

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.
- Additional income achievable with current rents averaging \$1,000/month/unit, while recent new tenants have averaged \$1,200/month/unit.
- 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 \$3,999,000 (or approx. \$111K/unit) which provides an In-Place Cap Rate of 7.78% and a Proforma Cap Rate of 9.63%.



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PROFORMA

INCOME	ACTUAL (2025)	PROFORMA
Rent	\$375,183	\$518,400
Pet Rent	\$2,130	\$1,500
HUD Rent	\$50,561	-
Utility Income	\$18,166	-
Laundry Income	\$13,520	13,520
Rent Inc Total	\$459,560	\$533,420

EXPENSES	Actuals	% of Rent Inc	Proforma
RE Taxes	\$23,058	5.02%	\$23,058
Insurance	\$24,388	5.31%	\$24,388
Advertising	\$300	.07%	\$300
Supplies	\$454	.10%	\$454
Maint & Repair	\$23,340	5.08%	\$23,340
Landscaping	\$1,784	.39%	\$1,784
Management	\$29,329	6.38%	\$29,329
Water & Sewer	\$40,469	8.81%	\$40,469
Garbage	\$1,868	.41%	\$1,868
Electricity	\$3,281	.71%	\$3,281
Total Expenses	\$148,271	32.26%	\$148,271
Net Oper Inc	\$311,289		\$385,149
Asking Price	\$3,999,000		\$3,999,000
Cap Rate	7.78%		9.63%



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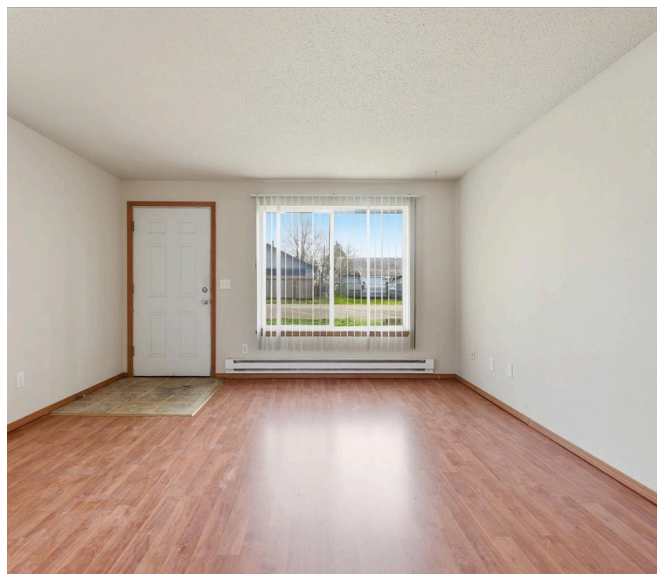


36-UNIT MULTIFAMILY COMPLEX



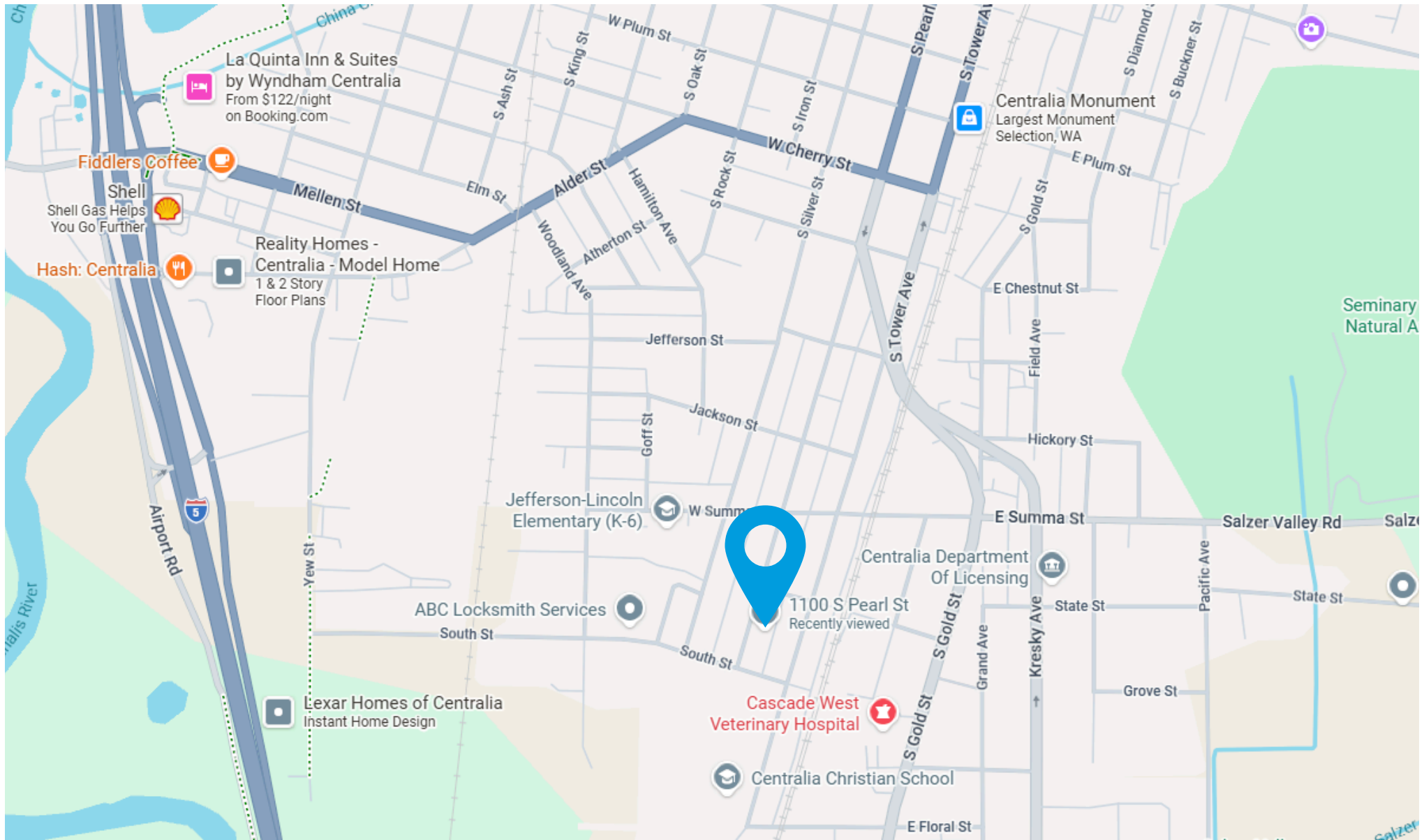
Total: 484 sq. ft
1st Floor: 484 sq. ft
Excluded Areas: Walls: 52 sq. ft

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.