

FOR SALE



1100 S Pearl St | Centralia, WA 98531



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[Additional Photos/Drone Photos](#)

FOR SALE



36-UNIT MULTIFAMILY COMPLEX

PROPERTY FEATURES

- Excellent investment opportunity to purchase a 36-unit, single story, garden-style apartment complex in Centralia, WA.
- All units consist of 1-bedroom units which are both well maintained and have strong historic rental history.
- Increases in several recently rented units indicate potential for additional rental income.
- Onsite laundry to provide additional income (equipment is owned rather than leased and included in sale).
- Property is centrally located in the Centralia-Chehalis area with I-5 a short 5-minute drive away.
- Ample parking with both onsite, assigned spaces and street parking.
- All the roofs were replaced and windows upgraded to vinyl double paned windows in 2015.
- Priced at \$4.45M (or less than \$124K/unit) which provides a cap rate of 6.82% based on the current actuals.



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PROFORMA

INCOME	ACTUAL (2025)
Rent	\$352,474
Pet Rent	\$1,735
HUD Rent	\$47,610
Utility Income	\$14,573
Laundry Income	\$13,000
Rent Inc Total	\$429,392
EXPENSES	
RE Taxes	\$22,097
Insurance	\$24,388
Advertising	\$450
Supplies	\$454
Maint & Repair	\$4,022
Landscaping	\$1,784
Management	\$27,453
Water & Sewer	\$40,055
Garbage	\$651
Electricity	\$4,450
Total Expenses	\$125,804
Net Oper Inc	\$303,589
Asking Price	\$4,450,000
Cap Rate	6.82%



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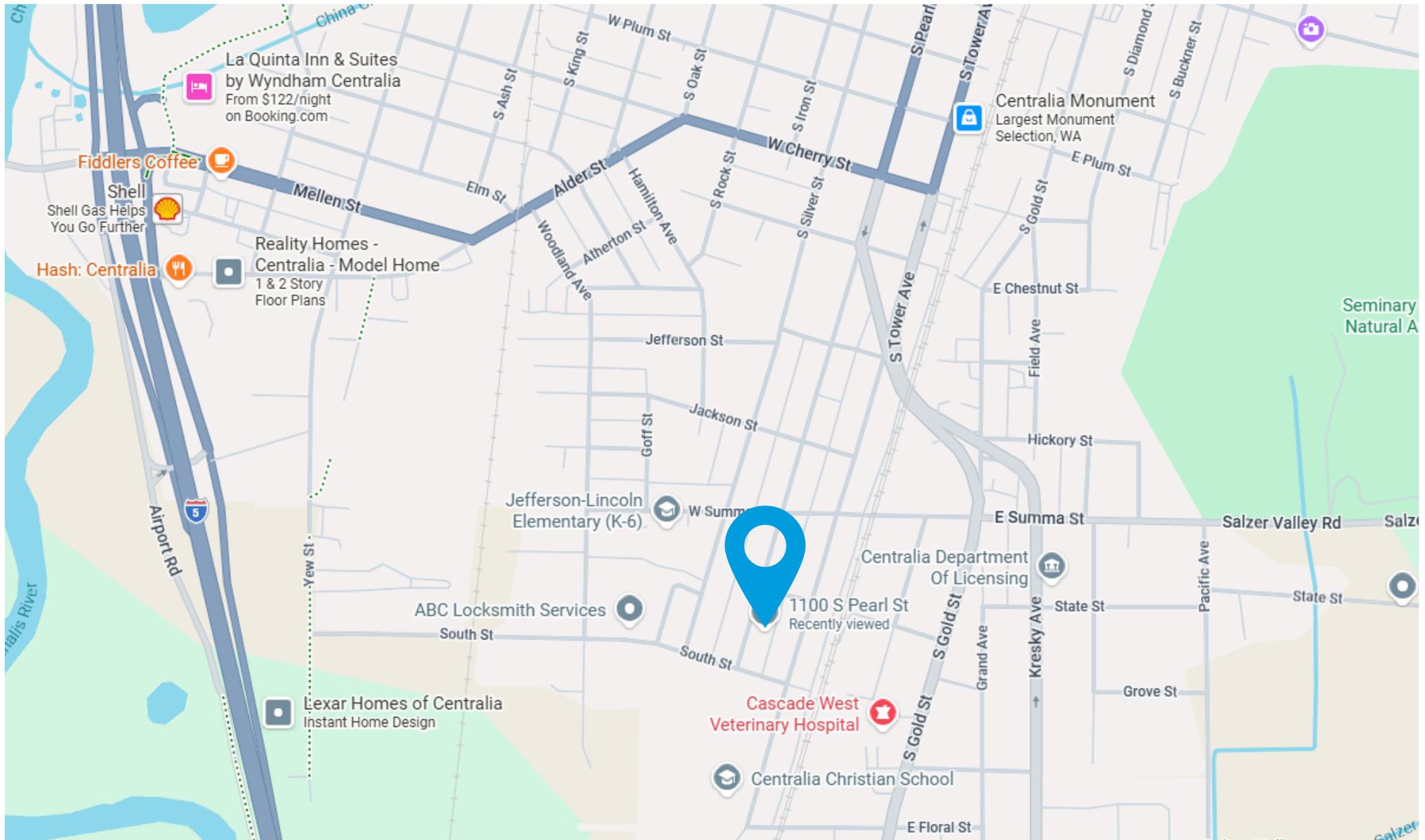
Total: 484 sq. ft
1st Floor: 484 sq. ft
Excluded Areas: Walls: 52 sq. ft

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.





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This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.