | \$1,195,000 |
| Area: | 32 | Stat Dt: | 06/19/2025 | SqFt: | 3,058 |
| Sub Prop: | Multi-Family | | | Lot Size: | .310 ac/13,500 sf |
| Style Code: | 52 - Duplex | | | Project: | |
| Community: | University Place | | | CDOM: | 25 |
| Year Built: | 2017 | DOM: | 25 | Parking: | 8 |
| # Unit: | 2 | # Story: | 1 | Gen Zone: | |
| NOI: | \$53,292 | GAI: | \$66,480 | New Cnstr: | |
| TR SqFt: | 3,058 | TMI: | \$6,000 | | |

View: **University Place**
 Water: **2.5%**
 School Dist: **University Place**
 Compensation: **2.5%**
 Marketing: **Seller to gift Buyer a 2/1 Interest Rate Buy-down to dramatically lower monthly payment. Rare investment opportunity in highly sought-after University Place! This like-new duplex, built in 2017, sits on a spacious 1/3-acre lot and offers two well-maintained 3 bed, 1.75 bath units—each with vaulted ceilings, skylights, and modern finishes. Both units feature stainless steel appliances, heat pumps for year-round comfort, and smart water shutoff valves for added peace of mind. Unit 3326 has been upgraded with engineered hardwood flooring and fresh interior paint, while Unit 3328 boasts a brand-new fence. Ideal for owner-occupants or investors seeking strong rental income in a prime location close to shopping, schools, and all major amenities.**
 Remarks:

**8106 -8108 41st St Ct W, University Place, WA 98466**

| | | | | | |
|---------------|---|----------|-------------------|-------------|--------------------------|
| MLS#: | 2365420 | Status: | A | List Price: | \$1,100,000 |
| Area: | 33 | Stat Dt: | 04/25/2025 | | |
| Sub Prop: | Multi-Family | | | SqFt: | 3,952 |
| Style Code: | 52 - Duplex | | | Lot Size: | .391 ac/17,020 sf |
| Community: | University Place | | | Project: | |
| Year Built: | 1977 | DOM: | 80 | CDOM: | 80 |
| # Unit: | 2 | # Story: | 2 | Parking: | 8 |
| NOI: | \$15,466 | GAI: | \$5,550 | Gen Zone: | |
| TR SqFt: | 3,952 | TMI: | \$6,000 | New Cnstr: | |
| View: | | | | TaxID: | 022015-7-009 |
| Water: | | | | Ann Tax: | \$8,580.00 |
| School Dist: | University Place | | | | |
| Compensation: | 2.5% | | | | |
| Marketing | Beautifully maintained duplex tucked at the end of a quiet street in desirable University Place! Both units feature bright, open layouts with cozy fireplaces, spacious kitchens with all appliances, dining rooms, deck access perfect for relaxing and attached garages. Detached 4-car tandem garage (832 sq ft) can be used for extra storage, rental income, or personal use. Unit 8106 offers 2 beds, 1 bath and a finished basement room with window/closet—great as a bonus space or potential 3rd bedroom. Unit 8108 features 2 beds, 1 bath, and a large bonus room in basement with two closets. Beautiful landscaping and University Place Schools complete the package. Live in one and rent the other—or add to your investment portfolio! | | | | |
| Remarks: | | | | | |

**5116 54th St W, University Place, WA 98467**

| | | | | | |
|---------------|--|----------|-------------------|-------------|--------------------------|
| MLS#: | 2385226 | Status: | A | List Price: | \$660,000 |
| Area: | 34 | Stat Dt: | 06/06/2025 | | |
| Sub Prop: | Multi-Family | | | SqFt: | 1,939 |
| Style Code: | 52 - Duplex | | | Lot Size: | .540 ac/23,522 sf |
| Community: | University Place | | | Project: | |
| Year Built: | 1976 | DOM: | 38 | CDOM: | 38 |
| # Unit: | 2 | # Story: | 1 | Parking: | 8 |
| NOI: | \$3,075 | GAI: | \$3,075 | Gen Zone: | |
| TR SqFt: | 1,939 | TMI: | \$4,000 | New Cnstr: | |
| View: | Territorial | | | TaxID: | 022023-5-002 |
| Water: | | | | Ann Tax: | \$575.00 |
| School Dist: | Tacoma | | | | |
| Compensation: | 2.5 | | | | |
| Marketing | Opportunity knocks here in the heart of University Place. One level Duplex, Rent both units or live in one unit and rent the other. 2bed/ 1.5 bath W/D hookup, 1 car garage and lots of extra parking on each side. Quiet dead end street with easy access to JBLM, Tacoma, I-5, Hwy 16, the Sounder Train, golf course, Puget Sound beaches, Tacoma Community College, and lots of shopping and services. Landlord pays water, electricity, and garbage. | | | | |
| Remarks: | | | | | |

**6912 53rd St W, University Place, WA 98467**

| | | | | | |
|---------------|---|----------|-------------------|-------------|---------------------------|
| MLS#: | 2344958 | Status: | A | List Price: | \$1,295,000 |
| Area: | 34 | Stat Dt: | 06/01/2025 | | |
| Sub Prop: | Multi-Family | | | SqFt: | 3,607 |
| Style Code: | 52 - Duplex | | | Lot Size: | 1.791 ac/78,000 sf |
| Community: | University Place | | | Project: | |
| Year Built: | 1977 | DOM: | 52 | CDOM: | 52 |
| # Unit: | 2 | # Story: | 1 | Parking: | 11 |
| NOI: | \$ | GAI: | \$ | Gen Zone: | |
| TR SqFt: | 3,607 | TMI: | \$ | New Cnstr: | |
| View: | See Remarks, Territorial | | | TaxID: | 0220225006 |
| Water: | | | | Ann Tax: | \$11,640.00 |
| School Dist: | University Place | | | | |
| Compensation: | 3%% | | | | |
| Marketing | This EXTRAORDINARY, gated, 1-story duplex, with a 3-bed/2-bath unit & 2-bed/1-bath unit, is a sanctuary of bubbling waterfalls, lush foliage & cobblestone paths! Nestled on 1.8+/- acres (nearly nonexistent in UP) of beautifully landscaped grounds, this 3600+ sf charmer includes soaring ceilings, skylights, lofts, walk-in closets, A/C, htd shower floor, BT-controlled lighting & int/ext speakers! In-ground (temp-controlled) wine cellar, hot tub, greenhouse, fire pit, dog run, fully-fncd yd & extensive decks. 2-car att'd garage (EV charging) & add'l carport. This incredible gem was featured in the prestigious U.P. Garden Tour! Relax on the heated cov'd porch while enveloped in nature & waterfalls! UP schools! SUPERIOR rent potential! | | | | |
| 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: **46**
 # Unit: **4** # Story: **2**
 NOI: **\$41,385** GAI: **\$65,430**
 TR SqFt: **2,848** TMI: **\$5,760**
 View: **Territorial**
 Water:
 School Dist: **Lakewood**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$965,000**
 SqFt: **2,848**
 Lot Size: **.207 ac/9,000 sf**
 Project:
 CDOM: **46**
 Parking: **6**
 Gen Zone:
 New Cnstr:
 TaxID: **3905000092**
 Ann Tax: **\$9,424.00**

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: **9**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **2,741** TMI: **\$**
 View:
 Water:
 School Dist: **Lakewood**
 Compensation:
 Marketing
 Remarks:

List Price: **\$480,000**
 SqFt:
 Lot Size: **.660 ac/28,750 sf**
 Project:
 CDOM: **102**
 Parking: **0**
 Gen Zone:
 New Cnstr:
 TaxID: **0320317014**
 Ann Tax: **\$4,886.00**

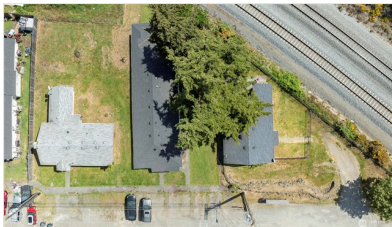
Investment opportunity. This duplex is on a large lot near South Tacoma Way inside the Lakewood International District. Main floor unit is 1,403 SF with 2 bed & 1 bath. Basement unit is 1,338 with 2 bed & 1 bath. Comes with a detached garage. Located close to freeways, bus stops, shops, restaurants, & 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: **3**
 # Unit: **2** # Story: **1**
 NOI: **\$41,515** GAI: **\$55,200**
 TR SqFt: **1,548** TMI: **\$4,600**
 View:
 Water:
 School Dist: **Clover Park**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$669,900**
 SqFt: **1,548**
 Lot Size: **.227 ac/9,882 sf**
 Project:
 CDOM: **3**
 Parking: **4**
 Gen Zone:
 New Cnstr:
 TaxID: **6810100090**
 Ann Tax: **\$5,177.00**

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.

**11213 Kline St SW, Lakewood, WA 98499**

MLS#: **2350146** Status: **A**
 Area: **37** Stat Dt: **03/27/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Lakewood**
 Year Built: **1940** DOM: **109**
 # Unit: **4** # Story: **1**
 NOI: **\$63,621** GAI: **\$54,949**
 TR SqFt: **3,603** TMI: **\$7,685**
 View: **Territorial**
 Water:
 School Dist: **Lakewood**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,125,500**
 SqFt:
 Lot Size: **.618 ac/26,921 sf**
 Project:
 CDOM: **109**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **0219122142**
 Ann Tax: **\$7,885.00**

Prime 4-Unit Multi-Family investment with ~7% cap rate! Generating \$8K in monthly rental income with stable tenants in place. This large 27k sqft lot has 2 single family homes and 1 duplex. All the units enjoy spacious interiors and large yards. The property is ideally located near major freeways, JBLM, and Lakewood Transit Station. This turnkey property offers strong cash flow and excellent investment potential in a sought-after neighborhood. Don't miss out—properties like this move quickly!

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

| | | | | | |
|---------------|---|-----------|--------------------------|-------------|---------------------|
| MLS#: | 2400932 | Status: | A | List Price: | \$655,000 |
| Area: | 38 | Stat Dt: | 06/29/2025 | SqFt: | 1,893 |
| Sub Prop: | Multi-Family | Lot Size: | .243 ac/10,580 sf | Project: | |
| Style Code: | 52 - Duplex | CDOM: | 20 | Parking: | 9 |
| Community: | American Lake | Gen Zone: | | New Cnstr: | |
| Year Built: | 1961 | DOM: | 20 | TaxID: | 332520-004-0 |
| # Unit: | 2 | # Story: | 1 | Ann Tax: | \$5,468.00 |
| NOI: | \$54,998 | GAI: | \$56,932 | | |
| TR SqFt: | 1,893 | TMI: | \$5,200 | | |
| View: | Territorial | | | | |
| 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! | | | | |

**7123 Foster St SW #A&B, Lakewood, WA 98499**

| | | | | | |
|---------------|--|-----------|-------------------------|-------------|---------------------|
| MLS#: | 2391827 | Status: | A | List Price: | \$830,000 |
| Area: | 38 | Stat Dt: | 06/26/2025 | SqFt: | 2,404 |
| Sub Prop: | Multi-Family | Lot Size: | .143 ac/6,250 sf | Project: | |
| Style Code: | 52 - Duplex | CDOM: | 18 | Parking: | 6 |
| Community: | Lake Steilacoom | Gen Zone: | Multi-Family | New Cnstr: | |
| Year Built: | 1955 | DOM: | 18 | TaxID: | 308500-042-0 |
| # Unit: | 2 | # Story: | 2 | Ann Tax: | \$5,985.00 |
| NOI: | \$16,969 | GAI: | \$34,200 | | |
| TR SqFt: | 2,404 | TMI: | \$2,850 | | |
| View: | Lake | | | | |
| Water: | Lake | | | | |
| School Dist: | Clover Park | | | | |
| Compensation: | 2% | | | | |
| Marketing | | | | | |
| Remarks: | Charming mid-century duplex perched above Lake Steilacoom with lake views from both units! Just 30 steps to a public waterboat launch, plus public fishing and swimming access—motorized boats allowed. Each 2 bed, 1 bath unit offers 1,202 sq ft, original hardwood floors, arched doorways, and a cozy brick exterior. Enjoy lake views from the upper unit's Trex deck or relax on the lower unit's large patio. Spacious kitchens, fireplaces, and shared laundry. Covered parking included. Located in a peaceful neighborhood near freeways, St. Clare Hospital, schools, shopping, and dining. City of Lakewood allows 1 additional unit to be built. | | | | |

**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 | Project: | Lakewood Park |
| Style Code: | 52 - Duplex | CDOM: | 5 | Parking: | 4 |
| Community: | Lake Steilacoom | Gen Zone: | Business | New Cnstr: | |
| Year Built: | 2009 | DOM: | 5 | TaxID: | 5130000711 |
| # Unit: | 2 | # Story: | 2 | Ann Tax: | \$6,680.00 |
| NOI: | \$32,950 | GAI: | \$22,636 | | |
| TR SqFt: | 3,120 | TMI: | \$1,475 | | |
| View: | | | | | |
| Water: | | | | | |
| School Dist: | Clover Park | | | | |
| Compensation: | 2.5% | | | | |
| Marketing | | | | | |
| Remarks: | Well kept property in a very convenient location near shopping and entertainment. Business use is allowed Zoning. Unit "B" is VACANT. | | | | |

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

| | | | | | |
|---------------|--|-----------|--------------------------|-------------|-------------------|
| MLS#: | 2312163 | Status: | A | List Price: | \$535,000 |
| Area: | 40 | Stat Dt: | 03/10/2025 | SqFt: | 2,026 |
| Sub Prop: | Multi-Family | Lot Size: | .298 ac/13,000 sf | Project: | |
| Style Code: | 53 - Tri-plex | CDOM: | 229 | Parking: | 6 |
| Community: | Clover Park | Gen Zone: | Multi-Family | New Cnstr: | |
| Year Built: | 1940 | DOM: | 229 | TaxID: | 6675000100 |
| # Unit: | 3 | # Story: | 2 | Ann Tax: | \$4,846.00 |
| NOI: | \$3,750 | GAI: | \$3,750 | | |
| TR SqFt: | 2,026 | TMI: | \$3,750 | | |
| View: | | | | | |
| Water: | | | | | |
| School Dist: | Clover Park | | | | |
| Compensation: | \$8,000 | | | | |
| Marketing | | | | | |
| 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. | | | | |

**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: **97**
 # 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: **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.**

List Price: **\$1,150,000**
 SqFt: **4,551**
 Lot Size: **.528 ac/23,000 sf**
 Project:
 CDOM: **97**
 Parking: **16**
 Gen Zone:
 New Cnstr:
 TaxID: **2200002412**
 Ann Tax: **\$10,667.00**

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

MLS#: **2362710** Status: **A**
 Area: **43** Stat Dt: **04/23/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Steilacoom**
 Year Built: **1979** DOM: **82**
 # 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: **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..**

List Price: **\$649,000**
 SqFt: **1,944**
 Lot Size: **.399 ac/17,370 sf**
 Project:
 CDOM: **82**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **2995000327**
 Ann Tax: **\$2,359.00**

**1015 Sequash St, Steilacoom, WA 98388**

MLS#: **2407324** Status: **A**
 Area: **43** Stat Dt: **07/14/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Steilacoom**
 Year Built: **1976** DOM: **3**
 # Unit: **2** # Story: **2**
 NOI: **\$47,886** GAI: **\$59,946**
 TR SqFt: **2,822** TMI: **\$5,150**
 View: **Mountain, Partial, See Remarks, Sound**
 Water:
 School Dist: **Steilacoom Historica**
 Compensation: **2% under list, 3% at/above**
 Marketing
 Remarks: **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.**

List Price: **\$765,000**
 SqFt: **2,822**
 Lot Size: **.274 ac/11,916 sf**
 Project:
 CDOM: **3**
 Parking: **3**
 Gen Zone:
 New Cnstr:
 TaxID: **230500-085-0**
 Ann Tax: **\$4,471.53**

**3314 -3316 S Proctor St, Tacoma, WA 98409**

| | | | | | |
|---------------|--|----------|-------------------|-------------|-------------------------------|
| MLS#: | 2396017 | Status: | A | List Price: | \$469,950 |
| Area: | 45 | Stat Dt: | 06/20/2025 | SqFt: | 1,488 |
| Sub Prop: | Multi-Family | | | Lot Size: | .145 ac/6,300 sf |
| Style Code: | 52 - Duplex | | | Project: | Oakland/Cheney Stadium |
| Community: | South Tacoma | | | CDOM: | 59 |
| Year Built: | 1944 | DOM: | 24 | Parking: | 4 |
| # Unit: | 2 | # Story: | 1 | Gen Zone: | Multi-Family |
| NOI: | \$38,895 | GAI: | \$44,400 | New Cnstr: | |
| TR SqFt: | 1,488 | TMI: | \$3,700 | TaxID: | 6445002650 |
| View: | | | | Ann Tax: | \$4,705.54 |
| Water: | | | | | |
| School Dist: | Tacoma | | | | |
| Compensation: | 2.0% | | | | |
| Marketing | | | | | |
| Remarks: | Excellent Investment Opportunity with this Newly Renovated Side-By-Side duplex. One unit has its own garage. Just invested over \$35K in renovations within the last year, both units are in excellent condition. This TURNKEY and fully rented duplex is an amazing investment, convenient location, and fully occupied for immediate ROI. Each unit has 2 bedrooms, 1 bath, laundry, and large living room. large Private yards for both units too! Off-street parking, fenced yards, recent exterior paint and more. Please DO NOT DISTURB tenants. currently renting to institutional client with their own maintenance, yard service and more. Investors dream tenant. | | | | |

**3303 S 64th St, Tacoma, WA 98409**

| | | | | | |
|---------------|---|----------|-------------------|-------------|-------------------------|
| MLS#: | 2379312 | Status: | A | List Price: | \$568,888 |
| Area: | 45 | Stat Dt: | 05/31/2025 | SqFt: | 1,994 |
| Sub Prop: | Multi-Family | | | Lot Size: | .149 ac/6,492 sf |
| Style Code: | 52 - Duplex | | | Project: | |
| Community: | South Tacoma | | | CDOM: | 46 |
| Year Built: | 1900 | DOM: | 46 | Parking: | 6 |
| # Unit: | 2 | # Story: | 2 | Gen Zone: | |
| NOI: | \$39,420 | GAI: | \$39,420 | New Cnstr: | |
| TR SqFt: | 1,994 | TMI: | \$3,970 | TaxID: | 6080003670 |
| View: | | | | Ann Tax: | \$4,080.00 |
| Water: | | | | | |
| School Dist: | Tacoma | | | | |
| Compensation: | 2.5% | | | | |
| Marketing | | | | | |
| Remarks: | South Tacoma Duplex that has a ton of upside!!! A duplex that has been updated in the last 2 years also has a garage that has the potential for a 3rd unit. The garage has power, water, and a drain for extra possible income!!! Upgrades include roof, flooring, millwork and doors, appliances, siding, as well as gutters!! Low vacancy rate with a lot of room for potential! Current rents are low, leaving a ton of upside!! Location is close to commuting and shopping, helping keep vacancy rate low!! Individually fenced yards for tenant enjoyment as well. Recently reduced price makes this a GREAT OPPORTUNITY to live in and rent or keep as a full rental property!! | | | | |

**3902 Mason Loop Rd, Tacoma, WA 98409**

| | | | | | |
|---------------|---|----------|-------------------|-------------|-------------------------|
| MLS#: | 2393924 | Status: | A | List Price: | \$875,000 |
| Area: | 45 | Stat Dt: | 06/20/2025 | SqFt: | 3,248 |
| Sub Prop: | Multi-Family | | | Lot Size: | .213 ac/9,300 sf |
| Style Code: | 54 - 4-Plex | | | Project: | Mason Circle |
| Community: | South Tacoma | | | CDOM: | 24 |
| Year Built: | 1979 | DOM: | 24 | Parking: | 4 |
| # Unit: | 4 | # Story: | 2 | Gen Zone: | |
| NOI: | \$64,185 | GAI: | \$78,600 | New Cnstr: | |
| TR SqFt: | 3,248 | TMI: | \$6,250 | TaxID: | 5554000190 |
| View: | | | | Ann Tax: | \$8,129.00 |
| Water: | | | | | |
| School Dist: | Tacoma | | | | |
| Compensation: | 2.5%% | | | | |
| Marketing | | | | | |
| Remarks: | HUGE PRICE DECREASE \$20,000! Great Location! Well maintained 4-Unit Apartment complex. Beautifully manicured shrubs & trees, fully fenced corner lot. Each unit offers 2 bedrooms, 1 bath, deck or patio and 850 sf of living area. Updated kitchen with granite countertops & vinyl, baths updated. Washer/Dryer hookup in each unit. Newer wall to wall carpet and a woodburning fireplace and carport parking space for each unit. All units currently leased. Easy access to WA-16/I-5. Solid investment opportunity! Don't miss out! | | | | |

**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: **95**
 # Unit: **2** # Story: **1**
 NOI: **\$24,510** GAI: **\$34,140**
 TR SqFt: **1,344** TMI: **\$3,073**

List Price: **\$525,000**
 SqFt: **1,344**
 Lot Size: **.100 ac/4,356 sf**
 Project:
 CDOM: **95**
 Parking: **2**
 Gen Zone: **See Remarks**
 New Cnstr:

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

TaxID: **022013-1-094**
 Ann Tax: **\$4,037.00**

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: **8**
 # Unit: **2** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,768** TMI: **\$2,490**

List Price: **\$535,000**
 SqFt: **1,768**
 Lot Size: **.240 ac/10,440 sf**
 Project:
 CDOM: **8**
 Parking: **2**
 Gen Zone:
 New Cnstr:

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

TaxID: **926000-028-1**
 Ann Tax: **\$5,048.51**

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: **07/05/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **South Tacoma**
 Year Built: **1975** DOM: **9**
 # Unit: **2** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,768** TMI: **\$1,350**

List Price: **\$535,000**
 SqFt: **1,768**
 Lot Size: **.138 ac/6,000 sf**
 Project:
 CDOM: **9**
 Parking: **2**
 Gen Zone:
 New Cnstr:

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

TaxID: **926000-029-1**
 Ann Tax: **\$4,787.82**

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.

**3259 S 66th St, Tacoma, WA 98409**

MLS#: **2384864** Status: **A**
 Area: **47** Stat Dt: **05/29/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **South Tacoma**
 Year Built: **1916** DOM: **46**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,750** TMI: **\$**

List Price: **\$590,000**
 SqFt: **1,750**
 Lot Size: **.069 ac/3,000 sf**
 Project:
 CDOM: **46**
 Parking: **6**
 Gen Zone: **See Remarks**
 New Cnstr:

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

TaxID: **7800000400**
 Ann Tax: **\$3,476.00**

BRAND NEW EVERYTHING DUPLEX! Best duplex on the market in Tacoma! Move in one side and rent the other OR fill with your own tenants and you set the price on rent! This place has gone through an amazing transformation and will leave you speechless upon entry. With this investment, everything has been thoughtfully done with professionalism - NEW roof, siding, electrical, plumbing, kitchens, bathrooms, flooring, heating/cooling, etc! With space for tenants to live in complete separation or a great home for multi generational living, this one truly has it all. Parking in front for one unit and parking in back for the other. Units feature space outside patio space enjoyment as well! Do not miss your opportunity for passive income on this one!

**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: **97**
 # Unit: **3** # Story: **3**
 NOI: **\$50,902** GAI: **\$72,194**
 TR SqFt: **3,366** TMI: **\$6,155**
 View: **Territorial**

List Price: **\$698,000**
 SqFt: **3,366**
 Lot Size: **.069 ac/3,000 sf**
 Project:
 CDOM: **97**
 Parking: **2**
 Gen Zone:
 New Cnstr:
 TaxID: **5360000190**
 Ann Tax: **\$6,366.00**

Water:
 School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks: **Investors and house-hackers take note! This well-maintained triplex with a great Cap Rate will make an excellent addition to your real estate portfolio! Upstairs we have a 5 bedroom/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 units make this a low maintenance, high upside opportunity! Quick access to the Tacoma Mall, I-5 and Joint Base Lewis-McChord. Get your offer in today!**

**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: **39**
 # Unit: **4** # Story: **3**
 NOI: **\$74,385** GAI: **\$8,322**
 TR SqFt: **3,068** TMI: **\$8,322**
 View:

List Price: **\$1,200,000**
 SqFt: **3,536**
 Lot Size: **.073 ac/3,175 sf**
 Project:
 CDOM: **39**
 Parking: **1**
 Gen Zone: **Multi-Family**
 New Cnstr: **Completed**
 TaxID: **2890002502**
 Ann Tax: **\$1,966.00**

Water:
 School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks: **Turn-key Tacoma Mall 4plex with strong income and modern finishes—rare 2022 build with minimal maintenance. Enjoy significant property tax savings thanks to a 12-year land-only exemption—buyers pay taxes on land value only, not the structure (9 years remaining). Each unit features open-concept layout, LVP flooring, stainless steel appliances, custom cabinets, in-unit laundry, and ductless mini-split systems. Gated entry, landscaped courtyard, and off-street parking. Three units occupied; one vacant for showings or owner-occupant flexibility. Prime location near I-5, transit, and shopping.**

**6401 S Pine St, Tacoma, WA 98409**

MLS#: **2369207** Status: **A**
 Area: **49** Stat Dt: **05/02/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Tacoma**
 Year Built: **1910** DOM: **73**
 # Unit: **3** # Story: **2**
 NOI: **\$36,256** GAI: **\$47,100**
 TR SqFt: **1,692** TMI: **\$3,925**
 View: **Territorial**

List Price: **\$529,500**
 SqFt: **1,692**
 Lot Size: **.161 ac/7,000 sf**
 Project:
 CDOM: **237**
 Parking: **5**
 Gen Zone:
 New Cnstr:
 TaxID: **970000360**
 Ann Tax: **\$4,548.00**

Water:
 School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks: **Great Investment Opportunity! Discover this cash-flowing triplex on a spacious corner lot. Currently occupied a long-term tenant. Unit B (1 bedroom) and Unit C (2 bedroom) are ready for the next tenants or for you to owner occupy! Features include additional storage, on-site laundry facilities, and 5 dedicated parking spots and ample street parking. Build a DADU for additional income! 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!**

**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: **178**
 # 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: **178**
 Parking: **6**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **2980000631**
 Ann Tax: **\$5,676.00**

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

**3341 S Alaska St, Tacoma, WA 98418**

MLS#: **2387453** Status: **A**
 Area: **50** Stat Dt: **06/13/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Lincoln**
 Year Built: **1976** DOM: **31**
 # Unit: **2** # Story: **2**
 NOI: **\$43,689** GAI: **\$50,965**
 TR SqFt: **2,704** TMI: **\$4,290**
 View: **Territorial**

List Price: **\$659,000**
 SqFt: **2,704**
 Lot Size: **.126 ac/5,500 sf**
 Project:
 CDOM: **31**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:

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

TaxID: **298000-063-2**
 Ann Tax: **\$5,891.00**

Marketing
 Remarks: **Fully remodeled duplex, perfect for house hacking or growing your investment portfolio. Each spacious unit offers 3 bed/1 bath and 1,352 sqft. Major updates completed just 3 years ago include a new roof, LVP flooring, custom cabinets, quartz countertops, new appliances, interior paint, and new water heaters. The lower unit is vacant, ideal for an owner-occupant or new tenant. The upper unit is leased to a long-term tenant, providing immediate income. Additional features include fireplaces, separate electric meters, and off-street parking with 2 dedicated stalls per unit. Convenient location near UW Tacoma, the Sounder train, Tacoma Mall, Downtown, and I-5. A turnkey asset in a growing market—don't miss this investment opportunity.**

**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: **45**
 # Unit: **2** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,350** TMI: **\$3,245**
 View: **Territorial**

List Price: **\$519,000**
 SqFt: **1,350**
 Lot Size: **.165 ac/7,200 sf**
 Project: **1st School Ld Add**
 CDOM: **45**
 Parking: **6**
 Gen Zone:
 New Cnstr:

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

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

Marketing
 Remarks: **NOW available! 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!**

**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: **60**
 # Unit: **4** # Story: **2**
 NOI: **\$26,137** GAI: **\$37,362**
 TR SqFt: **3,120** TMI: **\$3,136**
 View:

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

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

TaxID: **8935022880**
 Ann Tax: **\$7,810.00**

Marketing
 Remarks: **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.**

**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: **73**
 # Unit: **4** # Story: **1**
 NOI: **\$49,413** GAI: **\$72,000**
 TR SqFt: **2,720** TMI: **\$3,067**

List Price: **\$875,000**
 SqFt: **2,720**
 Lot Size: **.143 ac/6,250 sf**
 Project:
 CDOM: **73**
 Parking: **4**
 Gen Zone: **Commercial**
 New Cnstr:

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

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

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.

**4535 S M St, Tacoma, WA 98418**

MLS#: **2328115** Status: **A**
 Area: **52** Stat Dt: **02/01/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **South Tacoma**
 Year Built: **1900** DOM: **163**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **2,138** TMI: **\$**

List Price: **\$595,000**
 SqFt: **2,138**
 Lot Size: **.149 ac/6,500 sf**
 Project:
 CDOM: **163**
 Parking: **1**
 Gen Zone:
 New Cnstr:

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

TaxID: **8935027880**
 Ann Tax: **\$3,864.00**

Investors take note, 2 houses for the price of one. Each house has 3 bedrooms and 1 bath. Completely remodeled and upgraded, brand new appliances, new paint, newer kitchens and roofs and fencing. Separate fenced yards. Storage closets for each unit.

**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: **21**
 # Unit: **3** # Story: **2**
 NOI: **\$299,954** GAI: **\$369,588**
 TR SqFt: **13,321** TMI: **\$32,520**

List Price: **\$5,500,000**
 SqFt: **13,321**
 Lot Size: **.785 ac/34,216 sf**
 Project:
 CDOM: **21**
 Parking: **24**
 Gen Zone: **Multi-Family**
 New Cnstr: **Completed**

View:
 Water:
 School Dist: **Tacoma**
 Compensation: **1.5%**
 Marketing
 Remarks:

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.

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

MLS#: **2375796** Status: **A**
 Area: **55** Stat Dt: **05/14/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **East Tacoma**
 Year Built: **1900** DOM: **61**
 # Unit: **2** # Story: **2**
 NOI: **\$11,363** GAI: **\$19,800**
 TR SqFt: **1,636** TMI: **\$1,650**

List Price: **\$475,000**
 SqFt: **1,636**
 Lot Size: **.215 ac/9,375 sf**
 Project: **Southside Add to Tacoma**
 CDOM: **61**
 Parking: **3**
 Gen Zone: **Multi-Family, Office, Residential**
 New Cnstr:

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

TaxID: **7785000910**
 Ann Tax: **\$3,829.00**

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

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

| | | | | | |
|---------------|--|----------|-------------------|-------------|-------------------------|
| MLS#: | 2363850 | Status: | A | List Price: | \$549,000 |
| Area: | 55 | Stat Dt: | 04/23/2025 | SqFt: | 1,643 |
| Sub Prop: | Multi-Family | | | Lot Size: | .179 ac/7,810 sf |
| Style Code: | 52 - Duplex | | | Project: | |
| Community: | McKinley | | | CDOM: | 82 |
| Year Built: | 1965 | DOM: | 82 | Parking: | 6 |
| # Unit: | 2 | # Story: | 1 | Gen Zone: | Multi-Family |
| NOI: | \$21,578 | GAI: | \$21,578 | New Cnstr: | |
| TR SqFt: | 1,643 | TMI: | \$2,720 | TaxID: | 4330000120 |
| View: | | | | Ann Tax: | \$5,770.00 |
| Water: | | | | | |
| School Dist: | Tacoma | | | | |
| Compensation: | 2.5% | | | | |
| Marketing | 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. | | | | |
| Remarks: | | | | | |

**232 E 72nd St, Tacoma, WA 98404-1062**

| | | | | | |
|---------------|--|----------|-------------------|-------------|--------------------------|
| MLS#: | 2389447 | Status: | A | List Price: | \$849,999 |
| Area: | 55 | Stat Dt: | 06/07/2025 | SqFt: | 2,110 |
| Sub Prop: | Multi-Family | | | Lot Size: | .320 ac/13,939 sf |
| Style Code: | 52 - Duplex | | | Project: | |
| Community: | East Tacoma | | | CDOM: | 46 |
| Year Built: | 2024 | DOM: | 46 | Parking: | 4 |
| # Unit: | 2 | # Story: | 2 | Gen Zone: | |
| NOI: | | GAI: | | New Cnstr: | Completed |
| TR SqFt: | 2,110 | TMI: | \$ | TaxID: | 0320284044 |
| View: | | | | Ann Tax: | \$6,194.45 |
| Water: | | | | | |
| School Dist: | Tacoma | | | | |
| Compensation: | 2.5% | | | | |
| Marketing | New construction home with a modern design that also features a detached ADU (guest house) in the back. Conveniently located and 4 bed 3.5 bath for main home and 2 bed 1 bath for guest house. Perfect for multigenerational living or rent out guesthouse to pay down your mortgage! Virtually staged and envision living in a new, spacious home with large back yard for entertaining + sleepovers! Don't miss this opportunity and come take a look. | | | | |
| Remarks: | | | | | |

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

| | | | | | |
|---------------|---|----------|-------------------|-------------|---|
| MLS#: | 2374804 | Status: | A | List Price: | \$858,000 |
| Area: | 55 | Stat Dt: | 05/20/2025 | SqFt: | 3,200 |
| Sub Prop: | Multi-Family | | | Lot Size: | .230 ac/10,019 sf |
| Style Code: | 54 - 4-Plex | | | Project: | |
| Community: | East Tacoma | | | CDOM: | 55 |
| Year Built: | 1979 | DOM: | 55 | Parking: | 6 |
| # Unit: | 4 | # Story: | 1 | Gen Zone: | Multi-Family, Residential, See Remarks |
| NOI: | \$58,570 | GAI: | \$77,376 | New Cnstr: | |
| TR SqFt: | 3,200 | TMI: | \$6,448 | TaxID: | 0320155007 |
| View: | | | | Ann Tax: | \$8,265.00 |
| Water: | | | | | |
| School Dist: | Tacoma | | | | |
| Compensation: | 2.5% | | | | |
| Marketing | 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. | | | | |
| Remarks: | | | | | |

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

| | | | | | |
|---------------|---|----------|-------------------|-------------|---|
| MLS#: | 2374802 | Status: | A | List Price: | \$858,000 |
| Area: | 55 | Stat Dt: | 05/20/2025 | SqFt: | 3,200 |
| Sub Prop: | Multi-Family | | | Lot Size: | .230 ac/10,019 sf |
| Style Code: | 54 - 4-Plex | | | Project: | |
| Community: | East Tacoma | | | CDOM: | 55 |
| Year Built: | 1979 | DOM: | 55 | Parking: | 6 |
| # Unit: | 4 | # Story: | 1 | Gen Zone: | Multi-Family, Residential, See Remarks |
| NOI: | \$62,969 | GAI: | \$81,756 | New Cnstr: | |
| TR SqFt: | 3,200 | TMI: | \$6,815 | TaxID: | 0320155005 |
| View: | | | | Ann Tax: | \$8,246.00 |
| Water: | | | | | |
| School Dist: | Tacoma | | | | |
| Compensation: | 2.5% | | | | |
| Marketing | 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. | | | | |
| Remarks: | | | | | |

**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: **2**
 # 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: **2**
 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: **139**
 # 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: **139**
 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).

**1438 E 31 St, Tacoma, WA 98404**

MLS#: **2263055** Status: **A**
 Area: **56** Stat Dt: **07/01/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **East Tacoma**
 Year Built: **2024** DOM: **290**
 # Unit: **4** # Story: **3**
 NOI: **\$82,064** GAI: **\$86,072**
 TR SqFt: **3,068** TMI: **\$6,840**
 View: **Mountain**
 Water:
 School Dist: **Tacoma**
 Compensation: **2%**
 Marketing
 Remarks:

List Price: **\$1,060,000**
 SqFt: **3,068**
 Lot Size: **.075 ac/3,250 sf**
 Project:
 CDOM: **290**
 Parking: **2**
 Gen Zone:
 New Cnstr: **Completed**
 TaxID: **4715013322**
 Ann Tax: **\$1,200.00**

Brand new 2024 4plex! 2 detached duplexes on the same lot. Both buildings are identical. Units A1 & A2 are 1 bedroom, 1 bath, bottom floor units. These units feature Quartz countertops, LVP flooring throughout, air conditioning, SS Appliances, washer & dryer in units. Units A2 and B2 are two story 2 bed 2 bath units, featuring quartz countertops in kitchen and baths, SS Appliances, carpet on the stairs for quiet entry, LVP flooring in the living space throughout, as well as A/C and mountain views. HUGE FINANCIAL BONUS! These units are in the 7-year tax exempt opportunity zone, only pay taxes on the land, not the improvements! This is a great opportunity buy as an owner-occupied investment. IMMEDIATE CASH FLOW & zero deferred maintenance.

**6216 S Bell St, Tacoma, WA 98408**

MLS#: **2402792** Status: **A**
 Area: **60** Stat Dt: **07/07/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Hilldale**
 Year Built: **1950** DOM: **7**
 # Unit: **2** # Story: **1**
 NOI: **\$19,960** GAI: **\$26,400**
 TR SqFt: **1,590** TMI: **\$2,200**
 View:
 Water:
 School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$455,000**
 SqFt: **1,590**
 Lot Size: **.171 ac/7,440 sf**
 Project:
 CDOM: **7**
 Parking: **2**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **032021-3-025**
 Ann Tax: **\$5,234.00**

Level side by side duplex in a peaceful neighborhood. Long term tenants. Well maintained units and yard area. Detached 840 Sqft 2 car garage and storage space in back. Fenced yard with driveway for unit with 2 bedrooms and one bath. 1 bedroom and 1 bath parks out front. Great residential location near parks, stores and freeway access.

**201 S 60th St, Tacoma, WA 98408**

MLS#: **2355734** Status: **A**
 Area: **60** Stat Dt: **04/05/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Tacoma**
 Year Built: **1946** DOM: **100**
 # Unit: **2** # Story: **2**
 NOI: **\$34,632** GAI: **\$45,600**
 TR SqFt: **2,698** TMI: **\$3,800**

List Price: **\$559,995**
 SqFt: **2,698**
 Lot Size: **.145 ac/6,325 sf**
 Project:
 CDOM: **100**
 Parking: **2**
 Gen Zone: **Residential**
 New Cnstr:

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

TaxID: **562000-035-0**
 Ann Tax: **\$5,468.00**

Marketing
 Remarks: **Come and see this house hackers dream. Looking for a great home? Looking for a great investment? Want both? This is it. Fully updated in 2020, the home's condition can't be beat. Unit A is a large 2 bed/1bath with recently updated floors, windows, doors and more. It is fresh and clean and currently has a long term tenant. Unit B, the lower unit is also a fully updated 2 bed/1 bath that was completely updated tip to toe with absolutely new everything. The property offers a huge corner lot and even a large courtyard for entertaining. This really is a special place that is completely versatile and ready to make your live/invest dreams come true.**

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

MLS#: **2372039** Status: **A**
 Area: **60** Stat Dt: **05/23/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Hillsdale**
 Year Built: **1951** DOM: **52**
 # Unit: **2** # Story: **1**
 NOI: **\$29,624** GAI: **\$29,624**
 TR SqFt: **2,670** TMI: **\$3,170**

List Price: **\$1,100,000**
 SqFt: **2,670**
 Lot Size: **.149 ac/6,500 sf**
 Project:
 CDOM: **52**
 Parking: **5**
 Gen Zone: **See Remarks**
 New Cnstr:

View:
 Water:
 School Dist: **Tacoma**
 Compensation: **1%**

TaxID: **6615002380**
 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**
 Area: **60** Stat Dt: **05/23/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Hillsdale**
 Year Built: **1951** DOM: **52**
 # Unit: **2** # Story: **1**
 NOI: **\$37,552** GAI: **\$37,552**
 TR SqFt: **2,700** TMI: **\$3,750**

List Price: **\$1,200,000**
 SqFt: **2,700**
 Lot Size: **.138 ac/6,000 sf**
 Project:
 CDOM: **52**
 Parking: **4**
 Gen Zone: **See Remarks**
 New Cnstr:

View:
 Water:
 School Dist: **Tacoma**
 Compensation: **1%**

TaxID: **6615002440**
 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.**

**9229 S G St, Tacoma, WA 98444**

MLS#: **2395614** Status: **A**
 Area: **62** Stat Dt: **06/19/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Tacoma**
 Year Built: **2023** DOM: **25**
 # Unit: **2** # Story: **2**
 NOI: **\$47,969** GAI: **\$56,220**
 TR SqFt: **2,602** TMI: **\$4,685**
 View: **Territorial**

List Price: **\$700,000**
 SqFt: **2,026**
 Lot Size: **.143 ac/6,250 sf**
 Project:
 CDOM: **25**
 Parking: **0**
 Gen Zone:
 New Cnstr:
 TaxID: **622000-012-5**
 Ann Tax: **\$7,051.00**

Water:
 School Dist: **Tacoma**
 Compensation: **2.5%**
 Marketing
 Remarks: **STUNNING & almost BRAND NEW, TWO DWELLINGS on ONE SPACIOUS LOT! Perfect for Homeowners or Investors! Move-in ready w/Premium Finishes & Stylish Selections! Beautiful Engineered Hardwood Flooring, OPEN & MODERN Kitchen, featuring Quartz Countertops, Spacious Island & XL-Walk-in Pantry! GRAND Primary Bedroom Suite w/VAULTED CEILINGS & 5-Piece Bathroom, Soaking Tub & Closet Toilet. Fenced backyard, w/space to add a carport or "possibly" a one car garage? In addition there is a separate 576 sq ft 1-bed 1-bath innately inviting cottage. Perfect for rental income (possible Airbnb?) or multi-generation living! All appliances stay in both dwellings. Situated on a quiet street, w/close freeway access! Don't miss this incredible opportunity!**

**10609 15th Av Ct S, Tacoma, WA 98444**

MLS#: **2402614** Status: **A**
 Area: **63** Stat Dt: **07/02/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **South Tacoma**
 Year Built: **1900** DOM: **12**
 # Unit: **4** # Story: **2**
 NOI: **\$43,386** GAI: **\$52,800**
 TR SqFt: **1,512** TMI: **\$4,400**
 View:

List Price: **\$360,000**
 SqFt: **1,512**
 Lot Size: **.350 ac/15,246 sf**
 Project:
 CDOM: **12**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **0319053149**
 Ann Tax: **\$3,914.00**

Water:
 School Dist: **Franklin Pierce**
 Compensation: **2.5%**
 Marketing
 Remarks: **Rare Investment Income Property. 4plex 2 bed/1 full bath 2 unit on 1st Floor. 2 upstairs Unit Composition roof installed. Very convenience location Major hwy, shopping, restaurant. Large backyard. Great investor opportunity! Plumb/wiring/cabinets/siding all remodeled in 1980. and more remodeled monthly \$4,400 income / Landlord pay Water & sewer As-is Sale / next parcel on sale MLS#: 2402621**

**10615 15th Av Ct S, Tacoma, WA 98444**

MLS#: **2402621** Status: **A**
 Area: **63** Stat Dt: **07/02/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **South Tacoma**
 Year Built: **1900** DOM: **12**
 # Unit: **3** # Story: **1**
 NOI: **\$33,389** GAI: **\$45,600**
 TR SqFt: **1,438** TMI: **\$3,800**
 View:

List Price: **\$420,000**
 SqFt: **1,438**
 Lot Size: **.350 ac/15,246 sf**
 Project:
 CDOM: **12**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **0319053150**
 Ann Tax: **\$4,711.00**

Water:
 School Dist: **Franklin Pierce**
 Compensation: **2.5%**
 Marketing
 Remarks: **Rare Investment Income Property. Triplex 1 bed/1 bath 2 unit. 1 bath Studio 2 Building. Composition roof installed. Very convenience location Major hwy, shopping, restaurant. Large backyard. Great investor opportunity! Plumb/wiring/cabinets/siding all remodeled in 1980. and more remodeled monthly \$3,800 income / Landlord pay Water & sewer Next parcel on sale MLS#: 2402614**

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

MLS#: **2391513** Status: **A**
 Area: **63** Stat Dt: **06/12/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Tacoma**
 Year Built: **1977** DOM: **32**
 # Unit: **2** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,652** TMI: **\$3,200**
 View:

List Price: **\$525,000**
 SqFt:
 Lot Size: **.230 ac/10,000 sf**
 Project:
 CDOM: **32**
 Parking: **7**
 Gen Zone:
 New Cnstr:
 TaxID: **6180000650**
 Ann Tax: **\$0.00**

Water:
 School Dist: **Franklin Pierce**
 Compensation: **2.5%**
 Marketing
 Remarks: **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**
 Sub Prop: **Multi-Family** SqFt: **1,880**
 Style Code: **52 - Duplex** Lot Size: **.500 ac/21,780 sf**
 Community: **Tacoma** Project:
 Year Built: **1978** DOM: **69** CDOM: **69**
 # Unit: **2** # Story: **1** Parking: **6**
 NOI: **\$43,203** GAI: **\$49,102** Gen Zone:
 TR SqFt: **1,880** TMI: **\$4,150** New Cnstr:
 View:
 Water:
 School Dist: **Franklin Pierce** TaxID: **0319052123**
 Compensation: **2.5%** Ann Tax: **\$5,842.00**

Marketing
 Remarks: **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.**

**1701 106th St S, Parkland, WA 98444-8780**

MLS#: **2348279** Status: **A** List Price: **\$620,000**
 Area: **63** Stat Dt: **04/19/2025**
 Sub Prop: **Multi-Family** SqFt: **1,904**
 Style Code: **52 - Duplex** Lot Size: **.380 ac/16,553 sf**
 Community: **Parkland** Project:
 Year Built: **1962** DOM: **93** CDOM: **93**
 # Unit: **2** # Story: **1** Parking: **4**
 NOI: **\$39,360** GAI: **\$49,200** Gen Zone: **Residential**
 TR SqFt: **1,904** TMI: **\$4,100** New Cnstr:
 View:
 Water:
 School Dist: **Franklin Pierce** TaxID: **031905-3-032**
 Compensation: Ann Tax: **\$5,605.00**

Marketing
 Remarks: **Don't miss this fantastic investment or owner-occupant opportunity! This fully remodeled duplex in Parkland offers two spacious 2-bedroom, 1-bathroom units—each with its own garage and private fenced yard, perfect for privacy and outdoor enjoyment. Sitting on a stunning corner lot with a convenient circle driveway, this property has been thoughtfully updated throughout. Recent renovations include brand-new countertops, modern appliances, stylish flooring, and refreshed bathrooms. Each unit is equipped with efficient mini-split heating and cooling systems to keep you comfortable year-round. Whether you're looking to live in one unit and rent the other, or add a turn-key property to your portfolio, this duplex has it all!**

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

MLS#: **2385952** Status: **A** List Price: **\$850,000**
 Area: **63** Stat Dt: **06/02/2025**
 Sub Prop: **Multi-Family** SqFt: **2,504**
 Style Code: **52 - Duplex** Lot Size: **.182 ac/7,923 sf**
 Community: **Tacoma** Project: **Phoebe's Meadow**
 Year Built: **2024** DOM: **42** CDOM: **42**
 # Unit: **2** # Story: **3** Parking: **4**
 NOI: **\$69,540** GAI: **\$7,334** Gen Zone:
 TR SqFt: **2,504** TMI: **\$7,334** New Cnstr: **Under Construction**
 View:
 Water:
 School Dist: **Franklin Pierce** TaxID: **0319058026**
 Compensation: **2.5%** Ann Tax: **\$8,000.00**

Marketing
 Remarks: **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.**

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

MLS#: **2341563** Status: **A**
 Area: **67** Stat Dt: **03/14/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Brookdale**
 Year Built: **1920** DOM: **122**
 # Unit: **3** # Story: **1**
 NOI: **\$74,000** GAI: **\$84,000**
 TR SqFt: **3,644** TMI: **\$7,050**

List Price: **\$699,950**
 SqFt: **3,644**
 Lot Size: **.384 ac/16,741 sf**
 Project:
 CDOM: **635**
 Parking: **12**
 Gen Zone:
 New Cnstr:

View:
 Water: **Creek**
 School Dist: **Bethel**
 Compensation: **2.0%**

TaxID: **0319231013**
 Ann Tax: **\$4,700.00**

Marketing
 Remarks: **Location, Opportunity & Income come together. CLOVER CREEK property w/ 3 rental income producing units. 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.**

**3624 159th St Ct E, Tacoma, WA 98446**

MLS#: **2391312** Status: **A**
 Area: **67** Stat Dt: **06/12/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Frederickson**
 Year Built: **1972** DOM: **32**
 # Unit: **2** # Story: **2**
 NOI: **\$58,795** GAI: **\$64,324**
 TR SqFt: **1,900** TMI: **\$5,360**

List Price: **\$750,000**
 SqFt: **1,900**
 Lot Size: **1.550 ac/67,518 sf**
 Project:
 CDOM: **32**
 Parking: **4**
 Gen Zone:
 New Cnstr:

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

TaxID: **0319234085**
 Ann Tax: **\$5,419.00**

Marketing
 Remarks: **CASH flowing and completely renovated duplex (2BR/1Bath each unit) just a short distance off of Canyon Road! BOTH units with good tenants with one paying \$2435 and the other \$2925. Two story side by side units each with a 1 car garage and plenty of additional parking, storage and large yard. Current updates include exterior paint, roof, windows, electrical panels, flooring, water heater, quartz counters and new cabinets. Quiet dead-end road and on over an acre lot with evergreen tree backdrop, tons of native birds and a seasonal creek. High cap rate and turn key! Could be a good opportunity for builder or development opportunities!**

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

MLS#: **2293638** Status: **A**
 Area: **68** Stat Dt: **09/20/2024**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Parkland**
 Year Built: **1991** DOM: **297**
 # Unit: **2** # Story: **1**
 NOI: **\$62,271** GAI: **\$72,000**
 TR SqFt: **2,426** TMI: **\$6,000**

List Price: **\$1,150,000**
 SqFt: **2,426**
 Lot Size: **.479 ac/20,865 sf**
 Project:
 CDOM: **297**
 Parking: **8**
 Gen Zone: **Multi-Family**
 New Cnstr:

View:
 Water:
 School Dist: **Bethel**
 Compensation: **1%**

TaxID: **0319227069**
 Ann Tax: **\$6,812.00**

Marketing
 Remarks: **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.**

**14005 - 14007 11th Ave Ct S, Tacoma, WA 98444**

| | | | | | |
|---------------|---------------------|------------|----------------------------------|-------------|------------------|
| MLS#: | 2391743 | Status: | A | List Price: | \$535,000 |
| Area: | 69 | Stat Dt: | 06/13/2025 | | |
| Sub Prop: | Multi-Family | SqFt: | 1,896 | | |
| Style Code: | 52 - Duplex | Lot Size: | .360 ac/15,681 sf | | |
| Community: | Parkland | Project: | | | |
| Year Built: | 1983 | CDOM: | 32 | | |
| # Unit: | 2 | Parking: | 4 | | |
| NOI: | \$1 | Gen Zone: | Multi-Family, Residential | | |
| TR SqFt: | 1,896 | New Cnstr: | | | |
| View: | | | | | |
| Water: | | TaxID: | 0319178012 | | |
| School Dist: | Tacoma | Ann Tax: | \$3,290.00 | | |
| Compensation: | 3%% | | | | |

Remarks: **Fantastic opportunity to own a duplex in the beautiful Parkland area. Both 2 bedroom units have been updated, include large side yards and each have a 1 car garage plus driveway parking. Great opportunity to rent out the newly remodeled vacant unit at max rent or owner occupy while earning rent on the other. Opportunity to increase rent. Dead end street and private. PLEASE NOTE: Left side is vacant and accessible with keybox. Right side is tenant occupied (some photos in listing). Please do not disturb tenant. Access to right side will be provided with mutual offer.**

**13803 11th Av Ct S #03-05, Parkland, WA 98444-2034**

| | | | | | |
|---------------|------------------------|------------|--------------------------|-------------|------------------|
| MLS#: | 2386632 | Status: | A | List Price: | \$560,000 |
| Area: | 69 | Stat Dt: | 06/03/2025 | | |
| Sub Prop: | Multi-Family | SqFt: | 1,948 | | |
| Style Code: | 52 - Duplex | Lot Size: | .400 ac/17,420 sf | | |
| Community: | Parkland | Project: | | | |
| Year Built: | 1984 | CDOM: | 41 | | |
| # Unit: | 2 | Parking: | 2 | | |
| NOI: | \$ | Gen Zone: | Multi-Family | | |
| TR SqFt: | 1,948 | New Cnstr: | | | |
| View: | | | | | |
| Water: | | TaxID: | 031917-8-010 | | |
| School Dist: | Franklin Pierce | Ann Tax: | \$6,195.00 | | |
| Compensation: | 2.5% | | | | |

Remarks: **DUPLEX 2 bedroom, 1.5 bath duplex located near Spanaway Loop Rd and 138th St. Home includes a spacious kitchen with all appliances, wood burning fireplace, separate laundry room and 1 car garage. Close to JBLM, shopping and freeways. Both sides occupied with rental income.**

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

| | | | | | |
|---------------|-------------------------|------------|--------------------------|-------------|--------------------|
| MLS#: | 2347502 | Status: | A | List Price: | \$1,150,000 |
| Area: | 69 | Stat Dt: | 04/01/2025 | | |
| Sub Prop: | Multi-Family | SqFt: | 2,880 | | |
| Style Code: | 54 - 4-Plex | Lot Size: | .296 ac/12,900 sf | | |
| Community: | Tacoma | Project: | Mountain View1958 | | |
| Year Built: | 1958 | CDOM: | 104 | | |
| # Unit: | 4 | Parking: | 8 | | |
| NOI: | \$ | Gen Zone: | Multi-Family | | |
| TR SqFt: | 2,880 | New Cnstr: | | | |
| View: | Territorial | | | | |
| Water: | | TaxID: | 6180000841 | | |
| School Dist: | Tacoma | Ann Tax: | \$8,401.06 | | |
| Compensation: | Request in Offer | | | | |

Remarks: **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.**

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

| | | | | | |
|---------------|---------------------|------------|--------------------------|-------------|------------------|
| MLS#: | 2372078 | Status: | A | List Price: | \$699,950 |
| Area: | 70 | Stat Dt: | 05/29/2025 | | |
| Sub Prop: | Multi-Family | SqFt: | 3,096 | | |
| Style Code: | 52 - Duplex | Lot Size: | .400 ac/17,424 sf | | |
| Community: | Fife Heights | Project: | | | |
| Year Built: | 1985 | CDOM: | 46 | | |
| # Unit: | 2 | Parking: | 8 | | |
| NOI: | \$28,184 | Gen Zone: | Multi-Family | | |
| TR SqFt: | 3,096 | New Cnstr: | | | |
| View: | Territorial | | | | |
| Water: | | TaxID: | 0420065048 | | |
| School Dist: | Fife | Ann Tax: | \$6,817.00 | | |
| Compensation: | 2.5% | | | | |

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!!**

**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: **144**
 # Unit: **3** # Story: **2**
 NOI: **\$28,477** GAI: **\$41,820**
 TR SqFt: **2,104** TMI: **\$3,485**
 View: **Territorial**

List Price: **\$699,500**
 SqFt: **2,584**
 Lot Size: **.276 ac/12,016 sf**
 Project: **Thompsons L F Rep # 1**
 CDOM: **144**
 Parking: **4**
 Gen Zone: **Multi-Family, Residential**
 New Cnstr:

Water:
 School Dist: **Sumner-Bonney Lake**
 Compensation: **2.5%**

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

Marketing
 Remarks: **Located on a quiet street in downtown Sumner this craftsman style triplex has tons of character and charm. Features two renovated one-bedroom units, one w/ a separate exterior entrance, and a spacious studio. Studio unit includes an attached bedroom that was blocked off for storage & could easily be converted to a 1 bedroom. The 860 sqft separately metered unfinished attic w/ 14' vaulted ceilings offers an opportunity to finish the space for owner occupancy or an additional unit. Large basement for storage. Below-market rents can yield significant additional income. 4 parking spaces & ample off-street parking. Home recently rewired, all units on separate electrical & gas meters. Property has mount Rainier views. Don't miss this opportunity!**

**15715 63rd St Ct E, Sumner, WA 98390**

MLS#: **2405057** Status: **A**
 Area: **74** Stat Dt: **07/11/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Sumner**
 Year Built: **1981** DOM: **4**
 # Unit: **3** # Story: **2**
 NOI: **\$30,019** GAI: **\$45,027**
 TR SqFt: **2,661** TMI: **\$3,752**

List Price: **\$759,950**
 SqFt: **2,661**
 Lot Size: **.217 ac/9,450 sf**
 Project:
 CDOM: **4**
 Parking: **5**
 Gen Zone: **Multi-Family**
 New Cnstr:

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

TaxID: **781950-008-0**
 Ann Tax: **\$8,173.00**

Marketing
 Remarks: **Great triplex in central location of the city of Sumner. These properties are almost always rented though they currently are under rented. Time for a new owner. Current owner wanting to do a 1031 exchange into another property. Two of the 3 units have been more recently remodeled. One was remodeled 10 years ago. The numbers showed are estimated for the rest of the year based on current rents and expenses of the first quarter averaged out for the full year. Photos are a few of the units from the past when vacant. Minutes away from the Sounder Station for easy commute to Seattle or Tacoma. The YMCA is within walking distance. Large lot offers possibilities.**

**4608 73rd St Ct E, Tacoma, WA 98443**

MLS#: **2386781** Status: **A**
 Area: **79** Stat Dt: **07/03/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Summit**
 Year Built: **1974** DOM: **30**
 # Unit: **2** # Story: **2**
 NOI: **\$13,519** GAI: **\$11,100**
 TR SqFt: **2,616** TMI: **\$1,850**

List Price: **\$695,000**
 SqFt: **2,616**
 Lot Size: **.390 ac/16,988 sf**
 Project: **SP#75-85**
 CDOM: **30**
 Parking: **2**
 Gen Zone:
 New Cnstr:

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

TaxID: **0320258005**
 Ann Tax: **\$6,521.00**

Marketing
 Remarks: **Soaring, beamed ceiling, brick fireplace and a wall of windows greet you into the great room with adjacent formal dining space. New kitchen offers handsome butcher block countertops, breakfast nook for casual dining & door that leads out to the huge, fenced back yard/patio area. Main floor laundry & updated half bath. Open stairwell leads to upper level spacious primary bedroom with its double closets, a generously sized add'l bdrm + full bath. Freshly painted interior and exterior, new carpet & LV flooring. Situated on a quiet culdesac in the Summit area with an incredibly convenient location to JBLM and downtown Puyallup at equal distances. Newer roof, vinyl windows. Live in half and subsidize your payment with rent from the neighbor!**

**204 S Meridian, Puyallup, WA 98371**

MLS#: **2330179** Status: **A**
 Area: **80** Stat Dt: **04/11/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Puyallup Valley**
 Year Built: **1920** DOM: **141**
 # Unit: **4** # Story: **2**
 NOI: **\$76,275** GAI: **\$108,472**

List Price: **\$1,350,000**
 SqFt: **6,066**
 Lot Size: **.086 ac/3,736 sf**
 Project:
 CDOM: **141**
 Parking: **0**
 Gen Zone: **Business, Commercial, Multi-Family, Office, Residential, Retail**

TR SqFt: **6,066** TMI: **\$9,467**
 View: **Mountain, Territorial**

New Cnstr:
 TaxID: **2960000280**
 Ann Tax: **\$9,778.00**

School Dist: **Puyallup**
 Compensation: **2%**
 Marketing
 Remarks: **Secure this 100% leased, turnkey investment in the heart of Puyallup's Central Business District. Built in 1920 and meticulously updated, this 6,066 sq. ft. mixed-use property blends historic charm with modern upgrades for stability and long-term value. The street-level retail includes two fully leased units, while the upper level features two updated 2BR/1BA apartments with in-unit laundry, stylish interiors, and Mt. Rainier views. Situated on a high-traffic corridor with ample parking and a 95 Walk Score, this asset offers strong tenant demand. With leases structured for future utility reimbursement potential, this is a rare chance to own a thriving piece of Puyallup's history.**

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

MLS#: **2380583** Status: **A**
 Area: **81** Stat Dt: **05/22/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Downtown**
 Year Built: **1968** DOM: **53**
 # Unit: **4** # Story: **2**
 NOI: **\$89,721** GAI: **\$115,800**
 TR SqFt: **4,500** TMI: **\$10,000**

List Price: **\$1,495,000**
 SqFt: **4,500**
 Lot Size: **.298 ac/13,000 sf**
 Project: **Meekers 1st & 2nd**
 CDOM: **53**
 Parking: **12**
 Gen Zone:
 New Cnstr:

View: **Mountain**

TaxID: **5745001490**
 Ann Tax: **\$11,675.00**

School Dist: **Puyallup**
 Compensation: **2%**
 Marketing
 Remarks: **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. Rainier 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**
 Area: **82** Stat Dt: **07/03/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Puyallup**
 Year Built: **1979** DOM: **11**
 # Unit: **2** # Story: **1**
 NOI: **\$30,281** GAI: **\$40,800**
 TR SqFt: **1,856** TMI: **\$2,523**

List Price: **\$699,950**
 SqFt: **1,856**
 Lot Size: **.450 ac/19,602 sf**
 Project:
 CDOM: **11**
 Parking: **6**
 Gen Zone:
 New Cnstr:

View:
 Water:
 School Dist: **Puyallup**

TaxID: **042022-8-012**
 Ann Tax: **\$7,422.00**

Compensation: **2.5%**
 Marketing
 Remarks: **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.**

**12723 woodland Ave E, Puyallup, WA 98373-8835**

| | | | | | |
|---------------|---------------------|------------|--------------------------|-------------|------------------|
| MLS#: | 2396702 | Status: | A | List Price: | \$749,000 |
| Area: | 85 | Stat Dt: | 06/22/2025 | | |
| Sub Prop: | Multi-Family | SqFt: | 2,748 | | |
| Style Code: | 52 - Duplex | Lot Size: | .884 ac/38,515 sf | | |
| Community: | Puyallup | Project: | | | |
| Year Built: | 2002 | CDOM: | 22 | | |
| # Unit: | 2 | Parking: | 4 | | |
| NOI: | \$41,980 | Gen Zone: | Multi-Family | | |
| TR SqFt: | 2,748 | New Cnstr: | | | |
| View: | Territorial | | | | |
| Water: | | TaxID: | 4315001026 | | |
| School Dist: | Puyallup | Ann Tax: | \$8,100.00 | | |
| Compensation: | 2.5 | | | | |

Remarks: Desirable Duplex with 2 Bedrooms + Den & 2.5 Baths on Each Side! This well-maintained duplex presents an excellent investment opportunity or the ideal setup to live in one unit while renting out the other. Each side features 2 spacious bedrooms, a versatile den, and 2.5 bathrooms offering plenty of space, comfort, and flexibility. Located in a strong rental market, the property has great potential for positive cash flow. It's convenient location near freeways, parks, and shopping centers makes it highly appealing to tenants.

**8115 109th St E #8117, Puyallup, WA 98373**

| | | | | | |
|---------------|---------------------|------------|----------------------------------|-------------|------------------|
| MLS#: | 2380954 | Status: | A | List Price: | \$749,950 |
| Area: | 85 | Stat Dt: | 05/28/2025 | | |
| Sub Prop: | Multi-Family | SqFt: | 2,696 | | |
| Style Code: | 52 - Duplex | Lot Size: | .551 ac/24,016 sf | | |
| Community: | Puyallup | Project: | Leann Crest | | |
| Year Built: | 1999 | CDOM: | 47 | | |
| # Unit: | 2 | Parking: | 2 | | |
| NOI: | \$38,310 | Gen Zone: | Multi-Family, Residential | | |
| TR SqFt: | 2,696 | New Cnstr: | | | |
| View: | Territorial | | | | |
| Water: | | TaxID: | 602177004 | | |
| School Dist: | Puyallup | Ann Tax: | \$7,992.00 | | |
| Compensation: | 2.5% | | | | |

Remarks: Desirable Duplex with 3 Bedrooms & 2 Full Baths on Each Side! This well-maintained duplex offers a fantastic investment opportunity or the perfect chance to live in one unit while renting out the other. Each unit features 3 spacious bedrooms and 2 full bathrooms, providing ample space and comfort. One unit is currently vacant & has been freshly painted with brand-new flooring move-in ready for a new tenant or owner-occupant. Roof was replaced within the last few years, & exterior just painted, giving the property great curb appeal. Located in a strong rental area, this duplex offers excellent potential for positive cash flow. It's also conveniently close to freeways, parks, shopping centers, & stores, making it highly attractive to tenants.

**9921 64th Av Ct E, Puyallup, WA 98373**

| | | | | | |
|---------------|---------------------|------------|---------------------------|-------------|------------------|
| MLS#: | 2400682 | Status: | A | List Price: | \$750,000 |
| Area: | 85 | Stat Dt: | 06/27/2025 | | |
| Sub Prop: | Multi-Family | SqFt: | 2,800 | | |
| Style Code: | 52 - Duplex | Lot Size: | .390 ac/16,988 sf | | |
| Community: | Puyallup | Project: | Colonial Park East | | |
| Year Built: | 1973 | CDOM: | 17 | | |
| # Unit: | 2 | Parking: | 6 | | |
| NOI: | \$47,152 | Gen Zone: | Multi-Family | | |
| TR SqFt: | 2,800 | New Cnstr: | | | |
| View: | | | | | |
| Water: | | TaxID: | 041906-1-030 | | |
| School Dist: | Puyallup | Ann Tax: | \$6,957.78 | | |
| Compensation: | 2.5% | | | | |

Remarks: Fully renovated duplex on a dead end street! Perfect house hacking opportunity to live in one side and rent out the other to offset the mortgage payment. Yards separated from each other to give both a private setting. New exterior paint, new garage doors, fresh landscaping, new deck out back & more! This is in a great location of Puyallup with close proximity to 512, restaurants, shopping centers & even the fairgrounds. Unit A is a large 1,832 sq ft unit with 3 beds and 2 baths, and Unit B is 968 sq ft with 2 beds and 1 bath. Great deal!

**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 | CDOM: | 75 | | |
| # Unit: | 4 | Parking: | 12 | | |
| NOI: | \$94,102 | Gen Zone: | Multi-Family | | |
| TR SqFt: | 5,244 | New Cnstr: | | | |
| View: | | | | | |
| Water: | | TaxID: | 756001-434-4 | | |
| School Dist: | Puyallup | Ann Tax: | \$12,234.00 | | |
| Compensation: | 2.5% | | | | |

Remarks: 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: **52**
 # 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: **\$730,000**
 SqFt: **2,180**
 Lot Size: **.372 ac/16,200 sf**
 Project:
 CDOM: **52**
 Parking: **6**
 Gen Zone:
 New Cnstr:
 TaxID: **350100-010-0**
 Ann Tax: **\$6,431.00**

Fantastic one story 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!

**11101 124TH St E, Puyallup, WA 98374**

MLS#: **2394320** Status: **A**
 Area: **86** Stat Dt: **06/25/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **South Hill**
 Year Built: **1974** DOM: **19**
 # Unit: **4** # Story: **1**
 NOI: **\$49,116** GAI: **\$63,202**
 TR SqFt: **2,670** TMI: **\$5,325**
 View: **Territorial**
 Water:
 School Dist: **Puyallup**
 Compensation: **2.25%**
 Marketing
 Remarks:

List Price: **\$855,000**
 SqFt: **2,880**
 Lot Size: **.380 ac/16,555 sf**
 Project:
 CDOM: **19**
 Parking: **8**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **041910-4-115**
 Ann Tax: **\$8,218.00**

Great investment opportunity on a single level 4-plex with a great location in South Hill/Puyallup. Two, 2 bedroom 1 bath units and two 1 bedroom 1 bath units. Very easy to rent. Coin operated laundry room with storage units located in the middle of the property. Roof is only 7 years old. All units had windows updated to vinyl thermal pane. The 2 bedroom units have been updated with LVP and interiors fully repainted. Tenants pay electricity and owner pays water, garbage, and electricity for the laundry room. Easy access to shops, restaurants, public transportation, schools and parks.

**12214 105th Av Ct E, Puyallup, WA 98374**

MLS#: **2376534** Status: **A**
 Area: **86** Stat Dt: **05/15/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **South Hill**
 Year Built: **1976** DOM: **60**
 # Unit: **3** # Story: **2**
 NOI: **\$60,047** GAI: **\$80,940**
 TR SqFt: **6,256** TMI: **\$6,445**
 View:
 Water:
 School Dist: **Puyallup**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$1,279,999**
 SqFt: **6,256**
 Lot Size: **.370 ac/16,117 sf**
 Project:
 CDOM: **173**
 Parking: **8**
 Gen Zone:
 New Cnstr:
 TaxID: **579250-002-0**
 Ann Tax: **\$12,286.00**

This unique remodeled 4-plex in Puyallup offers incredible potential, with current rents well below market value. The expansive property includes a large 6,256 sqft building on a 16,117sqft lot. Each of the four units spans approximately 1,562 sqft, featuring 3 bedrooms, 2 bathrooms, and a private garage. Units come equipped with a range/stove, refrigerator, and dishwasher, and have been updated with new quartz countertops and vanities. Remodeled units also boast new LVP flooring and cabinets. Enjoy relaxing or grilling on the spacious balconies. The complex is in excellent condition, with additional parking available in front of the garages. A perfect house hack. Great South Hill location. Unit C available for showings.

**7421 114th St E St E, Puyallup, WA 98373-7866**

MLS#: **2357166** Status: **A**
 Area: **87** Stat Dt: **04/17/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **South Hill**
 Year Built: **1992** DOM: **88**
 # Unit: **2** # Story: **2**
 NOI: **\$49,686** GAI: **\$61,800**
 TR SqFt: **2,942** TMI: **\$5,150**
 View:
 Water:
 School Dist: **Puyallup**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$774,995**
 SqFt: **2,942**
 Lot Size: **.460 ac/20,037 sf**
 Project:
 CDOM: **88**
 Parking: **4**
 Gen Zone:
 New Cnstr:
 TaxID: **0419086014**
 Ann Tax: **\$7,734.00**

Professionally managed rental duplex on a quiet dead end street. Near freeway access and close to shopping. Pride of ownership on display with well maintained exterior. Large level lot and private backyard. Each unit has 1 car garage, 2 bedrooms upstairs with full bathroom, another bedroom, and 3/4 bath with large family room downstairs. Gas forced air furnaces with wood fireplace in each unit. Separate meters & tenants pay all the utilities. Don't miss this opportunity for low maintenance investment!

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

MLS#: **2402382** Status: **A** List Price: **\$995,000**
 Area: **87** Stat Dt: **07/11/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex** SqFt: **2,883**
 Community: **South Hill** Lot Size: **.906 ac/39,446 sf**
 Year Built: **1968** DOM: **30** Project: **30**
 # Unit: **3** # Story: **2** Parking: **45**
 NOI: **\$8,365** GAI: **\$57,000** Gen Zone: **Multi-Family, Residential**
 TR SqFt: **2,883** TMI: **\$5,000** New Cnstr:
 View: **Territorial**
 Water:
 School Dist: **Puyallup** TaxID: **0419075047**
 Compensation: **2.5%** Ann Tax: **\$6,385.00**
 Marketing
 Remarks: **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!**

**14516 14518 122nd Ave E, Puyallup, WA 98374**

MLS#: **2401895** Status: **A** List Price: **\$544,995**
 Area: **88** Stat Dt: **07/03/2025**
 Sub Prop: **Multi-Family** SqFt: **1,752**
 Style Code: **52 - Duplex** Lot Size: **.271 ac/11,813 sf**
 Community: **Puyallup** Project: **96**
 Year Built: **1977** DOM: **11** Parking: **4**
 # Unit: **2** # Story: **1** Gen Zone:
 NOI: **\$38,617** GAI: **\$46,500** New Cnstr:
 TR SqFt: **1,752** TMI: **\$3,875**
 View:
 Water:
 School Dist: **Puyallup** TaxID: **041923-6-027**
 Compensation: **2.5%** Ann Tax: **\$6,203.00**
 Marketing
 Remarks: **Great investment opportunity on a duplex in Puyallup. Ideal for an investor or owner occupant, live in one side and rent the other. Each side is 2-bedroom, 1-bath, in-unit laundry and 1-car attached garage, fully fenced backyards. Recent updates include: new windows, interior paint, flooring, SS appliances and one unit with brand new kitchen. Conveniently located near shops, restaurants, South Hill Mall and with close proximity to freeways. Top rated Puyallup schools. Currently tenant occupied, please respect their privacy.**

**5435 Hyada Blvd NE, Tacoma, WA 98422**

MLS#: **2329711** Status: **A** List Price: **\$779,500**
 Area: **94** Stat Dt: **07/02/2025**
 Sub Prop: **Multi-Family** SqFt: **1,988**
 Style Code: **52 - Duplex** Lot Size: **.433 ac/18,861 sf**
 Community: **Browns Point** Project: **144**
 Year Built: **1963** DOM: **144** Parking: **2**
 # Unit: **2** # Story: **1** Gen Zone: **See Remarks**
 NOI: **\$2,064** GAI: **\$** New Cnstr:
 TR SqFt: **1,988** TMI: **\$3,075**
 View: **Sound**
 Water:
 School Dist: **Tacoma** TaxID: **032116-3-191**
 Compensation: **2.5%** Ann Tax: **\$7,847.00**
 Marketing
 Remarks: **Don't miss this rare opportunity to own a charming duplex in the desirable lower Browns Point neighborhood, just a short walk to Browns Point Lighthouse Park. Situated on a peaceful dead-end street, this quiet retreat offers easy access to both Tacoma & Federal Way. Each unit features 2 bedrooms, 1 full bath, with spacious rooms, including large kitchens & living areas with cozy fireplaces. Both units have updated windows, covered front porches, and a partially fenced, inviting backyard. Additional amenities include a detached single-car garage for each unit & ample street parking. Both units also offer convenient laundry rooms with utility sinks. This well-maintained duplex is an ideal investment or multi-generational living opportunity."**

**1601 Norpoint Wy NE, Tacoma, WA 98422**

MLS#: **2359749** Status: **A** List Price: **\$1,450,000**
 Area: **94** Stat Dt: **04/17/2025**
 Sub Prop: **Multi-Family** SqFt: **6,720**
 Style Code: **54 - 4-Plex** Lot Size: **.209 ac/9,110 sf**
 Community: **Ne Tacoma** Project: **88**
 Year Built: **1984** DOM: **88** Parking: **8**
 # Unit: **4** # Story: **2** Gen Zone:
 NOI: **\$** GAI: **\$** New Cnstr:
 TR SqFt: **6,720** TMI: **\$7,500**
 View:
 Water:
 School Dist: **Tacoma** TaxID: **0321238018**
 Compensation: **2%** Ann Tax: **\$12,226.00**
 Marketing
 Remarks: **50k Price Reduction! Great Investment Opportunity! Well-maintained 4-plex in desirable NE Tacoma. Two units feature 2 beds/2 bath; two units offer 3 beds/2 baths. Each unit includes spacious living areas that flow into the kitchen, plus 2 dedicated parking spaces. Just minutes from parks, golfing, shopping, dining, and more!**

**1101 152nd St S, Spanaway, WA 98387**

MLS#: **2381545** Status: **A**
 Area: **99** Stat Dt: **05/31/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Spanaway Lake**
 Year Built: **1979** DOM: **45**
 # Unit: **2** # Story: **1**
 NOI: **\$31,869** GAI: **\$40,800**
 TR SqFt: **1,518** TMI: **\$3,400**
 View: **Territorial**

List Price: **\$590,000**
 SqFt: **1,518**
 Lot Size: **.230 ac/10,019 sf**
 Project:
 CDOM: **45**
 Parking: **8**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **0319201010**
 Ann Tax: **\$5,575.00**

Water:
 School Dist: **Bethel**
 Compensation: **2.5%**
 Marketing
 Remarks: **Exceptional duplex opportunity across from Spanaway Lake and minutes from JBLM, set in a tranquil, park-like setting surrounded by mature trees and lush landscaping. Unit one is occupied by a long-term tenant, while unit two is fully updated and move-in ready. Each unit includes a spacious 2-car detached garage—ideal for extra income or added tenant value. Enjoy year-round comfort with high-efficiency Mitsubishi ductless mini-split systems for low utility costs. Thoughtfully designed for privacy, this property offers a rare blend of natural beauty, convenience, and investment potential. Perfect for owner-occupants or savvy investors seeking peaceful living close to the city. A true must-see!**

**17003 17009 16th Ave E, Spanaway, WA 98387**

MLS#: **2404129** Status: **A**
 Area: **99** Stat Dt: **07/08/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Bethel**
 Year Built: **1971** DOM: **6**
 # Unit: **2** # Story: **1**
 NOI: **\$46,420** GAI: **\$54,996**
 TR SqFt: **2,680** TMI: **\$4,150**
 View: **Territorial**

List Price: **\$607,000**
 SqFt: **1,984**
 Lot Size: **.275 ac/12,000 sf**
 Project:
 CDOM: **30**
 Parking: **6**
 Gen Zone: **Multi-Family, Residential**
 New Cnstr:
 TaxID: **3485014751**
 Ann Tax: **\$5,376.00**

Water:
 School Dist: **Bethel**
 Compensation: **2.5%**
 Marketing
 Remarks: **Turn-key, single-story duplex—pride of ownership shows after many years of meticulous care by the current owner. Each spacious unit offers 3 bedrooms, 1 bath, in-unit washer/dryer, private fenced yard, and dedicated garage space. Situated on a flat .275-acre lot, the property has seen major updates including newer windows, flooring, interior updates, exterior paint, electrical panels, gutters, roof (~6 years old), water line, and driveway. An excellent investment opportunity (7.65% Market Cap Rate) or perfect for an owner-occupant seeking additional rental income. One unit is intentionally left vacant for easy showings or immediate move-in. Conveniently located on a quiet street close to schools, shopping, and amenities.**

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

MLS#: **2333350** Status: **A**
 Area: **99** Stat Dt: **02/17/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Spanaway**
 Year Built: **2006** DOM: **147**
 # Unit: **2** # Story: **2**
 NOI: **\$14,986** GAI: **\$19,540**
 TR SqFt: **2,760** TMI: **\$1,795**

List Price: **\$709,950**
 SqFt: **2,760**
 Lot Size: **.244 ac/10,650 sf**
 Project:
 CDOM: **147**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **5025004270**
 Ann Tax: **\$6,730.52**

Water:
 School Dist: **Bethel**
 Compensation: **2.5%**
 Marketing
 Remarks: **Welcome to 416-418 170th St. S! This exceptional duplex presents a rare opportunity for both investors and homeowners looking for a property with income potential. Each unit offers a spacious layout featuring three bedrooms, two bathrooms, and approximately 1,380 square feet of living space/unit. Each unit comes with its own private garage, providing secure parking and additional storage options. In addition to the garages, there is plenty of extra parking space, making it convenient for residents and their guests. With strong rental potential, this property is an ideal investment for those looking to generate steady income**

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

MLS#: **2403553** Status: **A**
 Area: **99** Stat Dt: **07/07/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Bethel**
 Year Built: **1977** DOM: **7**
 # Unit: **2** # Story: **1**
 NOI: **\$49,884** GAI: **\$49,884**
 TR SqFt: **2,016** TMI: **\$4,925**

List Price: **\$749,999**
 SqFt: **2,016**
 Lot Size: **.310 ac/13,502 sf**
 Project:
 CDOM: **67**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **7400000225**
 Ann Tax: **\$5,590.00**

View: **Territorial**
 Water:
 School Dist: **Bethel**
 Compensation: **2%**
 Marketing
 Remarks:

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

**211 167th St Ct E, Spanaway, WA 98387**

MLS#: **2401667** Status: **A**
 Area: **99** Stat Dt: **07/06/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Spanaway**
 Year Built: **1996** DOM: **8**
 # Unit: **3** # Story: **1**
 NOI: **\$4,696** GAI: **\$57,000**
 TR SqFt: **2,582** TMI: **\$4,750**

List Price: **\$750,000**
 SqFt: **2,582**
 Lot Size: **.550 ac/23,958 sf**
 Project: **Short Plat**
 CDOM: **8**
 Parking: **12**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **031928-5-011**
 Ann Tax: **\$6,613.00**

View: **Territorial**
 Water:
 School Dist: **Bethel**
 Compensation: **2%**
 Marketing
 Remarks:

WOW! A Duplex and a Single-family house are all connected to the sewer on a BIG lot. Imagine the possibilities! PLUS a healthy 6%+ cap rate! This centrally located duplex features 2 bedrooms and 1 bathroom on each side with full-size attached garages. The dwellings are situated on a lot of over half an acre. Newer roof. The interior boasts a separate dining area off the kitchen, appliances, fresh painting, new floor coverings, vaulted ceilings, spacious bay windows, track lighting, and a ceiling fan. Tons of parking for cars-boat or RV, fenced rear yard, mature landscaping, decking. The Single Family House is 1BR and 1 Bth and situated on the other side of the lot. Don't miss this opportunity with potential upside!

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

MLS#: **2374546** Status: **A**
 Area: **99** Stat Dt: **05/12/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Spanaway Lake**
 Year Built: **1929** DOM: **74**
 # Unit: **2** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **0** TMI: **\$**

List Price: **\$1,180,000**
 SqFt: **2,452**
 Lot Size: **.767 ac/33,400 sf**
 Project:
 CDOM: **74**
 Parking: **10**
 Gen Zone:
 New Cnstr:
 TaxID: **0319294043**
 Ann Tax: **\$10,209.00**

View: **Lake**
 Water: **Lake, No Bank**
 School Dist: **Bethel**
 Compensation: **2%**
 Marketing
 Remarks:

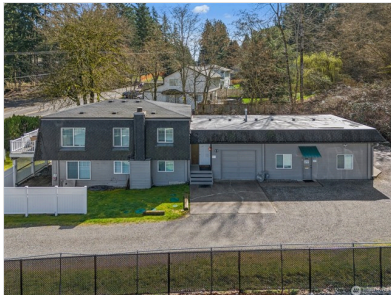
Unique Spanaway Lake property, .77 acres, 100 sq ft of lakefront. 2 homes. 915 - lakefront 1,216 sq ft, 3 bedrooms, bath and a half, one story, gas insert, new wall heaters, new floors and windows, renovated bath, sunporch, 1,200 sq ft shop, 400 sq ft toolshed. 917 - 1,236 sq ft, 2 bedrooms, bath and 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.

**18214 74th St E, Bonney Lake, WA 98391**

MLS#: **2378901** Status: **A**
 Area: **109** Stat Dt: **05/22/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Bonney Lake**
 Year Built: **1962** DOM: **53**
 # Unit: **2** # Story: **2**
 NOI: **\$23,800** GAI: **\$40,200**
 TR SqFt: **2,860** TMI: **\$3,350**
 View:
 Water:
 School Dist: **Sumner-Bonney Lake**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$685,000**
 SqFt: **2,860**
 Lot Size: **.210 ac/9,148 sf**
 Project:
 CDOM: **53**
 Parking: **2**
 Gen Zone:
 New Cnstr:
 TaxID: **0520283127**
 Ann Tax: **\$7,578.00**

Amazing investment opportunity or ideal for house-hackers! This spacious 2,860 sq. ft. duplex sits on a corner lot in the heart of Bonney Lake, right across from Bonney Lake and Park. Enjoy scenic views, outdoor fun and everyday convenience just steps away. Each unit includes 3 bedrooms, 1 bathroom, a full kitchen, living room, in-unit laundry, private entrance, and its own single-car garage. Originally a single-family home, now a duplex—potential to convert back. Rents are currently below market; comps suggest approx. \$1,900/month per unit. Shared yard and plenty of on-site parking. Close to schools, shopping, dining, and commuter routes. Owner financing available. Don't disturb tenants. Showings by appt only. Buyer to verify all info.

**3302 W Tapps Dr E, Lake Tapps, WA 98391**

MLS#: **2403487** Status: **A**
 Area: **109** Stat Dt: **07/07/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Lake Tapps**
 Year Built: **1973** DOM: **7**
 # Unit: **3** # Story: **2**
 NOI: **\$45,951** GAI: **\$56,520**
 TR SqFt: **2,388** TMI: **\$4,710**
 View: **Lake, Territorial**
 Water:
 School Dist: **Sumner-Bonney Lake**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$750,000**
 SqFt: **2,388**
 Lot Size: **.357 ac/15,570 sf**
 Project:
 CDOM: **82**
 Parking: **8**
 Gen Zone: **Business, Multi-Family**
 New Cnstr:
 TaxID: **506500-189-0**
 Ann Tax: **\$6,524.00**

Great opportunity to own a well kept Tri-Plex in Lake Tapps! The unique zoning allows for this property to lease with ease! Upstairs you will find a 2 bed 1 bath, with a good size family room, updated kitchen w/ eating space & a private deck with views of Lake Tapps! Downstairs you will find an additional 2 bed with a 3/4 bath & a 1/2 bath, updated kitchen, large family room and a private patio. Both units come with additional storage lockers & their owner washer & dryer. The back unit is currently commercial space with a 3/4 bath, a kitchenette & 2 individual offices. It also has additional storage. This property is also located in the West Tapps Maintenance HOA allowing for access to multiple parks & boat launch!

**20835 20837 60th St E, Bonney Lake, WA 98391**

MLS#: **2398302** Status: **A**
 Area: **109** Stat Dt: **06/25/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Lake Tapps**
 Year Built: **2007** DOM: **19**
 # Unit: **2** # Story: **3**
 NOI: **\$53,254** GAI: **\$64,923**
 TR SqFt: **4,224** TMI: **\$5,695**
 View: **Lake, Territorial**
 Water:
 School Dist: **Sumner-Bonney Lake**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$979,998**
 SqFt: **4,224**
 Lot Size: **.288 ac/12,557 sf**
 Project: **Maple Point Add To Inlet Island**
 CDOM: **19**
 Parking: **6**
 Gen Zone:
 New Cnstr:
 TaxID: **5500000461**
 Ann Tax: **\$9,896.00**

Rare 2007-built duplex with lake views in prime Bonney Lake! This side-by-side townhome-style duplex offers 2,112 SF per unit, each featuring 3 beds, 3.5 baths, 2-car tandem garages, and private outdoor spaces. Located on a quiet dead-end street right on Lake Tapps and minutes from amenities in Bonney Lake. Community lake access and a nearby park. Enjoy stunning lake views from the property. Current rental income is \$5,800/month with great tenants. One unit is fully renovated with LVP flooring, SS appliances, updated counters and cabinetry, lighting, and vanities. The other unit has fresh paint and has been well-maintained over time. Pre-inspected with rental pro forma available. Live in one, rent the other, or rent both! Turnkey and ready!

**214 Varner Ave SE #1 & 2, Orting, WA 98360**

| | | | | | |
|---------------|---------------------|----------|-------------------|-------------|--------------------------|
| MLS#: | 2360564 | Status: | A | List Price: | \$658,000 |
| Area: | 114 | Stat Dt: | 04/24/2025 | | |
| Sub Prop: | Multi-Family | | | SqFt: | 2,095 |
| Style Code: | 52 - Duplex | | | Lot Size: | .344 ac/15,000 sf |
| Community: | Orting | | | Project: | |
| Year Built: | 1990 | DOM: | 81 | CDOM: | 81 |
| # Unit: | 2 | # Story: | 2 | Parking: | 6 |
| NOI: | \$38,745 | GAI: | \$49,708 | Gen Zone: | |
| TR SqFt: | 2,095 | TMI: | \$4,315 | New Cnstr: | |
| View: | | | | TaxID: | 367000-077-3 |
| Water: | | | | Ann Tax: | \$4,990.00 |
| School Dist: | Orting | | | | |
| Compensation: | 0% | | | | |

Turnkey Investment Opportunity – Tenant-Occupied Duplex in Downtown Orting Investor alert! This well-maintained, tenant-occupied duplex in the heart of downtown Orting offers immediate rental income with long-term tenants already in place. Each townhouse-style unit features 2 bedrooms, 1.5 bathrooms, a living room, dining area, kitchen, laundry hookups, and covered parking. Situated close to parks, restaurants, and walking trails, this property is ideally located for consistent tenant demand. Bonus: The identical duplex next door is also for sale and perfect for an owner-occupant or additional investment potential—buy one or both for a rare portfolio opportunity!

**216 Varner Ave SE #1 & 2, Orting, WA 98360**

| | | | | | |
|---------------|---------------------|----------|-------------------|-------------|--------------------------|
| MLS#: | 2360563 | Status: | A | List Price: | \$658,000 |
| Area: | 114 | Stat Dt: | 04/24/2025 | | |
| Sub Prop: | Multi-Family | | | SqFt: | 2,095 |
| Style Code: | 52 - Duplex | | | Lot Size: | .336 ac/14,648 sf |
| Community: | Orting | | | Project: | |
| Year Built: | 1990 | DOM: | 81 | CDOM: | 81 |
| # Unit: | 2 | # Story: | 2 | Parking: | 6 |
| NOI: | \$38,975 | GAI: | \$52,020 | Gen Zone: | |
| TR SqFt: | 2,095 | TMI: | \$4,335 | New Cnstr: | |
| View: | | | | TaxID: | 367000-077-2 |
| Water: | | | | Ann Tax: | \$4,990.00 |
| School Dist: | Orting | | | | |
| Compensation: | 0 | | | | |

Townhouse-Style Duplex in Prime Downtown Orting Location. Excellent opportunity for investors or owner-occupants, with one of the units move-in ready! This well-kept duplex offers two spacious 2-bedroom, 1.5-bath units in a desirable townhouse-style layout. Each unit features durable LVP flooring on the main level, a comfortable living room, dining area, kitchen, laundry room with hookups, and a covered parking space. Located in the heart of downtown Orting, just minutes from parks, restaurants, and scenic walking trails. Bonus: The identical duplex next door is also available—purchase both to maximize rental income or enjoy flexible living options!

**24615 104th Ave Ct E, Graham, WA 98338**

| | | | | | |
|---------------|------------------------------|----------|-------------------|-------------|---------------------------|
| MLS#: | 2403204 | Status: | A | List Price: | \$625,000 |
| Area: | 122 | Stat Dt: | 07/04/2025 | | |
| Sub Prop: | Multi-Family | | | SqFt: | 2,398 |
| Style Code: | 52 - Duplex | | | Lot Size: | 1.353 ac/58,932 sf |
| Community: | Graham Hill | | | Project: | |
| Year Built: | 1993 | DOM: | 10 | CDOM: | 10 |
| # Unit: | 2 | # Story: | 2 | Parking: | 6 |
| NOI: | \$ | GAI: | \$ | Gen Zone: | Multi-Family |
| TR SqFt: | 2,398 | TMI: | \$ | New Cnstr: | |
| View: | Mountain, Territorial | | | TaxID: | 0418226016 |
| Water: | | | | Ann Tax: | \$7,353.00 |
| School Dist: | Bethel | | | | |
| Compensation: | 2.5% | | | | |

Rare duplex opportunity on 1.35 acres in peaceful dead end cul-de-sac! Both 1,200 Sq ft units feature 2 beds, 1.5 baths, fireplaces, updated flooring and individual garage space. Enjoy newer lighting, blinds, appliances (microwave, dishwasher), plus washer/dryer setups. Live in one unit, rent the other—rents are currently below market, offering immediate income and upside. Each unit has it's own shed, fenced yard, and room for RV parking, territorial views, and room for hobby space or gardening. Room to build a shop etc! Conveniently located near shops, restaurants, and under 40 minutes to JBLM. Don't miss this turn-key investment-home combo!

**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 | DOM: | 85 | CDOM: | 278 |
| # 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. | | | | |

**211 Cypress St, Longview, WA 98632**

| | | | | | |
|---------------|---|----------|-------------------|-------------|-------------------------|
| MLS#: | 2387144 | Status: | A | List Price: | \$299,900 |
| Area: | 402 | Stat Dt: | 06/06/2025 | | |
| Sub Prop: | Multi-Family | | | SqFt: | 1,464 |
| Style Code: | 52 - Duplex | | | Lot Size: | .138 ac/5,998 sf |
| Community: | Highlands | | | Project: | |
| Year Built: | 1951 | DOM: | 38 | CDOM: | 38 |
| # Unit: | 2 | # Story: | 1 | Parking: | 2 |
| NOI: | \$19,503 | GAI: | \$19,503 | Gen Zone: | |
| TR SqFt: | 1,464 | TMI: | \$2,200 | New Cnstr: | |
| View: | | | | TaxID: | 04604 |
| Water: | | | | Ann Tax: | \$2,001.00 |
| School Dist: | Longview | | | | |
| Compensation: | 2.5% | | | | |
| Marketing | | | | | |
| Remarks: | Affordable two bedrooms one bath duplex all on one level. Excellent rental history. Professional local property management. Current tenants taking good care of the interiors. Tenants pay for all utilities. Comes with one car carport for each apartment, with storage units too. Grassy area out front, ally in back. Each apartment has refrigerator, stove/range included. Hook ups for washer & dryer in place. | | | | |

**227 24th Ave, Longview, WA 98632**

| | | | | | |
|---------------|---|----------|-------------------|-------------|-------------------------|
| MLS#: | 2323410 | Status: | A | List Price: | \$299,900 |
| Area: | 402 | Stat Dt: | 01/23/2025 | | |
| Sub Prop: | Multi-Family | | | SqFt: | 1,652 |
| Style Code: | 52 - Duplex | | | Lot Size: | .138 ac/5,998 sf |
| Community: | Highlands | | | Project: | |
| Year Built: | 1967 | DOM: | 172 | CDOM: | 172 |
| # Unit: | 2 | # Story: | 1 | Parking: | 4 |
| NOI: | \$19,070 | GAI: | \$25,200 | Gen Zone: | Multi-Family |
| TR SqFt: | 1,652 | TMI: | \$2,100 | New Cnstr: | |
| View: | | | | TaxID: | 0-3486 |
| Water: | | | | Ann Tax: | \$2,133.00 |
| School Dist: | Longview | | | | |
| Compensation: | 2.5% | | | | |
| Marketing | | | | | |
| Remarks: | Good Investment Property DUPLEX Now Available. Offered at a 5% CAP Rate. This Tenant-Occupied Duplex features Two 2 Bedroom 1 Bathroom Units. Long Term Tenants Desire to Stay. NEWER Roof. Rents are presently \$1,050.00 Each Unit. Separately Metered Electrical and Water Meters. Tenants Pay All Utilities. Total Annual Gross Rents of \$25,200.00. Total Annual Expenses of \$6,129.00, \$19,071 NOI. | | | | |

**3015 Dover St, Longview, WA 98632**

| | | | | | |
|---------------|--|----------|-------------------|-------------|-------------------------|
| MLS#: | 2380839 | Status: | A | List Price: | \$247,000 |
| Area: | 405 | Stat Dt: | 06/04/2025 | | |
| Sub Prop: | Multi-Family | | | SqFt: | 1,102 |
| Style Code: | 52 - Duplex | | | Lot Size: | .138 ac/5,998 sf |
| Community: | Longview | | | Project: | |
| Year Built: | 1926 | DOM: | 52 | CDOM: | 52 |
| # Unit: | 2 | # Story: | 1 | Parking: | 2 |
| NOI: | \$17,175 | GAI: | \$17,175 | Gen Zone: | Multi-Family |
| TR SqFt: | 1,102 | TMI: | \$ | New Cnstr: | |
| View: | | | | TaxID: | 0-6232 |
| Water: | | | | Ann Tax: | \$2,025.00 |
| School Dist: | Longview | | | | |
| Compensation: | 2.25% | | | | |
| Marketing | | | | | |
| Remarks: | Duplex Investment Opportunity – Zoned Multifamily with Great Potential! This side-by-side duplex offers a solid investment opportunity with excellent upside potential. Each unit features 1 bedroom and 1 bathroom, along with its own cozy fireplace—ideal for tenants or future owner-occupants. Located on a multifamily-zoned lot, this property is ready for your vision. While it needs some TLC, the bones are solid and the possibilities are promising. Whether you're looking to renovate and rent, flip, or expand, this is your chance to build equity in a growing area. Don't miss out on this value-packed property with long-term potential. Schedule your showing today and bring your imagination! | | | | |

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

MLS#: **2361378** Status: **A**
 Area: **405** Stat Dt: **04/24/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Olympic**
 Year Built: **1953** DOM: **81**
 # Unit: **3** # Story: **2**
 NOI: **\$31,730** GAI: **\$40,800**
 TR SqFt: **2,260** TMI: **\$3,400**
 View:
 Water: **Canal**
 School Dist: **Longview**
 Compensation: **2.25%**
 Marketing
 Remarks:

List Price: **\$495,000**
 SqFt: **2,260**
 Lot Size: **.220 ac/9,583 sf**
 Project:
 CDOM: **81**
 Parking: **4**
 Gen Zone: **Multi-Family**
 New Cnstr:
 TaxID: **0-9132**
 Ann Tax: **\$2,818.00**

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!

**11341136 16th Ave, Longview, WA 98632**

MLS#: **2406334** Status: **A**
 Area: **408** Stat Dt: **07/11/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Longview**
 Year Built: **1952** DOM: **3**
 # Unit: **2** # Story: **1**
 NOI: **\$25,000** GAI: **\$27,239**
 TR SqFt: **1,512** TMI: **\$2,260**
 View:
 Water:
 School Dist: **Longview**
 Compensation: **2.25%**
 Marketing
 Remarks:

List Price: **\$359,000**
 SqFt: **1,512**
 Lot Size: **.138 ac/5,998 sf**
 Project:
 CDOM: **3**
 Parking: **2**
 Gen Zone:
 New Cnstr:
 TaxID: **3033038**
 Ann Tax: **\$2,603.78**

Here is the duplex you have been looking for!! Great investment opportunity!! Each unit has 2 bedrooms/1 bath and a single car garage. Duplex was just painted, new windows, roof 7 years old, new flooring in front unit, and gorgeous refinished hardwood floors in both units. This has been a great investment with great tenants that would like to stay. Washer/Dryer in each unit. Great convenient location!! Live in one side, rent the other. Seller is a licensed real estate agent.

**730 Little Ave #A,B, Castle Rock, WA 98611**

MLS#: **2342971** Status: **A**
 Area: **414** Stat Dt: **03/12/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Castle Rock**
 Year Built: **1991** DOM: **124**
 # Unit: **2** # Story: **2**
 NOI: **\$** GAI: **\$**
 TR SqFt: **2,112** TMI: **\$2,300**
 View: **Territorial**
 Water:
 School Dist: **Castle Rock**
 Compensation: **2.5%**
 Marketing
 Remarks:

List Price: **\$512,000**
 SqFt: **2,112**
 Lot Size: **.250 ac/10,890 sf**
 Project:
 CDOM: **124**
 Parking: **4**
 Gen Zone:
 New Cnstr:
 TaxID: **3-0649**
 Ann Tax: **\$2,958.14**

Investor alert! This is an Amazing opportunity to own a Duplex! This duplex has 2 Units with 2-bedrooms, and 2-baths. You can put it in your portfolio. Unit A is Vacant you can occupy one side of the duplex and rent the other side or keep the tenant that is #B for more income. This can be a great starter home also. Nestled in a friendly, walkable neighborhood, you'll enjoy the perfect mix of modern amenities and small-town charm. Tenants are stable. Rent is below value.

**405 Redpath St, Kelso, WA 98626**

MLS#: **2379429** Status: **A**
 Area: **416** Stat Dt: **06/03/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **North Kelso**
 Year Built: **1968** DOM: **41**
 # Unit: **2** # Story: **1**
 NOI: **\$15,299** GAI: **\$**
 TR SqFt: **1,560** TMI: **\$2,300**
 View: **Territorial**
 Water:
 School Dist: **Kelso**
 Compensation: **Request in Offer**
 Marketing
 Remarks:

List Price: **\$375,000**
 SqFt: **1,560**
 Lot Size: **.172 ac/7,501 sf**
 Project:
 CDOM: **41**
 Parking: **4**
 Gen Zone: **Multi-Family, Residential**
 New Cnstr:
 TaxID: **2-282901**
 Ann Tax: **\$4,854.00**

Not a fan of the interest rates, but tired of renting? Or wanting to invest your 401(k) funds into real estate? 405 Redpath is the answer! City of Kelso has property permitted as a duplex with separate power meters and fire wall in the attic. Main door opens into a private entrance to each unit, giving an extra touch of security. Each unit consists of (2) bedrooms, (1) full bath, laundry area, living/dining space, and kitchen with door out to new covered back patio. Tenants pay for power while landlord pays for w/s/g. Duplex offers covered parking space for each unit. Upgrades include newer roof, LVP flooring, vinyl windows, Cadet wall heaters, plumbing, and some bathroom fixtures. All improvements done in 2019.

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

MLS#: **2405832** Status: **A**
 Area: **417** Stat Dt: **07/10/2025**
 Sub Prop: **Multi-Family**
 Style Code: **53 - Tri-plex**
 Community: **Kelso**
 Year Built: **1926** DOM: **4**
 # Unit: **3** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **1,484** TMI: **\$**

List Price: **\$379,900**
 SqFt: **1,484**
 Lot Size: **.203 ac/8,863 sf**
 Project:
 CDOM: **4**
 Parking: **3**
 Gen Zone:
 New Cnstr:
 TaxID: **2-1573**
 Ann Tax: **\$2,248.51**

View: **Territorial**
 Water:
 School Dist: **Kelso**
 Compensation: **2.25%**

Marketing
 Remarks: **Investment opportunity! This fully remodeled property features 3 rentable units (a duplex 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: **61**
 # Unit: **4** # Story: **1**
 NOI: **\$29,554** GAI: **\$41,892**
 TR SqFt: **3,750** TMI: **\$3,600**

List Price: **\$524,900**
 SqFt: **3,750**
 Lot Size: **.115 ac/5,000 sf**
 Project:
 CDOM: **61**
 Parking: **0**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **20271**
 Ann Tax: **\$3,133.00**

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

Marketing
 Remarks: **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: **61**
 # Unit: **2** # Story: **1**
 NOI: **\$18,049** GAI: **\$26,772**
 TR SqFt: **1,572** TMI: **\$2,300**

List Price: **\$349,900**
 SqFt: **1,572**
 Lot Size: **.110 ac/4,800 sf**
 Project:
 CDOM: **61**
 Parking: **4**
 Gen Zone: **Residential**
 New Cnstr:
 TaxID: **23684**
 Ann Tax: **\$3,342.00**

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

Marketing
 Remarks: **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: **82**
 # Unit: **2** # Story: **1**
 NOI: **\$18,595** GAI: **\$31,200**
 TR SqFt: **2,262** TMI: **\$2,600**

List Price: **\$442,000**
 SqFt: **2,262**
 Lot Size: **.131 ac/5,702 sf**
 Project:
 CDOM: **82**
 Parking: **4**
 Gen Zone:
 New Cnstr:

View:
 Water:
 School Dist: **Kelso** TaxID: **3037136**
 Compensation: **2%** Ann Tax: **\$4,649.00**

Marketing
 Remarks: **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**
 Area: **418** Stat Dt: **10/22/2024**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **South Kelso**
 Year Built: **2023** DOM: **265**
 # Unit: **2** # Story: **1**
 NOI: **\$363** GAI: **\$**
 TR SqFt: **1,600** TMI: **\$**

List Price: **\$520,000**
 SqFt: **1,600**
 Lot Size: **.110 ac/4,792 sf**
 Project:
 CDOM: **265**
 Parking: **2**
 Gen Zone: **Multi-Family**
 New Cnstr:

View:
 Water:
 School Dist: **Kelso** TaxID: **22737**
 Compensation: **2%** Ann Tax: **\$386.00**

Marketing
 Remarks: **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**

**107 Carrolls Ave, Carrolls, WA 98609**

MLS#: **2381073** Status: **A**
 Area: **419** Stat Dt: **05/23/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Carrolls**
 Year Built: **1926** DOM: **52**
 # Unit: **4** # Story: **2**
 NOI: **\$31,859** GAI: **\$44,057**
 TR SqFt: **2,760** TMI: **\$3,785**

List Price: **\$435,000**
 SqFt: **2,760**
 Lot Size: **.130 ac/5,663 sf**
 Project:
 CDOM: **52**
 Parking: **0**
 Gen Zone:
 New Cnstr:

View:
 Water:
 School Dist: **Kelso** TaxID: **60081**
 Compensation: **2.5%** Ann Tax: **\$3,218.00**

Marketing
 Remarks: **Discover a unique investment opportunity with this rural 4-plex located in the heart of Carrolls. This well-maintained property offers a diverse unit mix, including two 2-bedroom/1-bath units, one 3-bedroom/1-bath unit, and one spacious 2-bedroom/1.75-bath unit, all thoughtfully arranged across two levels. With long-term tenants in place, the property already provides stable income, and there's significant upside potential through value-add improvements and adjusting rents to current market rates. Currently offered at a 7.3% cap rate, the property is served by Carrolls water and septic systems. Whether you're looking to expand your portfolio or secure a steady income-producing asset, this 4-plex is a compelling opportunity.**

**902 N Pearl St, Centralia, WA 98531**

| | | | | | |
|---------------|--|----------|-------------------|-------------|-------------------------|
| MLS#: | 2333172 | Status: | A | List Price: | \$422,500 |
| Area: | 426 | Stat Dt: | 02/16/2025 | SqFt: | 1,861 |
| Sub Prop: | Multi-Family | | | Lot Size: | .180 ac/7,841 sf |
| Style Code: | 54 - 4-Plex | | | Project: | |
| Community: | Centralia | | | CDOM: | 148 |
| Year Built: | 1950 | DOM: | 148 | Parking: | 4 |
| # Unit: | 4 | # Story: | 1 | Gen Zone: | Multi-Family |
| NOI: | \$25,274 | GAI: | \$38,222 | New Cnstr: | |
| TR SqFt: | 1,861 | TMI: | \$3,185 | TaxID: | 001647000000 |
| View: | | | | Ann Tax: | \$3,971.00 |
| Water: | | | | | |
| School Dist: | Centralia | | | | |
| Compensation: | 2.5% | | | | |
| Marketing | Rambler 4 plex comprised of 2 units that are 1 bed, 1 bath and 2 studio units with a detached 2 car garage. Each unit has a small patio area at the rear. Detached 2 car garage. Oak trees line the front. New roof and exterior painted in 2022. This is a solid rental for a first time or savvy real estate investor. Long term tenants in all of the units. Please do not disturb tenants- no real estate sign in yard. | | | | |
| Remarks: | | | | | |

**108 N Gold St, Centralia, WA 98531**

| | | | | | |
|---------------|---|----------|-------------------|-------------|-------------------------|
| MLS#: | 2335270 | Status: | A | List Price: | \$439,000 |
| Area: | 426 | Stat Dt: | 02/21/2025 | SqFt: | 2,436 |
| Sub Prop: | Multi-Family | | | Lot Size: | .170 ac/7,405 sf |
| Style Code: | 53 - Tri-plex | | | Project: | |
| Community: | Centralia | | | CDOM: | 143 |
| Year Built: | 1955 | DOM: | 143 | Parking: | 6 |
| # Unit: | 3 | # Story: | 2 | Gen Zone: | Multi-Family |
| NOI: | \$31,342 | GAI: | \$40,500 | New Cnstr: | |
| TR SqFt: | 2,436 | TMI: | \$3,375 | TaxID: | 000157000000 |
| View: | | | | Ann Tax: | \$3,745.00 |
| Water: | | | | | |
| School Dist: | Centralia | | | | |
| Compensation: | 2.5% | | | | |
| Marketing | Triplex that can accommodate multiple living situations. Duplex in front comprised of a 2 bed 1 bath apartment downstairs and a 1 bed 1 bath remodeled in 2022 apartment upstairs. Oversized 1 car garage at the side of the duplex. 2 bed 1 bath house with an attached 1 car garage at the rear of the property. Bathroom in the backhouse was remodeled in 2023. All units have a washer and dryer. Yard is partially fenced. Do not disturb the tenants-no real estate sign in yard. | | | | |
| Remarks: | | | | | |

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

| | | | | | |
|---------------|--|----------|-------------------|-------------|----------------------------------|
| MLS#: | 2364335 | Status: | A | List Price: | \$549,990 |
| Area: | 426 | Stat Dt: | 04/23/2025 | SqFt: | 2,214 |
| Sub Prop: | Multi-Family | | | Lot Size: | .130 ac/5,663 sf |
| Style Code: | 54 - 4-Plex | | | Project: | |
| Community: | Centralia | | | CDOM: | 82 |
| Year Built: | 1905 | DOM: | 82 | Parking: | 2 |
| # Unit: | 4 | # Story: | 2 | Gen Zone: | Multi-Family, Residential |
| NOI: | \$30,521 | GAI: | \$36,540 | New Cnstr: | |
| TR SqFt: | 2,214 | TMI: | \$2,945 | TaxID: | 003049000000 |
| View: | | | | Ann Tax: | \$2,895.00 |
| Water: | | | | | |
| School Dist: | Centralia | | | | |
| 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: | | | | | |

**223 S Tower Ave #A,B,C, Centralia, WA 98531**

| | | | | | |
|---------------|---|----------|-------------------|-------------|-------------------------|
| MLS#: | 2357450 | Status: | A | List Price: | \$685,000 |
| Area: | 426 | Stat Dt: | 04/16/2025 | SqFt: | 3,507 |
| Sub Prop: | Multi-Family | | | Lot Size: | .100 ac/4,356 sf |
| Style Code: | 53 - Tri-plex | | | Project: | |
| Community: | Centralia | | | CDOM: | 89 |
| Year Built: | 1915 | DOM: | 89 | Parking: | 4 |
| # Unit: | 3 | # Story: | 2 | Gen Zone: | Commercial |
| NOI: | \$6 | GAI: | \$50,113 | New Cnstr: | |
| TR SqFt: | 3,400 | TMI: | \$4,400 | TaxID: | 000174000000 |
| View: | | | | Ann Tax: | \$2,686.37 |
| Water: | | | | | |
| School Dist: | Centralia | | | | |
| Compensation: | 2% | | | | |
| Marketing | Located in the heart of town, this iconic property offers a rare chance to own a piece of history w/ multiple revenue streams, flexible zoning, & no preservation restrictions -GREAT for investors, business owners, & creative souls seeking a unique home/business space w/ long-term potential. If you want to live here, great! Residential property as well!! Designed w/ style & functionality, refinished floors, updated windows, new int/ext. paint, AC, new appliances, & elegant lighting seamlessly blend the modern comforts of this 3br, 3.5ba w/ classic character. Enjoy added peace of mind w/ updated plumbing & electrical, & a new insulated roof. Outside, relax in the fenced private courtyards. Don't miss this once in a lifetime opportunity! | | | | |
| Remarks: | | | | | |

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

MLS#: **2401223** Status: **A**
 Area: **426** Stat Dt: **06/30/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Centralia**
 Year Built: **183** DOM: **14**
 # Unit: **2** # Story: **1**
 NOI: **\$** GAI: **\$**
 TR SqFt: **2,124** TMI: **\$**

List Price: **\$892,500**
 SqFt: **2,124**
 Lot Size: **.910 ac/39,640 sf**
 Project:
 CDOM: **14**
 Parking: **6**
 Gen Zone: **Residential**
 New Cnstr:

View:
 Water:
 School Dist: **Centralia**
 Compensation: **1.5%**
 Marketing
 Remarks:

TaxID: **023933001005**
 Ann Tax: **\$2,532.68**

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.

**1125 Eckerson, Centralia, WA 98531**

MLS#: **2304133** Status: **A**
 Area: **426** Stat Dt: **06/03/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Centralia**
 Year Built: **1920** DOM: **491**
 # Unit: **3** # Story: **0**
 NOI: **\$** GAI: **\$**
 TR SqFt: **0** TMI: **\$**

List Price: **\$990,000**
 SqFt: **4,538**
 Lot Size: **1.150 ac/50,094 sf**
 Project:
 CDOM: **491**
 Parking: **8**
 Gen Zone: **Business, Multi-Family, Residential**
 New Cnstr:

View:
 Water:
 School Dist: **Centralia**
 Compensation: **2%**
 Marketing
 Remarks:

TaxID: **003409024017**
 Ann Tax: **\$4,526.00**

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.

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

MLS#: **2396701** Status: **A**
 Area: **426** Stat Dt: **06/23/2025**
 Sub Prop: **Multi-Family**
 Style Code: **56 - 10+ Units**
 Community: **Centralia**
 Year Built: **1926** DOM: **21**
 # Unit: **4** # Story: **3**
 NOI: **\$185,035** GAI: **\$390,687**
 TR SqFt: **15,392** TMI: **\$4,753**

List Price: **\$3,150,000**
 SqFt: **23,641**
 Lot Size: **.680 ac/29,621 sf**
 Project:
 CDOM: **21**
 Parking: **37**
 Gen Zone: **Commercial, Multi-Family, Residential**
 New Cnstr:

View: **City, Territorial**
 Water:
 School Dist: **Centralia**
 Compensation: **2%%**
 Marketing
 Remarks:

TaxID: **003459001000**
 Ann Tax: **\$15,960.00**

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

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

| | | | | | |
|---------------|---------------------|----------|-------------------|-------------|-------------------------|
| MLS#: | 2406176 | Status: | A | List Price: | \$519,900 |
| Area: | 432 | Stat Dt: | 07/10/2025 | | |
| 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: | 4 | CDOM: | 4 |
| # 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!

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

| | | | | | |
|---------------|----------------------|----------|-------------------|-------------|----------------------------|
| MLS#: | 2389718 | Status: | A | List Price: | \$575,000 |
| 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: | 30 | CDOM: | 30 |
| # 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 | List Price: | \$499,900 |
| Area: | 443 | Stat Dt: | 02/24/2025 | | |
| Sub Prop: | Multi-Family | | | SqFt: | 1,966 |
| Style Code: | 52 - Duplex | | | Lot Size: | .200 ac/8,712 sf |
| Community: | Tumwater | | | Project: | |
| Year Built: | 1968 | DOM: | 144 | CDOM: | 144 |
| # Unit: | 3 | # Story: | 1 | Parking: | 6 |
| NOI: | \$ | GAI: | \$ | Gen Zone: | Residential |
| TR SqFt: | 2,266 | TMI: | \$3,100 | New Cnstr: | |
| View: | | | | | |
| Water: | | | | TaxID: | 12702241001 |
| School Dist: | Tumwater | | | Ann Tax: | \$3,893.00 |
| Compensation: | 2.5% | | | | |

****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.**

**2209 McIver Ct SW, Tumwater, WA 98512**

| | | | | | |
|---------------|---------------------|----------|-------------------|-------------|-------------------------|
| MLS#: | 2382364 | Status: | A | List Price: | \$599,950 |
| Area: | 443 | Stat Dt: | 06/09/2025 | | |
| Sub Prop: | Multi-Family | | | SqFt: | 2,160 |
| Style Code: | 52 - Duplex | | | Lot Size: | .200 ac/8,712 sf |
| Community: | Tumwater | | | Project: | |
| Year Built: | 1985 | DOM: | 35 | CDOM: | 35 |
| # Unit: | 2 | # Story: | 2 | Parking: | 6 |
| NOI: | \$ | GAI: | \$ | Gen Zone: | Multi-Family |
| TR SqFt: | 2,160 | TMI: | \$ | New Cnstr: | |
| View: | | | | | |
| Water: | | | | TaxID: | 12704411304 |
| School Dist: | Tumwater | | | Ann Tax: | \$5,128.00 |
| Compensation: | 2.5% | | | | |

Fantastic investment opportunity in Tumwater—live in one side and let the other help pay the mortgage! This well-maintained, townhome-style duplex is perfect for investors or owner-occupants. Each spacious unit offers 2 bedrooms, 1.5 baths, an attached 1-car garage, and an open-concept layout. Features include cozy fireplaces, stainless steel appliances, and neutral finishes. Sliding doors open to a large backyard with patios and a privacy fence divider. Located at the end of a peaceful cul-de-sac, surrounded by mature trees, with extra driveway parking for guests. Conveniently close to schools, Costco, State offices, and I-5.

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

| | | | | | |
|---------------|---------------------|------------|--------------------------|-------------|------------------|
| MLS#: | 2379341 | Status: | A | List Price: | \$699,000 |
| 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: | 53 | | |
| # Unit: | 3 | Parking: | 8 | | |
| NOI: | \$37,046 | Gen Zone: | Multi-Family | | |
| TR SqFt: | 2,700 | New Cnstr: | | | |
| View: | | | | | |
| Water: | | TaxID: | 75320000200 | | |
| School Dist: | Tumwater | Ann Tax: | \$5,342.00 | | |
| Compensation: | 2% | | | | |

Remarks: This recently refreshed ranch style duplex is a proven portfolio builder. Located on a cul-de-sac within walking distance of SPSCC and 5 minutes to west Olympia. They have double car garages, gas forced air heat and separate utility meters. Both units have a washer/dryer hook up, open concept great room with vaulted ceilings, skylights, slider to large deck, expansive kitchen, dining area, gas forced air heat and separate utility meters. Live in one side and let the other side pay part of your mortgage. It's a portfolio diversification vehicle worth checking out.

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

| | | | | | |
|---------------|---------------------|------------|-------------------------|-------------|------------------|
| MLS#: | 2393341 | Status: | A | List Price: | \$535,000 |
| 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: | 25 | | |
| # Unit: | 2 | Parking: | 4 | | |
| NOI: | \$30,856 | Gen Zone: | | | |
| TR SqFt: | 1,696 | New Cnstr: | | | |
| View: | Territorial | | | | |
| Water: | | TaxID: | 41600201600 | | |
| School Dist: | Olympia | Ann Tax: | \$4,954.00 | | |
| Compensation: | 2.5% | | | | |

Remarks: *House-hackers & Investors take note!* This updated move-in ready duplex is an excellent addition to your real estate portfolio! Each 2-bed/1-bath unit offers over 800sqft of open concept living with spacious rooms, newer LVP flooring and interior paint, upgraded kitchens, double pane vinyl widows and in-unit washer/dryer. 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 August 2025, downstairs will vacate at closing.

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

| | | | | | |
|---------------|---------------------|------------|----------------------------------|-------------|------------------|
| MLS#: | 2407084 | Status: | A | List Price: | \$625,000 |
| 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: | 0 | | |
| # Unit: | 2 | Parking: | 6 | | |
| NOI: | \$38,124 | Gen Zone: | Multi-Family, Residential | | |
| TR SqFt: | 1,888 | New Cnstr: | | | |
| View: | | | | | |
| Water: | | TaxID: | 53830000500 | | |
| School Dist: | Olympia | Ann Tax: | \$4,715.00 | | |
| Compensation: | 2.5 | | | | |

Remarks: Perfectly situated multi-family property on the Westside, just minutes from shopping, the hospital, the freeway, schools, and various amenities! Sits on a spacious lot with a proven track record of being easy to rent. One unit has been recently remodeled.

**3810 3812 4th Ave NW, Olympia, WA 98502**

| | | | | | |
|---------------|---------------------|------------|-------------------------|-------------|------------------|
| MLS#: | 2305422 | Status: | A | List Price: | \$739,000 |
| Area: | 444 | Stat Dt: | 11/13/2024 | | |
| Sub Prop: | Multi-Family | SqFt: | 2,649 | | |
| Style Code: | 52 - Duplex | Lot Size: | .138 ac/6,004 sf | | |
| Community: | Olympia | Project: | | | |
| Year Built: | 2005 | CDOM: | 243 | | |
| # Unit: | 2 | Parking: | 6 | | |
| NOI: | \$37,832 | Gen Zone: | Multi-Family | | |
| TR SqFt: | 3,305 | New Cnstr: | | | |
| View: | Territorial | | | | |
| Water: | | TaxID: | 51450002200 | | |
| School Dist: | Olympia | Ann Tax: | \$6,322.00 | | |
| Compensation: | 2.5% | | | | |

Remarks: Incredible investment opportunity w/great cap rate & rental history, offering potential for instant positive cash flow. Buyers & tenants will love calling this place home. 2005 built duplex consisting of two townhomes, each home contains 2 bedrooms, 2.5 bathrooms, one unit has a 2 car garage, the other has 1 car w/storage, both have driveway parking & a private backyards. These live like single family homes, open concept floorplans, 18 ft ceilings & gas fireplaces. Highly desired location making these a commuter's dream, moments from schools, parks, groceries, gas stations, countless eateries & entertainment. Professionally maintained & managed. This will make an incredible addition to any real estate portfolio. Invest in your future!

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

| | | | | | |
|---------------|--|----------|-------------------|-------------|--|
| MLS#: | 2386044 | Status: | A | List Price: | \$460,000 |
| Area: | 447 | Stat Dt: | 06/06/2025 | SqFt: | 1,306 |
| Sub Prop: | Multi-Family | | | Lot Size: | .057 ac/2,478 sf |
| Style Code: | 52 - Duplex | | | Project: | |
| Community: | Olympia | | | CDOM: | 38 |
| Year Built: | 1920 | DOM: | 38 | Parking: | 0 |
| # Unit: | 2 | # Story: | 2 | Gen Zone: | Multi-Family, Residential, Retail |
| NOI: | \$23,233 | GAI: | \$35,460 | New Cnstr: | |
| TR SqFt: | 1,306 | TMI: | \$2,950 | TaxID: | 68700001000 |
| View: | | | | Ann Tax: | \$4,809.00 |
| Water: | | | | | |
| School Dist: | Olympia | | | | |
| Compensation: | 2.5% | | | | |
| Marketing | 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. | | | | |
| Remarks: | | | | | |

**1814 Franklin St SE, Olympia, WA 98501**

| | | | | | |
|---------------|---|----------|-------------------|-------------|-------------------------|
| MLS#: | 2321462 | Status: | A | List Price: | \$475,000 |
| Area: | 447 | Stat Dt: | 03/10/2025 | SqFt: | 1,786 |
| Sub Prop: | Multi-Family | | | Lot Size: | .115 ac/5,000 sf |
| Style Code: | 52 - Duplex | | | Project: | |
| Community: | Olympia | | | CDOM: | 158 |
| Year Built: | 1913 | DOM: | 158 | Parking: | 3 |
| # Unit: | 2 | # Story: | 2 | Gen Zone: | |
| NOI: | \$12,677 | GAI: | \$12,677 | New Cnstr: | |
| TR SqFt: | 1,786 | TMI: | \$1,890 | TaxID: | 39400200600 |
| View: | Territorial | | | Ann Tax: | \$4,761.00 |
| Water: | | | | | |
| School Dist: | Olympia | | | | |
| Compensation: | 1% | | | | |
| Marketing | This well-kept duplex offers a fantastic investment opportunity with low tenant turnover & long-term rental stability. Perfect for investors or owner-occupants, this property features two distinct units. One unit boasts 3 beds & 1 bath. Other unit features 1 bed & 1 bath, plus a fireplace! Two dedicated parking spaces available. Brand new roof! Whether you're looking to generate steady rental income or occupy one unit while renting the other, duplex offers flexibility & long-term investment potential. Quiet neighborhood with easy access to shopping, dining, amenities & public transportation. State Capitol & I-5 mins away, along with a private driveway for all your parking needs on side of duplex. Either keep as duplex or make one main home. | | | | |
| Remarks: | | | | | |

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

| | | | | | |
|---------------|---|----------|-------------------|-------------|-------------------------|
| MLS#: | 2364152 | Status: | A | List Price: | \$515,000 |
| Area: | 447 | Stat Dt: | 05/12/2025 | SqFt: | 1,150 |
| Sub Prop: | Multi-Family | | | Lot Size: | .166 ac/7,218 sf |
| Style Code: | 52 - Duplex | | | Project: | |
| Community: | Eastside Olympia | | | CDOM: | 63 |
| Year Built: | 1886 | DOM: | 63 | Parking: | 6 |
| # Unit: | 2 | # Story: | 2 | Gen Zone: | |
| NOI: | \$27,770 | GAI: | \$35,910 | New Cnstr: | |
| TR SqFt: | 1,150 | TMI: | \$3,150 | TaxID: | 78206700700 |
| View: | City, Territorial | | | Ann Tax: | \$3,440.00 |
| Water: | | | | | |
| School Dist: | Olympia | | | | |
| Compensation: | 2% | | | | |
| Marketing | 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! | | | | |
| Remarks: | | | | | |

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

| | | | | | |
|---------------|--|----------|-------------------|-------------|----------------------------------|
| MLS#: | 2353214 | Status: | A | List Price: | \$525,000 |
| Area: | 447 | Stat Dt: | 04/01/2025 | SqFt: | 1,524 |
| Sub Prop: | Multi-Family | | | Lot Size: | .137 ac/5,969 sf |
| Style Code: | 52 - Duplex | | | Project: | WOHLEB-SCHAEFER |
| Community: | Capital Campus | | | CDOM: | 104 |
| Year Built: | 1959 | DOM: | 104 | Parking: | 4 |
| # Unit: | 2 | # Story: | 1 | Gen Zone: | Multi-Family, Residential |
| NOI: | \$20,031 | GAI: | \$29,913 | New Cnstr: | |
| TR SqFt: | 1,524 | TMI: | \$2,543 | TaxID: | 84600000800 |
| View: | Territorial | | | Ann Tax: | \$5,154.00 |
| Water: | | | | | |
| School Dist: | Olympia | | | | |
| Compensation: | 2% | | | | |
| Marketing | 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. | | | | |
| Remarks: | | | | | |

**1729 1725 5th Ave SE, Olympia, WA 98501**

MLS#: **2375449** Status: **A**
 Area: **447** Stat Dt: **05/15/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Eastside Olympia**
 Year Built: **1935** DOM: **60**
 # Unit: **2** # Story: **1**
 NOI: **\$37,433** GAI: **\$43,800**
 TR SqFt: **1,572** TMI: **\$3,650**

List Price: **\$575,000**
 SqFt: **1,572**
 Lot Size: **.152 ac/6,600 sf**
 Project:
 CDOM: **60**
 Parking: **2**
 Gen Zone:
 New Cnstr:

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

TaxID: **78700700500**
 Ann Tax: **\$4,367.00**

Marketing
 Remarks: **Beautifully maintained home with apartment, in Olympia's desirable Eastside neighborhood! On a corner lot with mature landscaping, this 1,572+/- sqft property has so much charm. 2 bed, 1 bath main house boasts mid-century character with refinished original hardwood floors, fresh interior paint, and stylish updates including new kitchen counters and backsplash. 1 bed 1 bath apartment is bright & functional, featuring an open-concept layout that maximizes space and comfort. Centrally located near downtown Olympia, parks, and Ralph's Thriftway, this property is perfect for investors or owner-occupants looking to offset their mortgage with rental income. Pride of ownership is evident throughout. A rare opportunity you won't want to miss!**

**525 527 16th Ave SE, Olympia, WA 98501**

MLS#: **2380406** Status: **A**
 Area: **447** Stat Dt: **05/23/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Capital Campus**
 Year Built: **1960** DOM: **52**
 # Unit: **2** # Story: **2**
 NOI: **\$38,668** GAI: **\$50,000**
 TR SqFt: **2,588** TMI: **\$4,500**

List Price: **\$625,000**
 SqFt: **2,588**
 Lot Size: **.190 ac/8,276 sf**
 Project:
 CDOM: **52**
 Parking: **4**
 Gen Zone:
 New Cnstr:

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

TaxID: **09690024000**
 Ann Tax: **\$6,332.00**

Marketing
 Remarks: **Well-maintained and full of classic charm, this 2,588+/- sq ft duplex is a rare find in Olympia's highly desirable South Capitol neighborhood. Each unit offers 3 spacious bedrooms and 2 bathrooms, blending vintage character with functional living. A fantastic investment opportunity, this property provides strong cash flow potential for investors or is ideal for owner-occupants looking to offset their mortgage with rental income. Located just minutes from the Capitol Campus and vibrant downtown Olympia, enjoy easy access to shops, dining, parks, and more. Whether you're building your portfolio or seeking a home with added financial benefit, this duplex delivers flexibility, charm, and prime location. Come see today!**

**2320 Capitol Wy S, Olympia, WA 98501**

MLS#: **2349283** Status: **A**
 Area: **447** Stat Dt: **07/01/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Capital Campus**
 Year Built: **1901** DOM: **103**
 # Unit: **2** # Story: **2**
 NOI: **\$34,461** GAI: **\$46,200**
 TR SqFt: **3,040** TMI: **\$3,850**

List Price: **\$695,000**
 SqFt: **3,040**
 Lot Size: **.165 ac/7,200 sf**
 Project:
 CDOM: **103**
 Parking: **4**
 Gen Zone: **Multi-Family, Residential**
 New Cnstr:

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

TaxID: **43301900500**
 Ann Tax: **\$6,827.00**

Marketing
 Remarks: **Incredible investment in this charming renovated Duplex of 2196 SF plus 844 SF finished basement - on large lot just minutes from Capitol Campus! 3 bed/1 bath (1835 sf) on one side and a 1 bed/1 bath (1205 sf) on the other. Each side includes private basement w/laundry. Newer hardi siding, windows & doors. AND, newer electrical, plumbing, kitchens, baths, appliances, flooring, driveway, fencing. Ductless mini-split for heat & A/C. Cadet heat in basement. Concrete parking (via alley) for 4 cars. Highly desirable location in South Capitol neighborhood close to downtown, Oly schools, bus stop & freeway access. Great rental history. Showings only upon accepted offer. Perfect for owner-occupant or investors looking for strong rental demand!**

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

MLS#: **2402468** Status: **A**
 Area: **448** Stat Dt: **07/07/2025**
 Sub Prop: **Multi-Family**
 Style Code: **54 - 4-Plex**
 Community: **Olympia**
 Year Built: **1992** DOM: **7**
 # Unit: **4** # Story: **2**
 NOI: **\$41,868** GAI: **\$65,184**
 TR SqFt: **3,616** TMI: **\$67,200**

List Price: **\$959,000**
 SqFt: **3,616**
 Lot Size: **.220 ac/9,583 sf**
 Project:
 CDOM: **7**
 Parking: **13**
 Gen Zone:
 New Cnstr:

View: **Territorial**
 Water:
 School Dist: **Olympia**
 Compensation: **2.0%**

TaxID: **43060002800**
 Ann Tax: **\$9,836.00**

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.**

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

MLS#: **2395421** Status: **A**
 Area: **450** Stat Dt: **06/26/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Lacey**
 Year Built: **1976** DOM: **18**
 # Unit: **2** # Story: **2**
 NOI: **\$33,874** GAI: **\$41,400**
 TR SqFt: **2,160** TMI: **\$3,450**

List Price: **\$649,000**
 SqFt:
 Lot Size: **.289 ac/12,600 sf**
 Project:
 CDOM: **18**
 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 just steps away to Long Lake Park.**

**4409 4411 21st Ct SE, Lacey, WA 98503**

MLS#: **2378337** Status: **A**
 Area: **450** Stat Dt: **05/20/2025**
 Sub Prop: **Multi-Family**
 Style Code: **52 - Duplex**
 Community: **Lacey**
 Year Built: **1962** DOM: **55**
 # Unit: **2** # Story: **1**
 NOI: **\$41,000** GAI: **\$50,052**
 TR SqFt: **2,448** TMI: **\$4,300**

List Price: **\$649,950**
 SqFt: **2,448**
 Lot Size: **.198 ac/8,640 sf**
 Project:
 CDOM: **55**
 Parking: **6**
 Gen Zone:
 New Cnstr:

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

TaxID: **43350001200**
 Ann Tax: **\$5,151.20**

Marketing
 Remarks: **Rare opportunity in Lacey—two detached single-family homes on one lot, each with its own charm and privacy. Both homes are currently rented, offering consistent occupancy and strong cash flow with an estimated 6.3% cap rate. One tenant is long-term, adding stability to this solid income-producing property. Located in a desirable area close to amenities, this is a smart addition to any investor's portfolio. Whether you're growing your rental holdings or seeking a low-maintenance investment, this unique setup delivers dependable returns in a high-demand market.**

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

MLS#: **2392636** Status: **A** List Price: **\$1,895,000**
 Area: **450** Stat Dt: **06/13/2025**
 Sub Prop: **Multi-Family** SqFt: **6,508**
 Style Code: **52 - Duplex** Lot Size: **1.000 ac/43,560 sf**
 Community: **Long Lake West** Project:
 Year Built: **2015** DOM: **31** CDOM: **31**
 # Unit: **2** # Story: **3** Parking: **21**
 NOI: **\$22,025** GAI: **\$43,000** Gen Zone: **Multi-Family, Residential, See Remarks**
 TR SqFt: **6,508** TMI: **\$** New Cnstr:
 View: **Lake**
 Water: **Lake, No Bank** TaxID: **11822410700**
 School Dist: **North Thurston** Ann Tax: **\$7,293.00**
 Compensation: **2.5%**
 Marketing
 Remarks: **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** List Price: **\$550,000**
 Area: **451** Stat Dt: **06/16/2025**
 Sub Prop: **Multi-Family** SqFt: **1,832**
 Style Code: **52 - Duplex** Lot Size: **.333 ac/14,518 sf**
 Community: **Lacey** Project:
 Year Built: **1974** DOM: **28** CDOM: **28**
 # Unit: **2** # Story: **1** Parking: **4**
 NOI: **\$22,625** GAI: **\$2,262,500** Gen Zone:
 TR SqFt: **1,832** TMI: **\$2,800** New Cnstr:
 View: **Territorial** TaxID: **7950008000**
 Water: School Dist: **Olympia** Ann Tax: **\$4,904.00**
 Compensation: **2.5%**
 Marketing
 Remarks: **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** List Price: **\$705,000**
 Area: **451** Stat Dt: **06/19/2025**
 Sub Prop: **Multi-Family** SqFt: **2,600**
 Style Code: **52 - Duplex** Lot Size: **.559 ac/24,335 sf**
 Community: **Lacey** Project:
 Year Built: **1993** DOM: **30** CDOM: **30**
 # Unit: **2** # Story: **2** Parking: **2**
 NOI: **\$20,676** GAI: **\$12,924** Gen Zone:
 TR SqFt: **2,600** TMI: **\$2,800** New Cnstr:
 View: **Territorial** TaxID: **64200000100**
 Water: School Dist: **North Thurston** Ann Tax: **\$5,785.66**
 Compensation: **2.5%**
 Marketing
 Remarks: **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 3 bedrooms, 1.5 baths, main floor living space w .5 bath, upstairs bedrooms/full bath, private 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.**

**8024 N Bicentennial Lp SE, Lacey, WA 98503**

MLS#: **2378647** Status: **A** List Price: **\$840,000**
 Area: **451** Stat Dt: **07/11/2025**
 Sub Prop: **Multi-Family** SqFt: **3,648**
 Style Code: **54 - 4-Plex** Lot Size: **.774 ac/33,701 sf**
 Community: **Tanglewilde** Project:
 Year Built: **1978** DOM: **40** CDOM: **40**
 # Unit: **4** # Story: **2** Parking: **8**
 NOI: **\$10,200** GAI: **\$70,200,000** Gen Zone: **Commercial**
 TR SqFt: **3,648** TMI: **\$5,850** New Cnstr:
 View: TaxID: **34570006600**
 Water: School Dist: **North Thurston** Ann Tax: **\$5,883.00**
 Compensation: **2%**
 Marketing
 Remarks: **Great investment opportunity! Sitting on just over 3/4 of an acre, this 4plex offers two units upstairs and two downstairs. Each unit has 2 bedrooms, 1 bathroom, a dining room, a kitchen and a large balcony or patio with a storage closet. There is a carport with 4 stalls and 4 additional parking spaces. Mature landscaping gives off a park like setting, while being very close to shopping. Walking distance even! All units are occupied and on a month to month contract.**

**9326 Skokomish Wy NE, Olympia, WA 98516**

| | | | | | |
|---------------|---|----------|-------------------|-------------|--------------------------|
| MLS#: | 2401503 | Status: | A | List Price: | \$975,000 |
| Area: | 451 | Stat Dt: | 07/01/2025 | SqFt: | 4,736 |
| Sub Prop: | Multi-Family | | | Lot Size: | .391 ac/17,051 sf |
| Style Code: | 54 - 4-Plex | | | Project: | |
| Community: | Olympia | | | CDOM: | 13 |
| Year Built: | 1980 | DOM: | 13 | Parking: | 8 |
| # Unit: | 4 | # Story: | 2 | Gen Zone: | |
| NOI: | \$46,042 | GAI: | \$65,183 | New Cnstr: | |
| TR SqFt: | 4,736 | TMI: | \$6,200 | | |
| View: | | | | TaxID: | 78770010600 |
| Water: | | | | Ann Tax: | \$9,217.00 |
| School Dist: | North Thurston | | | | |
| Compensation: | 2% | | | | |
| Marketing | Amazing investment opportunity with this consistently-rented fourplex. Each townhouse-style unit has 2 bedrooms and 1.5 baths. Convenient location just minutes from amenities and the freeway for an easy commute. One covered parking spot for each unit, plus 4 guest spots. Siding is in process of replacement. One unit has been completely remodeled and another recently refreshed with new carpets and paint. All units are currently leased for instant earning potential. | | | | |
| Remarks: | | | | | |

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

| | | | | | |
|---------------|--|----------|-------------------|-------------|--------------------------|
| MLS#: | 2346239 | Status: | A | List Price: | \$1,175,000 |
| Area: | 455 | Stat Dt: | 03/19/2025 | SqFt: | 4,176 |
| Sub Prop: | Multi-Family | | | Lot Size: | .244 ac/10,640 sf |
| Style Code: | 54 - 4-Plex | | | Project: | |
| Community: | Rochester | | | CDOM: | 117 |
| Year Built: | 2020 | DOM: | 117 | Parking: | 8 |
| # Unit: | 4 | # Story: | 2 | Gen Zone: | |
| NOI: | \$72,095 | GAI: | \$89,940 | New Cnstr: | |
| TR SqFt: | 4,176 | TMI: | \$7,495 | | |
| View: | | | | TaxID: | 37710000400 |
| Water: | | | | Ann Tax: | \$10,061.00 |
| School Dist: | Rochester | | | | |
| 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: | | | | | |