

# **TACOMA 10 UNIT MULTI FAMILY OFFERING MEMORANDUM**



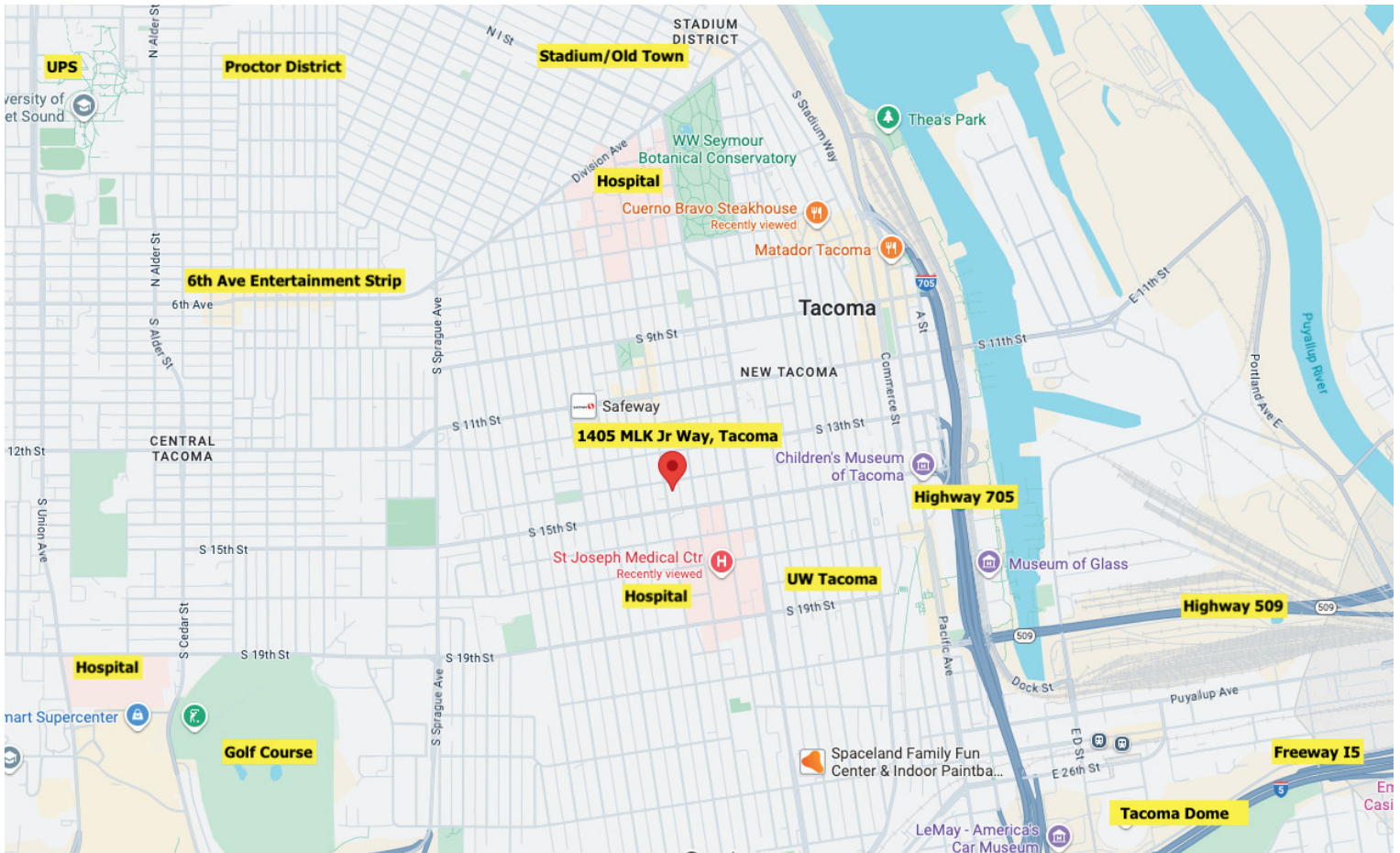
**1405 MARTIN LUTHER KING JR WAY**

**EXCLUSIVELY LISTED BY:**

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# 1405 MARTIN LUTHER KING JR WAY OPPORTUNITY



This is a great investment opportunity with this easy living, 2 story 10 unit rental that comes with off street parking, additional storage, and laundry on site. Conveniently located nearby the light rail, Downtown, Stadium/Old Town, Hospitals, restaurants, shopping, freeway access, and more makes this a perfect rental for tenants. As is this is sitting at a ~6.19% cap with the potential to quickly improve to ~8.42% cap! Simply increase rents to increase cash flow! Misc updates have been completed by the owners around the property. At \$150,000/Unit, starting 6.19% Cap that could be an 8% Cap, this is a great exchange opportunity and the sellers are flexible to exchange timelines! Call/text/email with any questions! Showings after mutual!



# 1405 MARTIN LUTHER KING JR WAY

## PROPERTY HIGHLIGHTS



### PROPERTY INFO

- Parcel: 2014210020
- Building Size (Living Space): 5,680 SF
- Lot Size: 6,500 SF (0.15 Acres)
- Year: 1968; Effective: 1993
- Zoning: NCX - Neighborhood Commercial Mixed-Use District
- Occupancy: All units are currently occupied. All tenants but 1 are on a lease that vary expiration 3/31/26-8/31/2026.
- NOI: \$93,454
- CAP: 6.19% As Is; 8.42% Stable!
- GRM: 10.52 As Is, 8.22 Stable!

# 1405 MARTIN LUTHER KING JR WAY

## FINANCIALS - AS IS

1405 Martin Luther King Jr Way, Tacoma - As Is			
Purchase Price	\$1,500,000.00	METRICS	
Closing Costs	\$30,000.00	Loan Amount	\$1,050,000.00
Rehab Estimate	\$0.00	Total Cash Invested	\$480,000.00
Holding Costs	\$0.00	Total Equity	\$450,000.00
Total Cost	\$1,530,000.00	Cash on Cash Return	1.89%
NOI	\$92,893.00		
Cap Rate	6.19%		
Value	\$1,500,000.00		
INCOME	Rent	NNN/Utilities	Total Income
Unit 1	\$1,200.00	\$120.00	\$1,320.00
Unit 2	\$995.00	\$110.00	\$1,105.00
Unit 3	\$1,150.00	\$110.00	\$1,260.00
Unit 4	\$1,155.00	\$120.00	\$1,275.00
Unit 5	\$1,155.00	\$120.00	\$1,275.00
Unit 6	\$995.00	\$110.00	\$1,105.00
Unit 7	\$995.00	\$110.00	\$1,105.00
Unit 8	\$995.00	\$110.00	\$1,105.00
Unit 9	\$1,260.00	\$100.00	\$1,360.00
Unit 10	\$995.00	\$110.00	\$1,105.00
Other	\$0.00	\$0.00	\$0.00
Total Income	\$10,895.00	\$1,120.00	\$12,015.00
Vacancy	0.0%		\$0.00
Adjusted Gross Income			\$12,015.00
EXPENSES	Percent	Annual	Monthly
Taxes		\$13,669.00	\$1,139.08
Insurance		\$7,860.00	\$655.00
Maintenance	5.0%	\$7,209.00	\$600.75
Utilities		\$15,340.00	\$1,278.33
Management	5.0%	\$7,209.00	\$600.75
Total Expenses		\$51,287.00	\$4,273.92
Net Income			\$7,741.08
DEBT SERVICING			
Loan Amount (70% LTV on PP)	\$1,050,000.00		
Annual Interest Rate	7.00%		
Amortization Term (years)	30		
DSCR	1.11		
Debt Servicing Payment			\$6,985.68
CASH FLOW			\$755.41

# 1405 MARTIN LUTHER KING JR WAY

## FINANCIALS - STABLE

1405 Martin Luther King Jr Way, Tacoma - Stable			
Purchase Price	\$1,500,000.00	METRICS	
Closing Costs	\$30,000.00	Loan Amount	\$1,050,000.00
Rehab Estimate	\$0.00	Total Cash Invested	\$480,000.00
Holding Costs	\$0.00	Total Equity	\$450,000.00
Total Cost	\$1,530,000.00	Cash on Cash Return	8.85%
NOI	\$126,331.00		
Cap Rate	8.42%		
Value	\$1,500,000.00		
INCOME	Rent	NNN/Utilities	Total Income
Unit 1	\$1,400.00	\$120.00	\$1,520.00
Unit 2	\$1,400.00	\$120.00	\$1,520.00
Unit 3	\$1,400.00	\$120.00	\$1,520.00
Unit 4	\$1,400.00	\$120.00	\$1,520.00
Unit 5	\$1,400.00	\$120.00	\$1,520.00
Unit 6	\$1,400.00	\$120.00	\$1,520.00
Unit 7	\$1,400.00	\$120.00	\$1,520.00
Unit 8	\$1,400.00	\$120.00	\$1,520.00
Unit 9	\$1,400.00	\$120.00	\$1,520.00
Unit 10	\$1,400.00	\$120.00	\$1,520.00
Other	\$0.00	\$0.00	\$0.00
Total Income	\$14,000.00	\$1,200.00	\$15,200.00
Vacancy	0.0%		\$0.00
Adjusted Gross Income			\$15,200.00
EXPENSES	Percent	Annual	Monthly
Taxes		\$13,669.00	\$1,139.08
Insurance		\$7,860.00	\$655.00
Maintenance	5.0%	\$9,120.00	\$760.00
Utilities		\$16,300.00	\$1,358.33
Management	5.0%	\$9,120.00	\$760.00
Total Expenses		\$56,069.00	\$4,672.42
Net Income			\$10,527.58
DEBT SERVICING			
Loan Amount			
(70% LTV on PP)	\$1,050,000.00		
Annual Interest Rate	7.00%		
Amortization Term (years)	30		
DSCR	1.51		
Debt Servicing Payment			\$6,985.68
CASH FLOW			\$3,541.91





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