

540 NORTH MADISON STREET

TEKOA, WA 99033

18 UNITS - \$1,400,000

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,400,000
# OF UNITS	18
\$/UNIT	\$77,777.78
BUILDING SIZE:	17,754 SF
LOT SIZE:	3.30 AC
MONTHLY RENTAL INCOME	\$22,188
NOI	\$116,341.72
CAP RATE	8.31%
PARCEL #'S	117950028000000, 117950026000001, 117950026000002

VISUAL MEDIA

LINK TO MAP

PROPERTY DESCRIPTION

18-Unit Senior Housing Investment Opportunity offering 3.30 acres and 17,754 SF of building space, originally constructed in 1982. The community is 100% project-based Section 8 senior housing with a long-term HUD HAP contract, providing stable, government-backed rental income and predictable cash flow with limited economic vacancy. The property features on-site laundry facilities, a clubhouse, and storage space, with current monthly rental income of \$22,188. Offered at \$77,778 per unit with a 8.31% cap rate and \$116,342 NOI, this is an attractive investment opportunity for buyers seeking stable multifamily income with strong occupancy and long-term affordability program support.

EXTERIOR PHOTOS



INTERIOR PHOTOS



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