

**PRICE
IMPROVEMENT**
\$1.35M
SALE PRICE
\$1.33M

FOR SALE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**RARE 6-UNIT OPPORTUNITY | RENTAL & OPERATIONAL UPSIDE
TWO SEPARATE PARCELS**

6905-6909 S MADISON | TACOMA, WA 98409

Offering Summary

PROPERTY DETAIL

SALE PRICE	\$1,330,000
LOT SIZE	9,147 SF
RENTABLE SQFT	5,304 SF
PARKING	6
UNITS	6
PRICE PER UNIT	\$221,667
PRICE PER SQFT	\$250.75

OPERATING SUMMARY

	ACTUAL	PROFORMA
Gross Rent	\$128,928	\$135,576
Other Income	0	0
TOTAL INCOME	\$129,928	\$135,576
Operating Expenses	\$32,916	\$32,916
Property Management	\$18,917	\$6,779
TOTAL EXPENSES	\$51,113	\$39,695
NET OPERATING INCOME	\$77,815	\$95,881
Cap Rate	5.85%	7.21%
GRM	10.32	9.81

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