



OFFERING MEMORANDUM  
8-unit apartment building



## Chandler Street Apartments

3332 Chandler St  
Tacoma, WA 98418

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Exclusively Offered by

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# Chandler Street 8 – unit

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# Investment Summary

## The Offering

The Chandler Street Apartments presents an 8-unit multifamily investment offering a current 6.0% cap rate with upside to 6.8%.

The property consists of eight 1-bed x 1-bath units and is 100% occupied with historically low turnover, providing immediate and reliable cash flow.

Recent interior upgrades include new LVP flooring, updated kitchen countertops, and refreshed bathroom cabinetry. Exterior capital improvements feature new paint, a repaved and striped parking lot, and a secure gated entry.

Tenant amenities include on-site laundry, storage, and off-street parking.

Centrally located with convenient access to I-5, SR-16, transit, shopping, and dining.



# Chandler Street 8 – unit

## Investment Summary

Chandler Street Apartments			
<b>Address</b>	3222 Chandler St #1-8 Tacoma, WA 98418	<b>Price</b>	\$1,429,669
<b>Total Units</b>	8	<b>Current Cap Rate</b>	6.0%
<b>Built</b>	1979	<b>Proforma Cap Rate</b>	6.8%
<b>Square Feet</b>	4,608	<b>Terms</b>	Cash Out/Conventional
<b>Price per Sf</b>	\$310.26	<b>Lot Size</b>	8,250 Sf
<b>Price per Unit</b>	\$178,709	<b>Zoning</b>	TAC



# Property Description

[Property](#)

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Chandler Street  
8 – unit

## Property Summary



Built in 1979  
All Units are 1-Bedroom / 1-Bath



Current 6.0% Cap Rate  
Proforma 6.8% Cap Rate



Interior Updates:  
New LVP Hardwood Flooring,  
Updated Kitchen Counters &  
Bathroom Cabinets



100% Occupied  
Low Tenant Turnover



Exterior Updates:  
New Paint, Repaved & Striped  
Parking Lot, and Secure Gated  
Entry

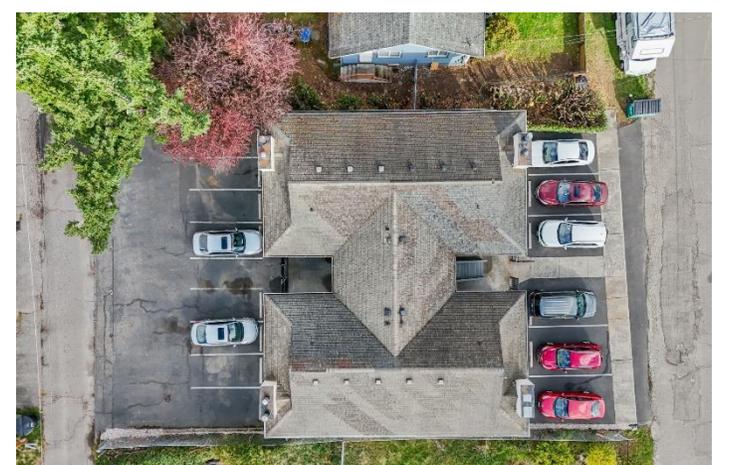


Low-Maintenance Property  
Strong Rental Demand



Chandler Street  
8 - unit

Photos



Chandler Street  
8 – unit

## Location Overview

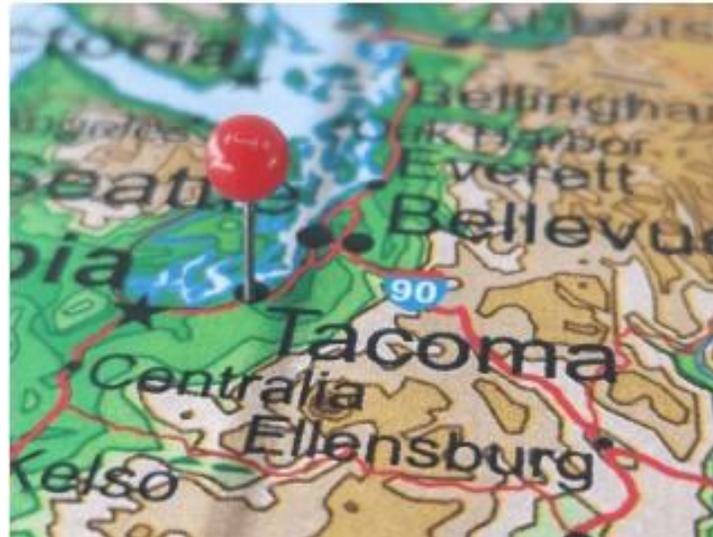
### **Tacoma market**

As a flourishing urban center in the Puget Sound, Tacoma, WA offers a compelling blend of affordability, strong economic fundamentals, and strategic growth that drives a resilient multifamily market. Investing in this vibrant city provides an exceptional opportunity for steady cash flow and long-term appreciation.

**Strong rental demand:** Tacoma consistently experiences high rental demand, fueled by a growing population and residents drawn to the city's affordability compared to Seattle.

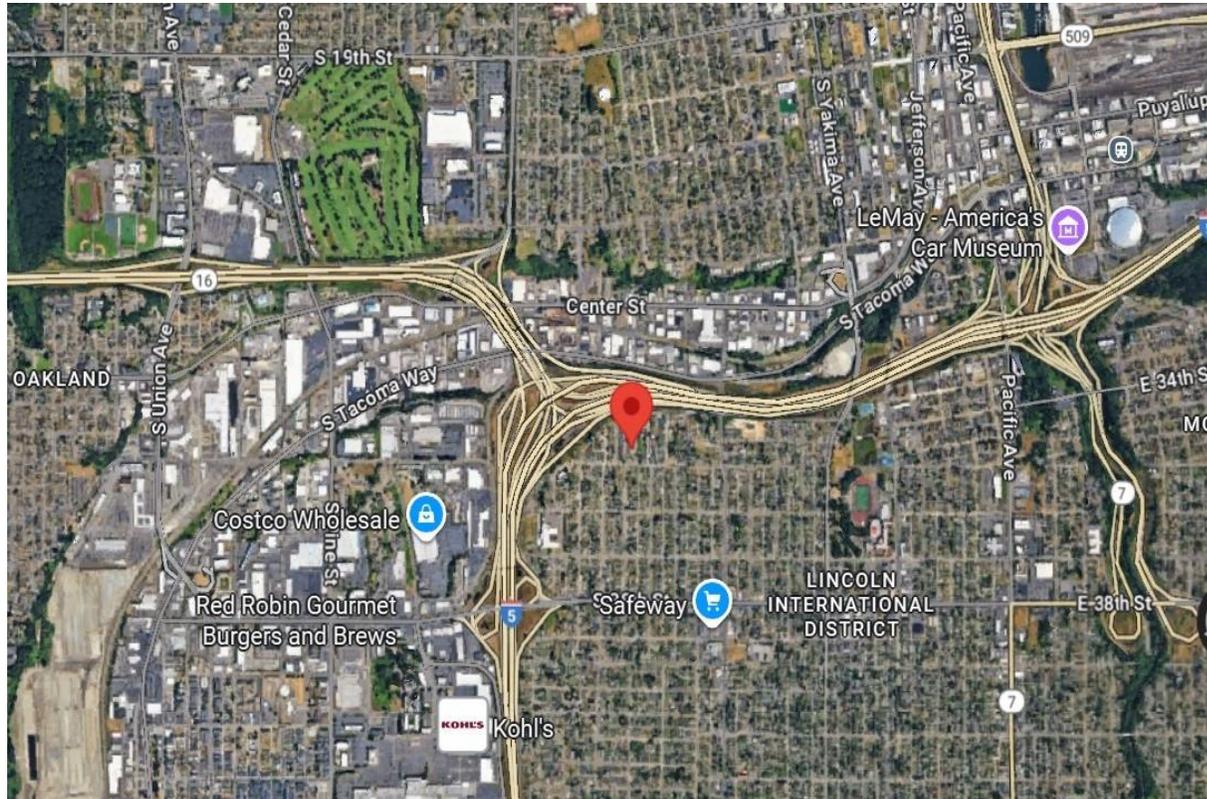
**Diverse tenant base:** Tacoma's diverse economy and expanding job market—bolstered by major employers in healthcare, government, and the nearby Joint Base Lewis-McChord (JBLM)—ensure a wide and stable pool of potential renters.

**Quality of life and urban appeal:** Beyond its strong fundamentals, Tacoma offers a high quality of life, featuring a dynamic cultural scene, a revitalized waterfront, and access to breathtaking outdoor recreation. This makes it a desirable place to live and ensures continued demand from new residents.



Chandler Street  
8 - unit

# Aerial Map



Chandler Street  
8 - unit

## Nearby Amenities

**TRADER JOE'S**

The  
**cheesecake Factory.**

  
TACOMA MALL

SAFEWAY 



  
TACOMA  
DOME

**COSTCO**  
WHOLESALE

  
POINT DEFIANCE  
ZOO  
& AQUARIUM  
PARKS TACOMA

**Red Robin**

  
McDonald's

  
MUSEUM  
OF  
GLASS



# Financial Information

## Income and Expenses



# Financial Information

## INCOME

UNIT	DESCRIPTION	SIZE - SQFT	CURRENT INCOME		PROFORMA INCOME	
			MONTHLY	ANNUAL	MONTHLY	ANNUAL
1	1BD/1BTH	576	\$1,225	\$14,700	\$1,295	\$15,540
2	1BD/1BTH	576	\$1,265	\$15,180	\$1,295	\$15,540
3	1BD/1BTH	576	\$1,175	\$14,100	\$1,295	\$15,540
4	1BD/1BTH	576	\$1,295	\$15,540	\$1,295	\$15,540
5	1BD/1BTH	576	\$1,275	\$15,300	\$1,295	\$15,540
6	1BD/1BTH	576	\$1,250	\$15,000	\$1,295	\$15,540
7	1BD/1BTH	576	\$1,350	\$16,200	\$1,295	\$15,540
8	1BD/1BTH	576	\$1,275	\$15,300	\$1,295	\$15,540
	UTILITY BILL BACK		\$595	\$7,140	\$595	\$7,140
	MISC/OTHER FEES		\$100	\$1,200	\$100	\$1,200
	PARKING		\$0	\$0	\$100	\$1,200
	STORAGE		\$0	\$0	\$200	\$2,400
	PET FEE		\$0	\$0	\$200	\$2,400
	LAUNDRY		\$0	\$0	\$215	\$2,580
	<b>TOTAL INCOME</b>		<b>\$10,805</b>	<b>\$129,660</b>	<b>\$11,770</b>	<b>\$141,240</b>

# Financial Information

## INCOME & EXPENSES

<b>INCOME</b>	<b>CURRENT</b>	<b>PROFORMA</b>
Gross Scheduled Income	\$129,660	\$141,240
Less Vacancy (4%)	(\$5,186)	(\$5,650)
Gross Operating Income	\$124,474	\$135,590
Less Expenses	(\$38,765)	(\$38,819)
<b>Net Operating Income</b>	<b>\$85,709</b>	<b>\$96,771</b>

<b>EXPENSES</b>	<b>CURRENT</b>	<b>PROFORMA</b>
Real Estate Taxes	(\$11,522)	(\$11,522)
Insurance	(\$2,187)	(\$2,187)
Utilities	(\$12,190)	(\$12,190)
Repairs & Maintenance	(\$4,000)	(\$4,000)
Property Management	(\$6,066)	(\$6,120)
Admin	(\$800)	(\$800)
Replacements & Reserves	(\$2,000)	(\$2,000)
<b>Total Expenses</b>	<b>(\$38,765)</b>	<b>(\$38,819)</b>