



OFFERING MEMORANDUM
8-unit apartment building



Chandler Street Apartments

3332 Chandler St
Tacoma, WA 98418

Exclusively Offered by

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Chandler Street

8 – unit

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Investment Summary

The Offering

The Chandler Street Apartments presents a stabilized 8-unit multifamily investment offering a current 6.0% cap rate with upside to 6.8%.

The property consists of eight 1-bed x 1-bath units and is 100% occupied with historically low turnover, providing immediate and reliable cash flow.

Recent interior upgrades include new LVP flooring, updated kitchen countertops, and refreshed bathroom cabinetry. Exterior capital improvements feature new paint, a repaved and striped parking lot, and a secure gated entry.

Tenant amenities include on-site laundry, storage, and off-street parking.

Centrally located with convenient access to I-5, SR-16, transit, shopping, and dining.



Chandler Street
8 - unit

Investment Summary

| Chandler Street Apartments | | | |
|----------------------------|---|--------------------------|-----------------------|
| Address | 3222 Chandler St #1-8 Tacoma, WA 98418 | Price | \$1,429,669 |
| Total Units | 8 | Current Cap Rate | 6.0% |
| Built | 1979 | Proforma Cap Rate | 6.8% |
| Square Feet | 4,608 | Terms | Cash Out/Conventional |
| Price per Sq | \$310.26 | Lot Size | 8,250 Sq |
| Price per Unit | \$178,709 | Zoning | TAC |



Property Description

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Chandler Street
8 - unit

Property Summary



Built in 1979
All Units are 1-Bedroom / 1-Bath



Current 6.0% Cap Rate
Proforma 6.8% Cap Rate



Interior Updates:
New LVP Hardwood Flooring,
Updated Kitchen Counters &
Bathroom Cabinets



100% Occupied
Low Tenant Turnover



Exterior Updates:
New Paint, Repaved & Striped
Parking Lot, and Secure Gated
Entry

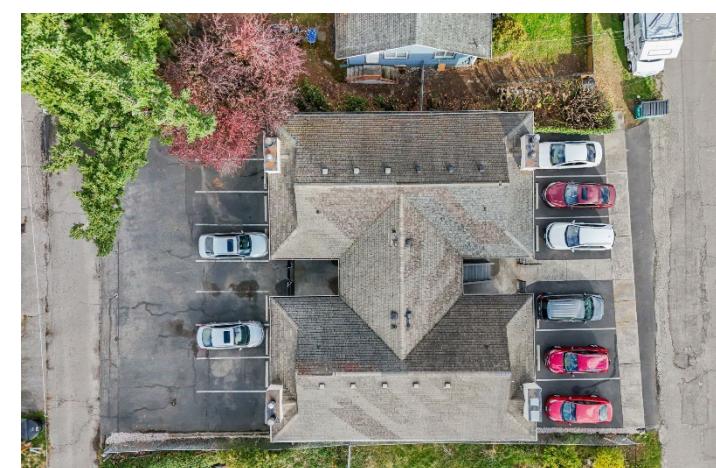


Low-Maintenance Property
Strong Rental Demand



Chandler Street
8 - unit

Photos



Location Overview

Tacoma market

As a flourishing urban center in the Puget Sound, Tacoma, WA offers a compelling blend of affordability, strong economic fundamentals, and strategic growth that drives a resilient multifamily market. Investing in this vibrant city provides an exceptional opportunity for steady cash flow and long-term appreciation.

Strong rental demand: Tacoma consistently experiences high rental demand, fueled by a growing population and residents drawn to the city's affordability compared to Seattle.

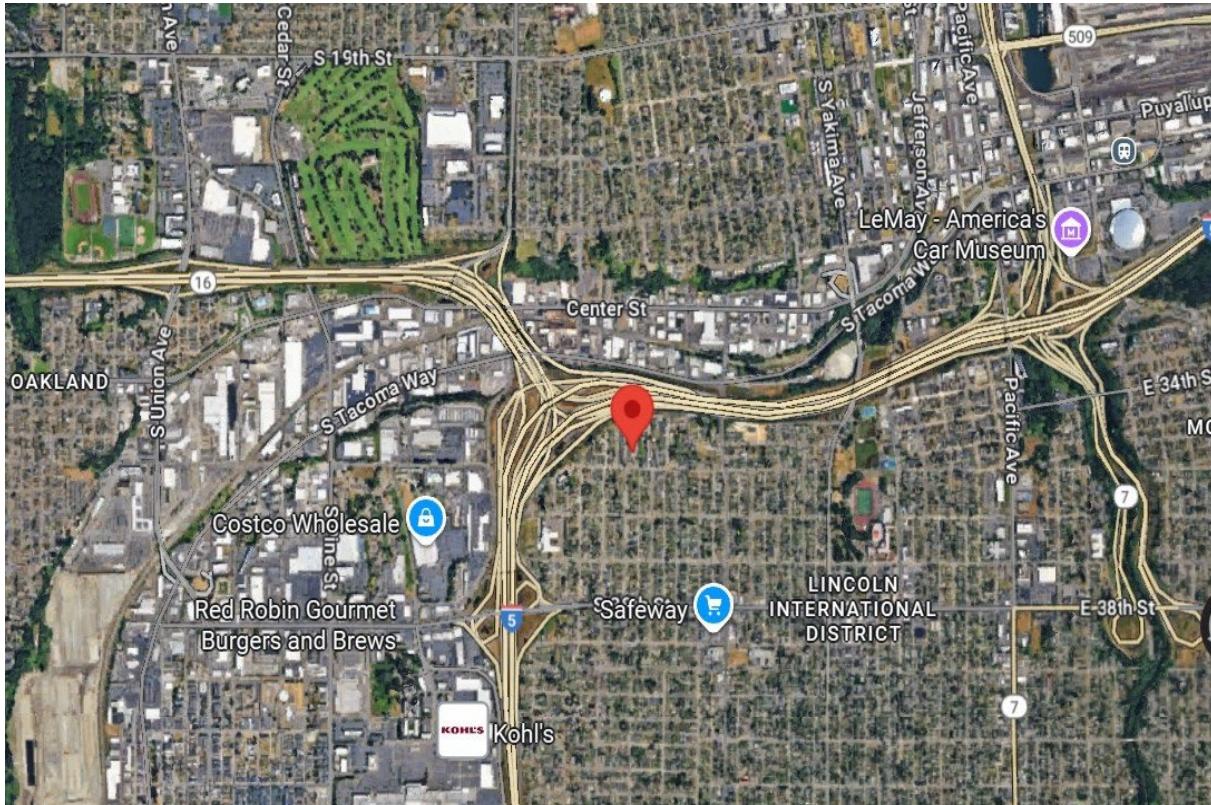
Diverse tenant base: Tacoma's diverse economy and expanding job market—bolstered by major employers in healthcare, government, and the nearby Joint Base Lewis-McChord (JBLM)—ensure a wide and stable pool of potential renters.

Quality of life and urban appeal: Beyond its strong fundamentals, Tacoma offers a high quality of life, featuring a dynamic cultural scene, a revitalized waterfront, and access to breathtaking outdoor recreation. This makes it a desirable place to live and ensures continued demand from new residents.



Chandler Street
8 - unit

Aerial Map



Chandler Street
8 – unit

Nearby Amenities

TRADER JOE'S

The Cheesecake Factory.

 TACOMA MALL

SAFEWAY 

Costco
WHOLESALE


POINT DEFIENCE
ZOO
& AQUARIUM
PARKS TACOMA

 MUSEUM
OF
GLASS

 STARBUCKS
COFFEE

 Bass
Pro
Shops

 TACOMA
DOME

 Red Robin
American Diner

 McDonald's

Financial Information

Income and Expenses



Financial Information

INCOME

| UNIT | DESCRIPTION | SIZE - SQFT | CURRENT RENT | | PROFORMA RENT | |
|---------------------|-------------------|-------------|-----------------|------------------|-----------------|------------------|
| | | | MONTHLY | ANNUAL | MONTHLY | ANNUAL |
| 1 | 1BD/1BTH | 576 | \$1,225 | \$14,700 | \$1,295 | \$15,540 |
| 2 | 1BD/1BTH | 576 | \$1,265 | \$15,180 | \$1,295 | \$15,540 |
| 3 | 1BD/1BTH | 576 | \$1,175 | \$14,100 | \$1,295 | \$15,540 |
| 4 | 1BD/1BTH | 576 | \$1,295 | \$15,540 | \$1,295 | \$15,540 |
| 5 | 1BD/1BTH | 576 | \$1,275 | \$15,300 | \$1,295 | \$15,540 |
| 6 | 1BD/1BTH | 576 | \$1,250 | \$15,000 | \$1,295 | \$15,540 |
| 7 | 1BD/1BTH | 576 | \$1,350 | \$16,200 | \$1,295 | \$15,540 |
| 8 | 1BD/1BTH | 576 | \$1,275 | \$15,300 | \$1,295 | \$15,540 |
| | UTILITY BILL BACK | | \$595 | \$7,140 | \$595 | \$7,140 |
| | MISC/OTHER FEES | | \$100 | \$1,200 | \$100 | \$1,200 |
| | PARKING | | \$0 | \$0 | \$100 | \$1,200 |
| | STORAGE | | \$0 | \$0 | \$200 | \$2,400 |
| | PET FEE | | \$0 | \$0 | \$200 | \$2,400 |
| | LAUNDRY | | \$0 | \$0 | \$215 | \$2,580 |
| TOTAL INCOME | | | \$10,805 | \$129,660 | \$11,770 | \$141,240 |

Financial Information

INCOME & EXPENSES

| INCOME | CURRENT | PROFORMA |
|-----------------------------|-------------------|-------------------|
| Gross Scheduled Income | \$129,660 | \$141,240 |
| Less Vacancy (4%) | (\$5,186) | (\$5,650) |
| Gross Operating Income | \$124,474 | \$135,590 |
| Less Expenses | (\$38,765) | (\$38,819) |
| Net Operating Income | \$85,709 | \$96,771 |
| EXPENSES | CURRENT | PROFORMA |
| Real Estate Taxes | (\$11,522) | (\$11,522) |
| Insurance | (\$2,187) | (\$2,187) |
| Utilities | (\$12,190) | (\$12,190) |
| Repairs & Maintenance | (\$4,000) | (\$4,000) |
| Property Management | (\$6,066) | (\$6,120) |
| Admin | (\$800) | (\$800) |
| Replacements & Reserves | (\$2,000) | (\$2,000) |
| Total Expenses | (\$38,765) | (\$38,819) |