

OFFERING MEMORANDUM

COMPASS



01	1602-1604 KING ST, SHELTON
02	900-906 W HERON ST, ABERDEEN
03	3532 MARY ELDER RD NE, OLYMPIA
04	9414 357TH ST S, ROY
05	COMING SOON, TACOMA

TABLE OF CONTENTS

03	1602-1604 KING ST, SHELTON
	4 LOCATION
	5 BUILDING + PROPERTY
07	900-906 W HERON ST, ABERDEEN
	08 LOCATION
	09 BUILDING + PROPERTY
11	3532 MARY ELDER RD NE, OLYMPIA
	12 LOCATION
	13 BUILDING + PROPERTY
16	9414 357TH ST S, ROY
	17 LOCATION
	18 BUILDING + PROPERTY
	21 FLOORPLAN
23	COMING SOON, TACOMA
24	FINANCIALS
26	THE OFFERING



1602-1604 KING ST, SHELTON

1,848 SF | 9,356 LOT | DUPLEX

LOCATION

Shelton presents a promising market for transitional housing investments. With affordable property prices and a growing demand for stable rental options, the area offers strong potential for consistent occupancy.

Its proximity to Olympia and key employment hubs adds to its appeal, while local government and nonprofit programs may provide additional support for transitional housing initiatives.

Additionally, low entry costs compared to larger metro areas allow investors to maximize returns while diversifying their real estate portfolios.

As Shelton continues to develop, investors can benefit from both steady cash flow and long-term appreciation.



BUILDING + PROPERTY

Well-located duplex in central Shelton, currently operating as transitional housing and generating approximately \$21,429 in annual NOI. Each 2-bed, 1-bath unit features private entrances, separate garages, in-unit laundry, and fully fenced yards—perfect for continued use as community housing or future conversion into market-rate rentals.

Set on a large corner lot with mature trees, this property offers reliable cash flow and strong potential for long-term appreciation in a growing rental market. With easy access to shops, schools, and highways, it's positioned in an area with consistent demand. This is a solid investment with both strong financial returns and a positive social impact.

PROPERTY HIGHLIGHTS

Parcel ID	320185718001
Current Use	Duplex
Units	2
Sq Ft	1,848
#1602 Sq Ft	924
#1604 Sq Ft	924
Sq Ft Lot	9,356
Year Built	1975
Laundry	In Unit
Tax Year	2024
Tax Amount	\$3,226
County	Mason

ZONING HIGHLIGHTS

Zoning Code	NR
Zoning Name	Neighborhood Residential
Jurisdiction	Shelton





900-906 W HERON ST, ABERDEEN

6,822 SF | 13,000 LOT | 8 UNITS

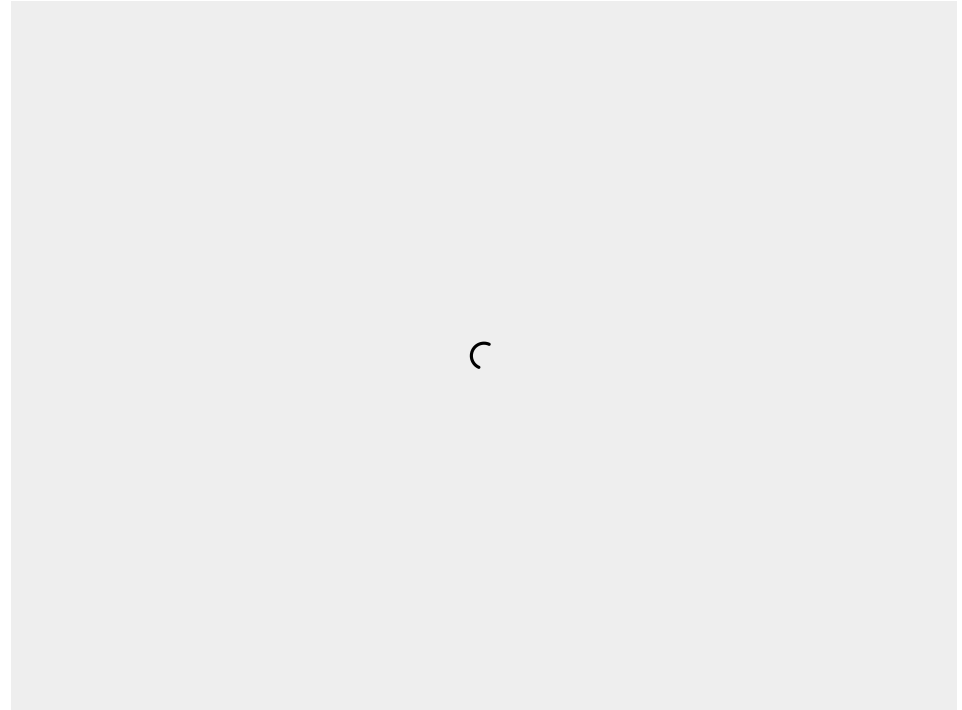
LOCATION

Aberdeen presents a strong opportunity for transitional housing investments, driven by its affordability and growing need for stable, short-term housing solutions.

As a regional hub for Grays Harbor County, Aberdeen attracts a mix of workforce renters and individuals in need of affordable housing.

Investors can capitalize on low property prices, which provide strong cash flow potential, while benefiting from local government and nonprofit initiatives supporting housing stability.

With ongoing revitalization efforts and a steady demand for affordable rentals, Aberdeen presents an attractive opportunity for investors seeking reliable occupancy and long-term appreciation in the transitional housing sector.



BUILDING + PROPERTY

Presenting a rare opportunity to acquire TWO fully occupied 4-plexes, generating an impressive \$123,513 in annual NOI, located on a spacious corner lot in the heart of Aberdeen. This well-maintained property includes 8 units, each offering 2 bedrooms and 1 bathroom, providing consistent rental income. The layout, with 2 upper and 2 lower units per building, appeals to a diverse tenant base and is well-suited for its current use as transitional housing or a future conversion into market-rate rentals.

The property also features a shared laundry area and ample parking, which enhance tenant convenience and retention. Its prime location near shopping, dining, and public transportation ensures high demand for rental units. With Aberdeen's strong rental market and ongoing growth, this investment offers the potential for reliable cash flow and long-term appreciation.

NOTES

New roof installed 10/2017 at 906 building with 10 year labor warranty and 30 year warranty for shingles.

PROPERTY HIGHLIGHTS

Parcel ID	029407001100
Current Use	Two 4-plexes
Units	8
Sq Ft	6,822
Avg Unit Sq Ft	850
Sq Ft Lot	13,000
Year Built	1975
Laundry	Common
Tax Year	2024
Tax Amount	\$6,334
County	Grays Harbor

ZONING HIGHLIGHTS

Zoning Code	L-I
Zoning Name	Light Industrial District
Jurisdiction	County





3532 MARY ELDER RD NE, OLYMPIA

7,163 SF | 20,909 LOT | 11 UNITS

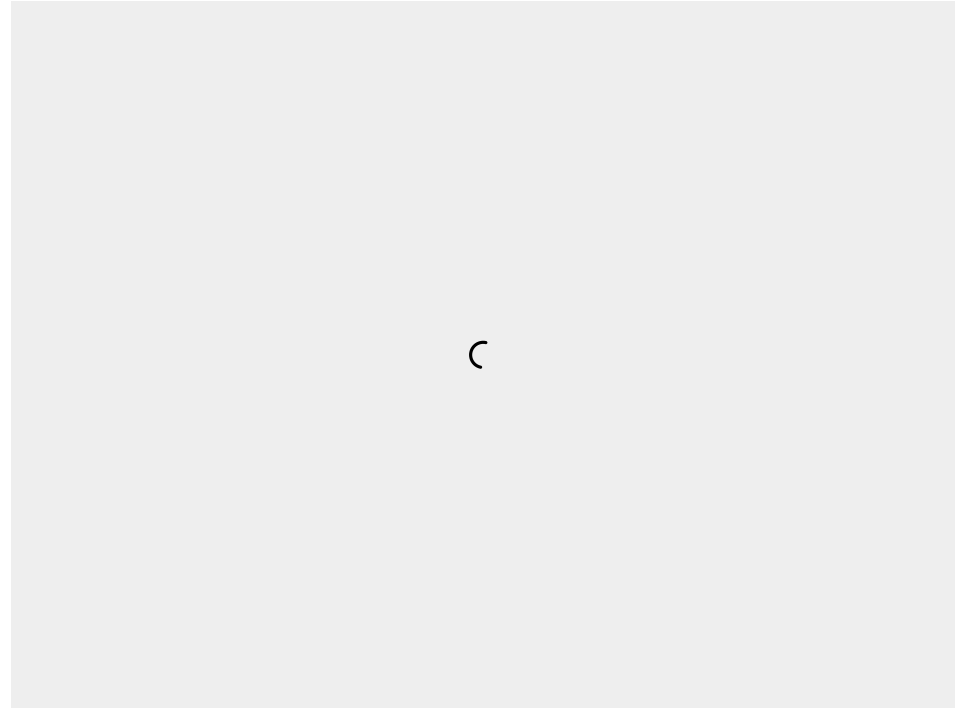
LOCATION

Olympia offers a strong market for transitional housing investments, driven by its role as the state capital and a center for government, healthcare, and education.

Investors can benefit from relatively lower property prices compared to Seattle while tapping into a steady rental market supported by government programs and nonprofit partnerships.

Additionally, Olympia's focus on housing initiatives and social services creates opportunities for stable occupancy and long-term investment returns.

With a strong economy and ongoing development, the city presents a compelling option for investors looking for both cash flow and appreciation in the transitional housing sector.



BUILDING + PROPERTY

Exceptional opportunity to own a fully leased 11-unit transitional housing property in the heart of Olympia, generating a robust \$148,073 in annual NOI. This well-maintained triplex configuration spans three buildings and offers a diversified unit mix across a nearly half-acre lot, with shared laundry and ample off-street parking—a rarity in this central location. Tenants benefit from close proximity to shops, dining, and transit, supporting consistent occupancy and stable returns.

With long-term tenancy and mission-aligned operations already in place, this is an ideal opportunity for both impact-focused buyers and savvy investors seeking immediate cash flow with upside potential. Don't miss your chance to acquire a turnkey asset in one of Olympia's most accessible and in-demand areas.

NOTES

New roof installed ~3 years ago on back left building with 15 year warranty.

PROPERTY HIGHLIGHTS

Parcel ID	11818141600
Current Use	Triplex
Units	11
Sq Ft Total	7,163
#1 Building Sq Ft	3,131
#2 Building Sq Ft	2,016
#3 Building Sq Ft	2,016
Sq Ft Lot	20,909
Year Built	1950
Laundry	Common
Tax Year	2024
Tax Amount	\$7,876
County	Thurston

ZONING HIGHLIGHTS

Zoning Code	HDC-4
Zoning Name	High Density Corridor - 4
Jurisdiction	County







9414 357TH ST S, ROY

24,568 SF | 48,352 LOT | RAC ZONING

LOCATION

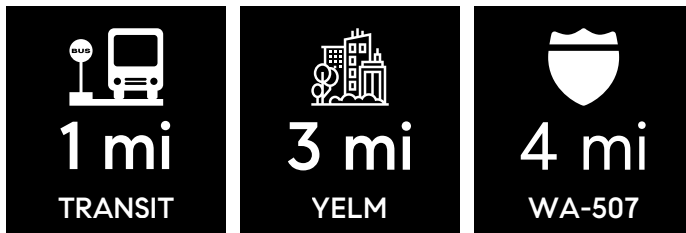
Roy offers a strong opportunity for rental housing investments, with growing demand for stable, short-term rental options.

Its proximity to Joint Base Lewis-McChord (JBLM) adds to the area's rental appeal, including potential housing opportunities for military personnel.

Investors can benefit from steady occupancy rates, supported by a mix of workforce renters and those in need of transitional housing.

As the community continues to develop, investors can expect reliable cash flow and strong appreciation potential in the transitional housing sector.

The increasing need for affordable housing in the region further enhances the viability of transitional housing investments.



BUILDING + PROPERTY

Discover an incredible investment opportunity in Roy with this versatile commercial property, currently operating as a transitional housing facility. Generating a remarkable \$228,268 in annual NOI at current occupancy, this property offers significant profit potential, with the opportunity for even greater returns at full occupancy. The property is well-suited for investors looking to maintain its current use or those seeking to repurpose the space for other purposes, offering ample flexibility for future growth.

Nestled in a tranquil setting, with a river flowing alongside, this property provides a peaceful environment while still being conveniently located near bus stops, restaurants, and shops, making it highly accessible for tenants and future developments. The unoccupied wings of the property present immediate opportunities for additional income streams, allowing for increased revenue generation.

Whether you decide to continue its current use as transitional housing or explore a new direction, this property's prime location and substantial NOI make it an exceptional investment. With a solid foundation for expansion or repurposing, it offers long-term growth potential, making it a rare and valuable opportunity for any investor looking for substantial returns in a thriving community.

PROPERTY HIGHLIGHTS

Parcel ID	0217282038
Current Use	Multi-Unit Housing Facility
Bedrooms	79
Bathrooms	12
Office	3
Multi Purpose Room	3
Utility/Storage Room	9
Day Room	1
Sq Ft	24,568
Sq Ft Lot	48,352
Year Built	1930
Laundry	Common
Tax Year	2024
Tax Amount	\$8,852
County	Pierce

ZONING HIGHLIGHTS

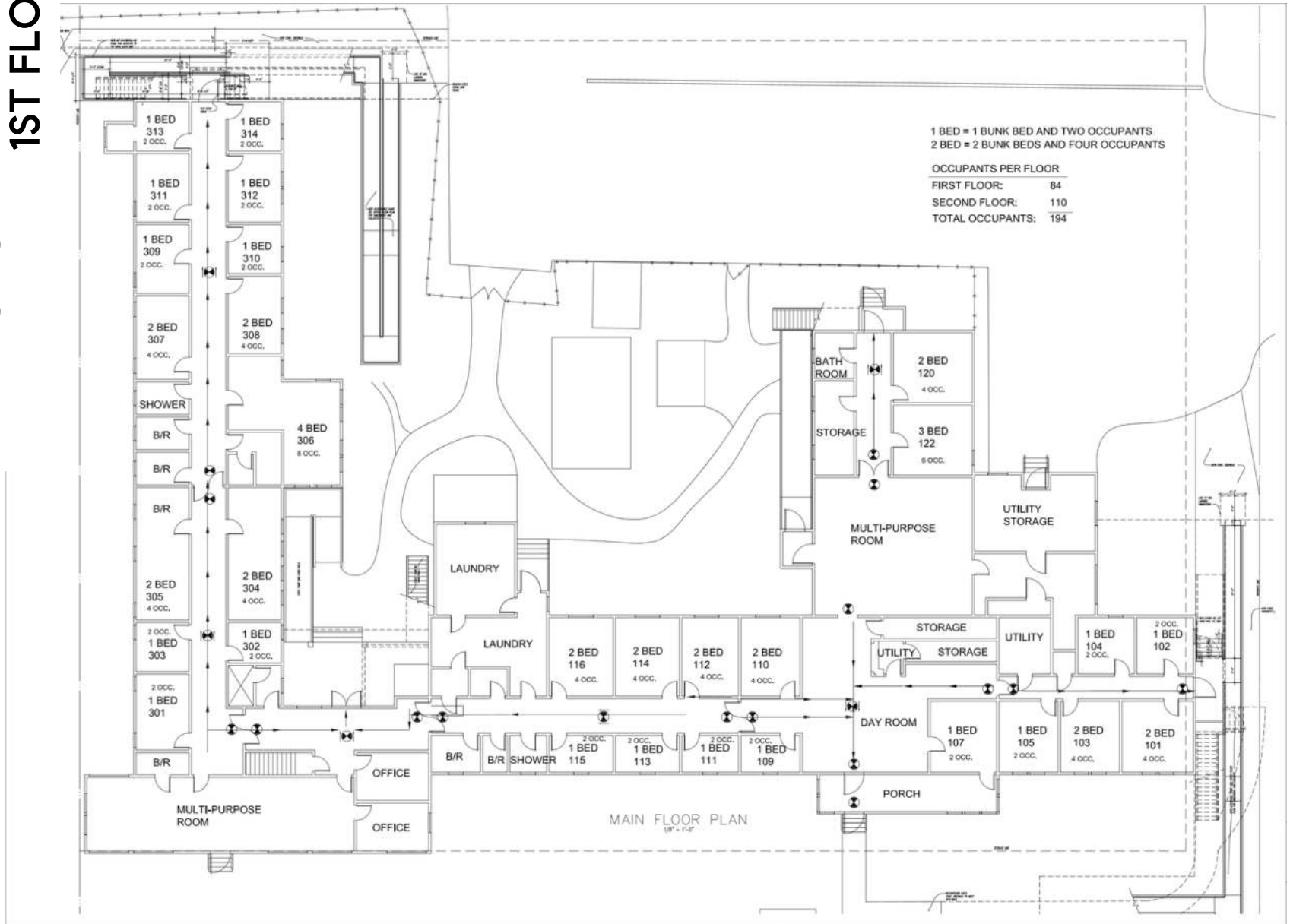
Zoning Code	RAC
Zoning Name	Rural Activity Center
Jurisdiction	Unincorporated Pierce County





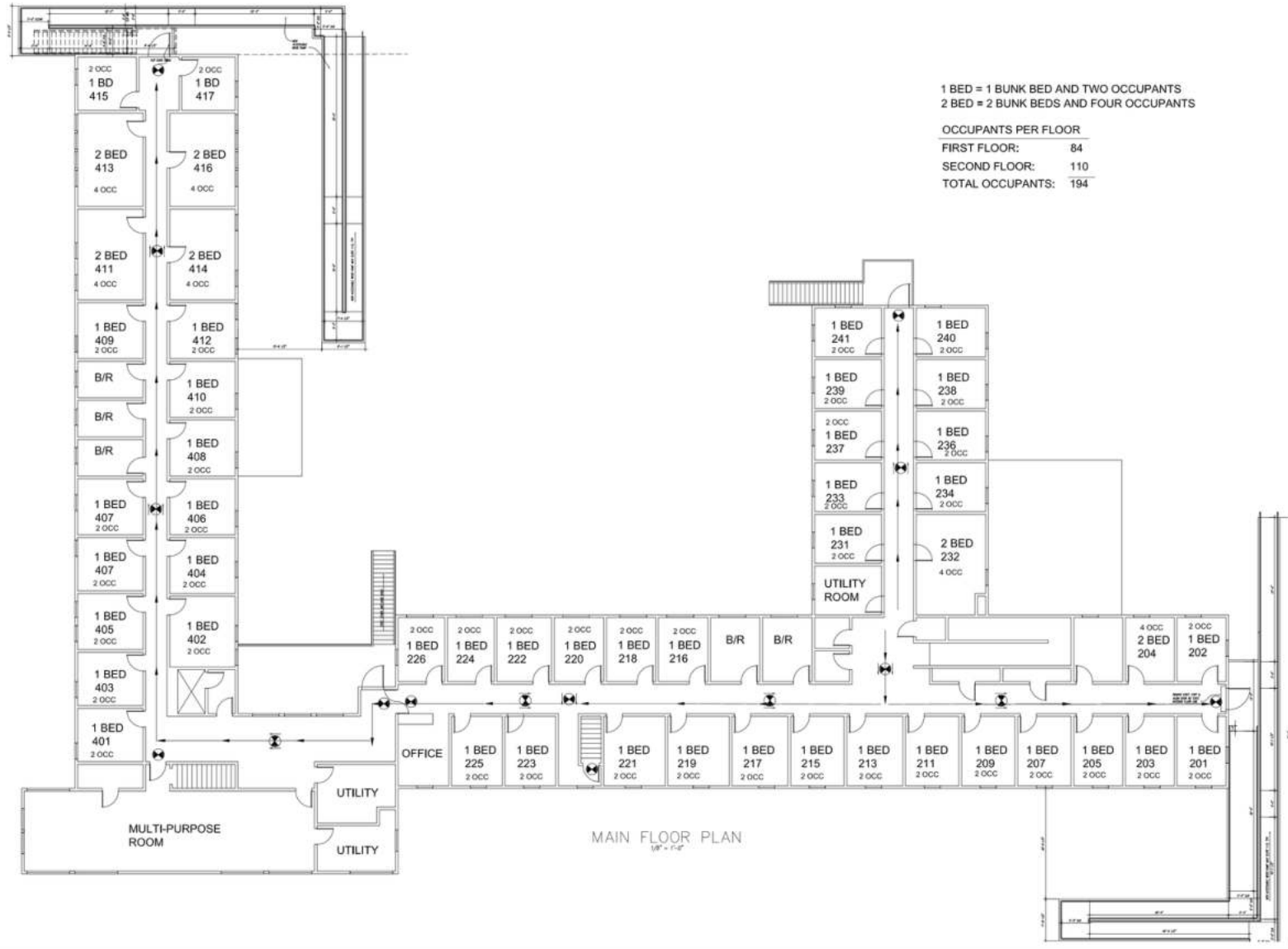
FLOORPLAN

1ST FLOOR



FLOORPLAN

2ND FLOOR





COMING SOON

TACOMA | 5 UNITS

THE FINANCIALS

2024 PROFIT & LOSS

	Aberdeen	Shelton	Olympia	Tacoma	Roy	Total
Gross Profit	\$173,617.71	\$55,316.00	\$206,560.83	\$58,306.30	\$353,164.33	\$846,965.17
Additional Revenue	\$0.00	\$0.00	\$2,295.07	\$0.00	\$3,697.46	\$5,992.53
Operating Expenses						
Property Taxes	\$5,292.76	\$3,229.20	\$9,920.54	\$4,936.03	\$14,347.58	\$37,726.11
Repairs & Maintenance	\$4,045.91	N/A	\$15,755.96	N/A	\$24,282.80	\$44,084.67
Utilities	\$30,128.84	\$15,023.26	\$32,810.37	\$9,709.07	\$66,798.72	\$154,470.26
Insurance	\$10,637.06	\$7,799.46	\$7,800.06	\$7,800.06	\$19,466.92	\$53,503.56
Total Operating Expenses	\$50,104.57	\$26,051.92	\$66,286.93	\$22,445.16	\$124,896.02	\$289,784.60
NOI	\$123,513.14	\$29,264.08	\$140,273.90	\$35,861.14	\$228,268.31	\$557,180.57

The financials presented reflect only the property's operating expenses for the purpose of calculating NOI. Additional expenses—such as vehicles, subscriptions, payroll, and other costs associated with the broader business operations—are not included. These figures are excluded as they pertain to the business as a whole rather than the property itself. A full profit and loss statement will be made available upon execution of a mutually accepted PSA.

BY BED AVERAGE

	Aberdeen	Shelton	Olympia	Tacoma	Roy	Total
Average Bed Occupied	40	12	44	12	50	
Total Number of Beds	40	14	46	12	120	
Per Bed Average	\$76,073.00	\$21,429.00	\$102,217.00	\$28,026.00	\$184,379.00	\$412,142.00

Shared expenses have been allocated based on average bed occupancy at the subject property, rather than divided equally among all properties. This method provides a more accurate and proportionate distribution of expenses relative to actual usage. Additionally, it reflects the economies of scale at each property based on the current occupancy rate, demonstrating the potential for improved efficiency and profitability at full occupancy.

PROFORMA

TRANSITIONAL HOUSING MODEL [Projected at Maximum Occupancy]

	Aberdeen	Shelton	Olympia	Tacoma	Roy	Total
Gross Profit [Max Occ.]	\$322,368.00	\$98,112.00	\$322,368.00	\$77,088.00	\$840,960.00	\$1,660,896.00
Operating Expenses						
Property Taxes	\$5,292.76	\$3,229.20	\$9,920.54	\$4,936.03	\$14,347.58	\$37,726.11
Repairs & Maintenance	\$4,045.91	N/A	\$15,755.96	N/A	\$24,282.80	\$44,084.67
Utilities	\$30,128.84	\$15,023.26	\$32,810.37	\$9,709.07	\$66,798.72	\$154,470.26
Insurance	\$10,637.06	\$7,799.46	\$7,800.06	\$7,800.06	\$19,466.92	\$53,503.56
Total Operating Expenses	\$50,104.57	\$26,051.92	\$66,286.93	\$22,445.16	\$124,896.02	\$289,784.60
NOI	\$272,263.43	\$72,060.08	\$256,081.07	\$54,642.84	\$716,063.98	\$1,371,111.40

This proforma reflects gross profit based on projected full bed occupancy, with monthly rent calculated at an average rate of \$584 per bed. Rents have not been raised in several years and are currently below market. A rent increase of approximately 10% is achievable, presenting additional upside potential.

TRADITIONAL HOUSING MODEL [Projected at Comparative Market Rates]

	Aberdeen	Shelton	Olympia	Tacoma
Gross Profit [Projected]	\$322,368.00	\$98,112.00	\$322,368.00	\$77,088.00
Operating Expenses				
Property Taxes	\$5,292.76	\$3,229.20	\$9,920.54	\$4,936.03
Repairs & Maintenance	\$4,045.91	N/A	\$15,755.96	N/A
Utilities	\$30,128.84	\$15,023.26	\$32,810.37	\$9,709.07
Insurance	\$10,637.06	\$7,799.46	\$7,800.06	\$7,800.06
Total Operating Expenses	\$50,104.57	\$26,051.92	\$66,286.93	\$22,445.16
NOI	\$65,095.43	\$10,404.08	\$131,713.07	\$39,114.84

This proforma reflects projected figures based on the of converting the property to a traditional investment model. All projections are derived from comparable market data sourced from the MLS.

THE OFFERING



3532 MARY ELDER ROAD NE, OLYMPIA, WA 98506	
Purchase Price	\$1,750,000
Units	11
Sq Ft	7,163
Price/Sq Ft	\$244.31

1602-1604 KING ST, SHELTON, WA 98584	
Purchase Price	\$450,000
Units	2
Sq Ft	1,848
Price/Sq Ft	\$243.51

9414 357TH ST S, ROY, WA 98580	
Purchase Price	\$2,750,000
Sq Ft	24,568
Lot Sq Ft	48,352
Price/Sq Ft	\$244.31

900-906 W HERON ST, ABERDEEN, WA 98520	
Purchase Price	\$1,050,000
Units	8
Sq Ft	6,822
Price/Sq Ft	\$175.90

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