

# OFFERING MEMORANDUM

COMPASS



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

1,848 SF | 9,356 LOT | DUPLEX

# 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

# 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

# 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

# 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

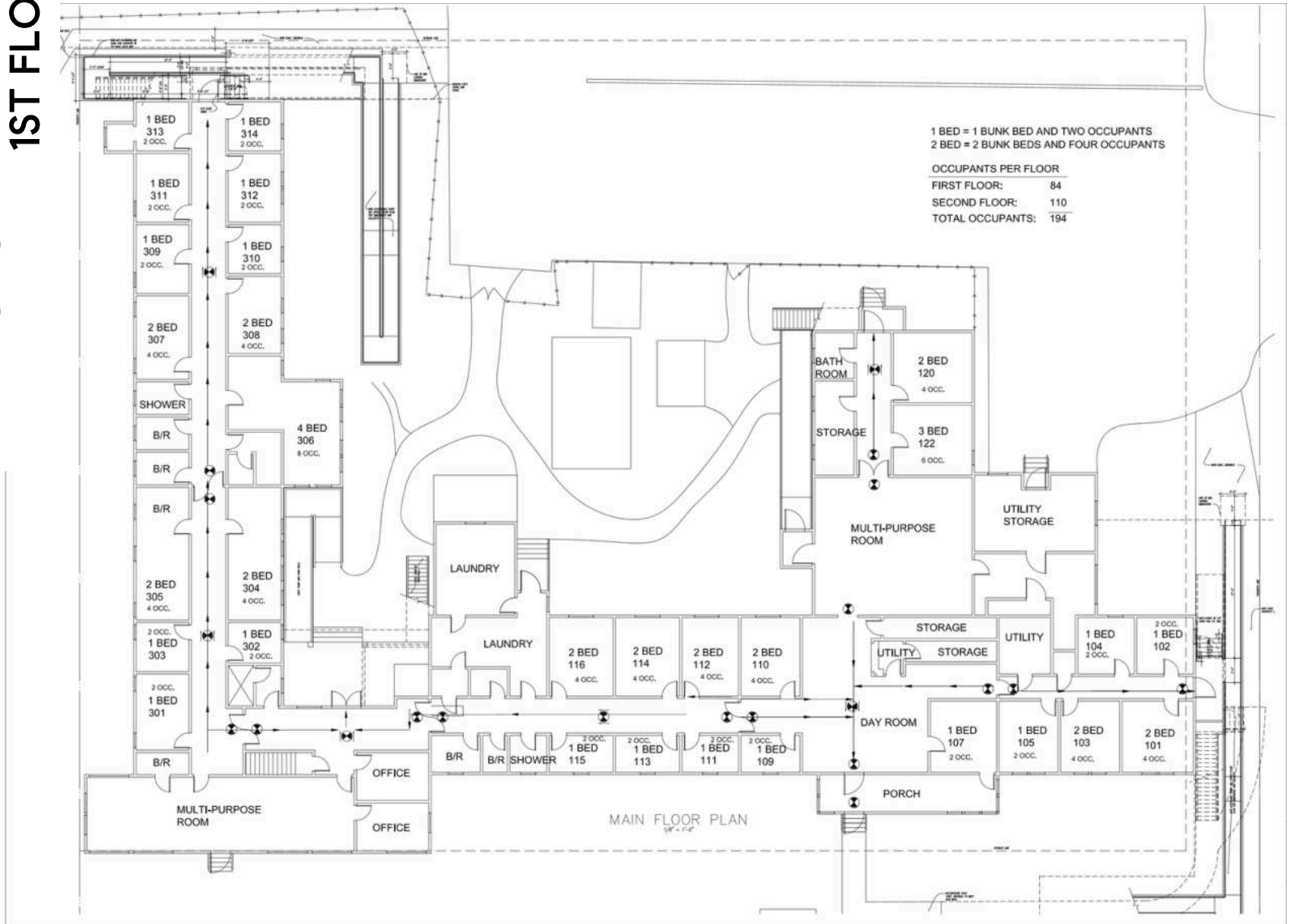
Parcel ID	0217282038
Current Use	Multi-Unit Housing Facility
Bedrooms	79
Bathrooms	12
Office	3
Multi Purpose Room	3
Utility/Storage Room	9
Day Room	1
Sq Ft	24,568
Sq Ft Lot	48,352
Year Built	1930
Laundry	Common
Tax Year	2024
Tax Amount	\$8,852
County	Pierce

## ZONING HIGHLIGHTS

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

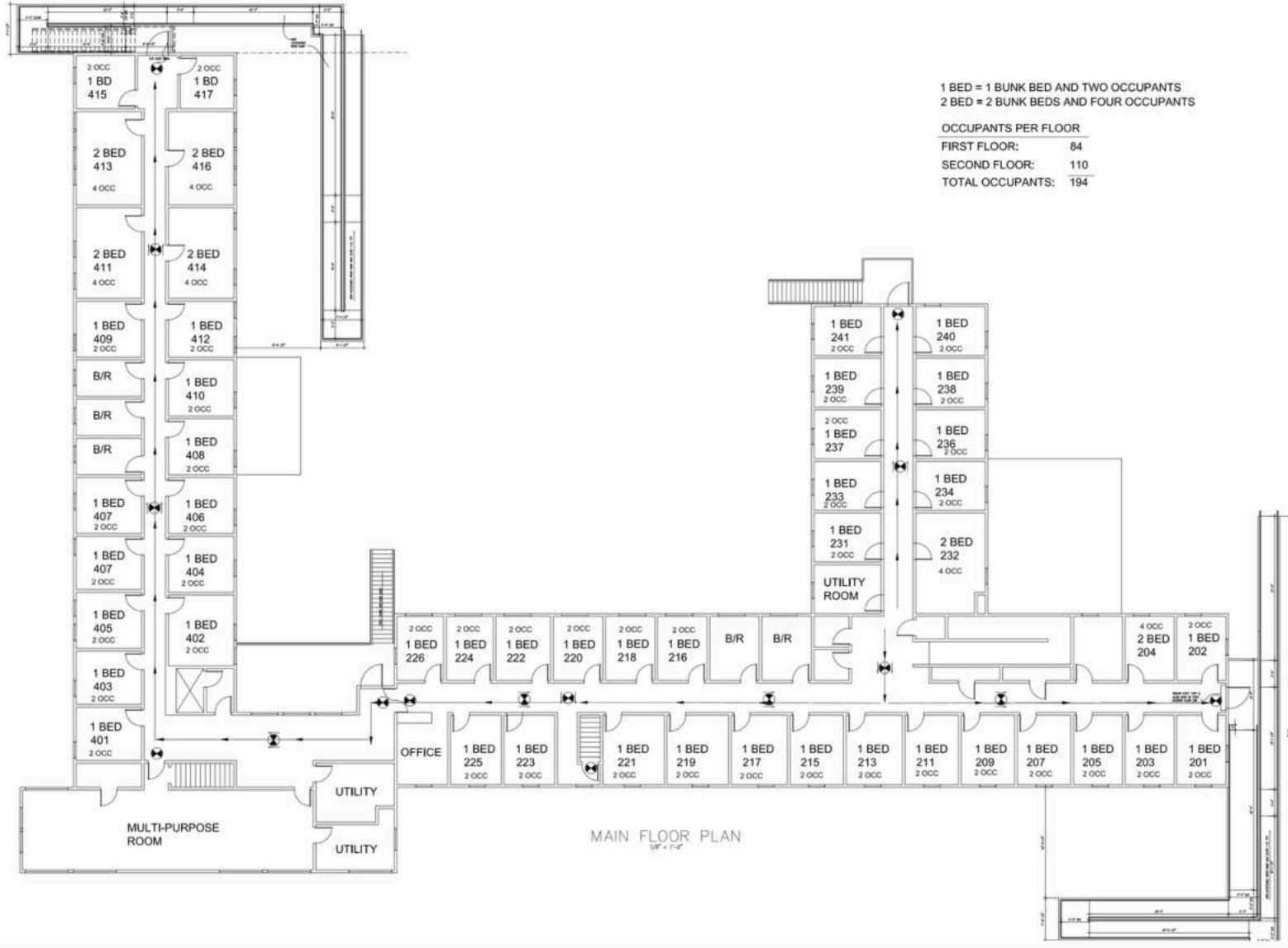


# FLOORPLAN 1ST FLOOR



# FLOORPLAN

## 2ND FLOOR





# 10415-10423 GOLDEN GIVEN RD E, TACOMA

4,000 SF | 21,000 LOT | 5-PLEX

# BUILDING + PROPERTY

Opportunity to acquire a 5-unit multifamily property in Tacoma's Midland neighborhood, offering strong income and straightforward operations.

The property consists of five 3-bedroom, 1-bath units, each approximately 700 square feet, providing a consistent unit mix with steady rental demand for multi-bedroom housing.

The asset currently generates \$56,469 in annual Net Operating Income, reflecting a 7.06% cap rate, presenting investors with immediate cash flow from day one.

The consistent unit configuration and manageable property size make this an appealing option for investors seeking a stable small multifamily asset in an established rental market.

This offering presents a solid opportunity for buyers looking to add a cash-flowing multifamily property with long-term income potential in the Tacoma area.

## PROPERTY HIGHLIGHTS

Parcel ID	0319033033
Current Use	5-Plex
Bedrooms	15
Bathrooms	5
Sq Ft	4,000
Sq Ft Lot	21,000
Year Built	1962 / 1990 Effective Year
Laundry	Common
Tax Year	2025
Tax Amount	\$3,412
County	Pierce

## ZONING HIGHLIGHTS

Zoning Code	MSF
Zoning Name	Moderate Density SFR
Jurisdiction	County



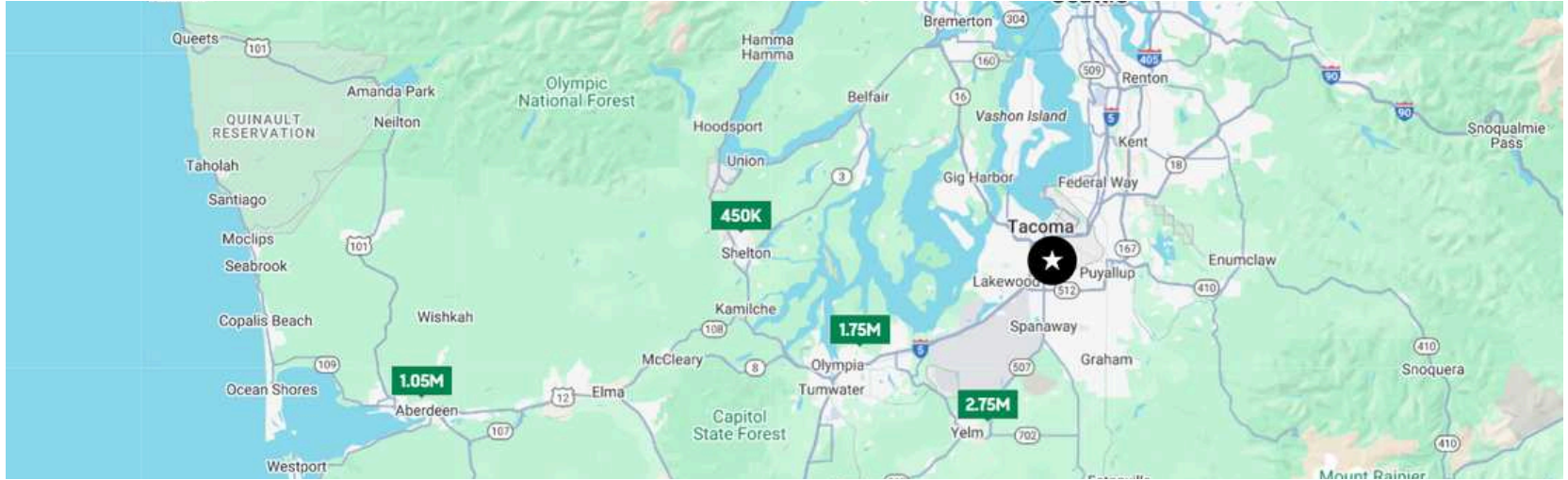
# THE FINANCIALS

## 2025 PROFIT & LOSS

	Aberdeen	Shelton	Olympia	Tacoma	Roy
Gross Profit	N/A	\$67,956.01	N/A	\$91,128.75	\$238,473.90
Additional Revenue	N/A	\$0.00	N/A	\$1,582.75	\$2,159.50
Operating Expenses					
Property Taxes	N/A	\$3,370.02	N/A	\$3,411.71	\$13,606.98
Repairs & Maintenance	N/A	\$0.00	N/A	\$3,199.00	\$35,131.42
Utilities	N/A	\$14,807.26	N/A	\$20,530.61	\$68,758.95
<i>City of Tacoma</i>				\$14,087.44	
<i>Pierce County Sewer</i>				\$3,963.36	
<i>Waste Connection</i>				\$2,479.81	
Insurance	N/A	\$7,514.35	N/A	\$7,518.55	\$19,399.09
<b>Total Operating Expenses</b>	<b>N/A</b>	<b>\$25,691.63</b>	<b>N/A</b>	<b>\$34,659.87</b>	<b>\$136,896.44</b>
NOI	N/A	\$42,264.38	N/A	\$56,468.88	\$101,577.46

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.

# THE OFFERING



**3532 MARY ELDER ROAD NE, OLYMPIA, WA 98506**

Purchase Price	UNDER CONTRACT
Units	11
Sq Ft	7,163
Price/Sq Ft	\$244.31

**1602-1604 KING ST, SHELTON, WA 98584**

Purchase Price	UNDER CONTRACT
Units	2
Sq Ft	1,848
Price/Sq Ft	\$229.98

**9414 357TH ST S, ROY, WA 98580**

Purchase Price	UNDER CONTRACT
Sq Ft	24,568
Lot Sq Ft	48,352
Price/Sq Ft	\$244.31

**900-906 W HERON ST, ABERDEEN, WA 98520**

Purchase Price	UNDER CONTRACT
Units	8
Sq Ft	6,822
Price/Sq Ft	\$175.90

**10415-10423 GOLDEN GIVEN RD E, TACOMA, WA 98445**

Purchase Price	\$899,000
Units	5
Sq Ft	4,000
Price/Sq Ft	\$224.75

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