

Calderwood, LLC, is a multi-family rental property currently providing affordable housing. New ownership may decide to rent to a different economic demographic.

Sale Options:

A. Complete Purchase

B.Owner-Financing Purchase

Contact William Hurtado, Authorized Representative, Calderwood, LLC

Phone: 360-600-1561 Email: 4733calderwood@gmail.com

Property Description

Property and rental units with flexible zoning capacity–commercial and residential (C-2 & R5).

NEW DEVELOPMENT READY for 12 new units. Appealing lakeside zip code, close to amenities, generally safe location. Close to Hwy 58 with partial highway visibility.

Land area: 1.16 acres

Opportunity: Development ready for an apartment complex or commercial buildings

Current Buildings:

2 stick-built buildings = 6 boarding units

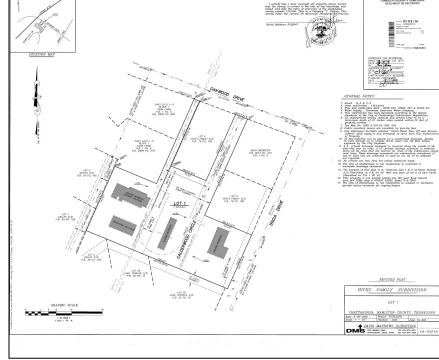
1 double-wide = 3 boarding units

New Development Ready: 12 new units, all architectural work & engineering complete, to replace single-wide only.

Growth lake-side zip-code

Close to shopping, bus lines, schools; commercial and residential uses (C-2 & R3)





2 buildings, 6 boarding rental units

Square footage = 5105 sq ft

1. 1955 sq ft stick-built structure

- Updated in 2017, city inspected and approved
- Currently zoned residential, with four boarding units.
- Can be converted into offices, retail, or live-in business
- Architectural plans drawn to convert into quadplex
- Four bathrooms, four independent entrances

2. 1250 sq ft cinder-block structure

- City inspected and approved
- Currently zoned residential, with two boarding units.
- Can be converted into offices, shop, or live-in business
- Architectural plans drawn to convert into duplex
- Two bathrooms-one is ADA approved
- Tile floor, marble kitchen top
- Commercial Fire-alarm system

3. 1500 sq ft double-wide

- Residential, with three boarding units
- Three bathrooms
- Metal roof
- Currently being updated
- **4. 750sq ft single-wide** To be replaced with 12 units

5. 400 sq ft mobile office/storage

- Can be used as office or residential
- Needs updating and city approval





New Development Ready: 12 New One-Bedroom Units

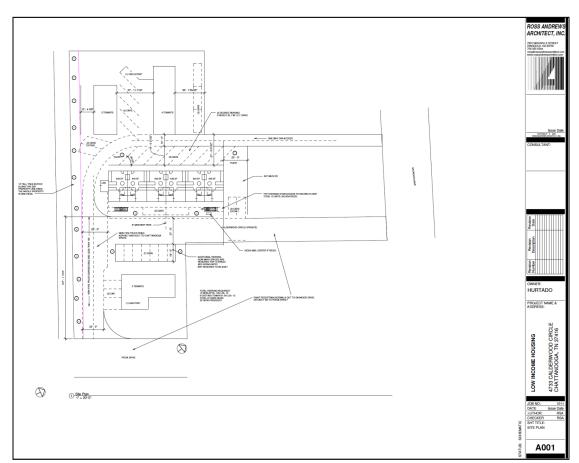
All engineering complete and architectural drawings completed by Andrew Ross, Architect. In the city planning office awaiting approval and permits.

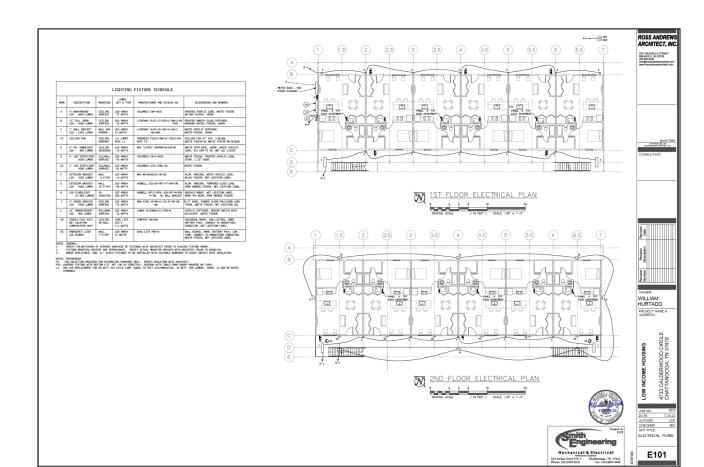
Completed

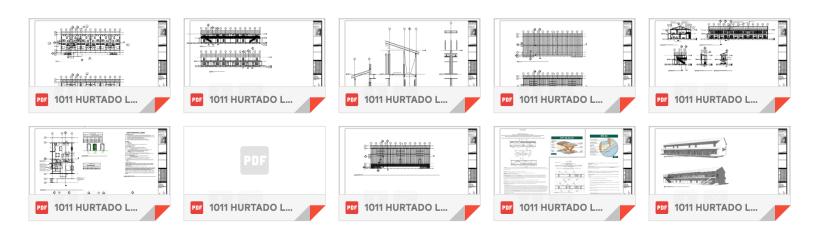
- √ 733 sq ft per unit x 128,800 total sq ft
- ✓ Topo survey
- ✓ Civil engineering
- **✓** MEP
- ✓ Structural
- ✓ Architectural
- ✓ Environmental
- ✓ Noise Evaluation STraCAT
- ✓ HEROES ready for 400K

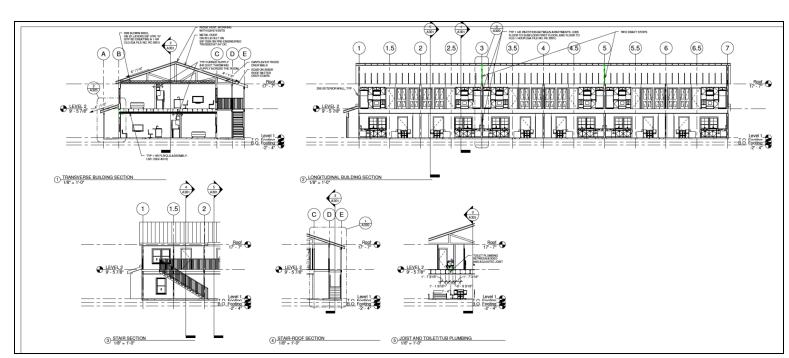
 HUD Grant application if

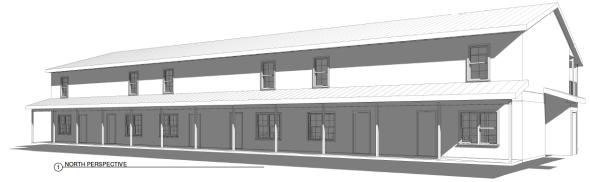
 desired.













Financial Summary

Six Units: Has 8% cap rate at 600k.

2023 ACTUAL FINANCES	- ANNUAL	
Unit 1	\$10,500.00	
Unit 2	\$11,700.00	
Unit 3	\$9,454.00	
Unit 4	\$9,600.00	
Unit 5	\$11,400.00	
Unit 6	\$9,000.00	TOTAL NET INCOME = \$47,628
GROSS ANNUAL REVENUE	\$61,654	
NET ANNUAL DEVENUE		
NET ANNUAL REVENUE	\$38,260	
	To be replaced by 12	Management
	To be replaced by 12	Management Currentlymanaged by authorized representative
Unit 6 Unit 8	To be replaced by 12	Management Currentlymanaged by authorized representative with on-site care-takers
Unit 6 Unit 8 Unit 9	To be replaced by 12 units	Currentlymanaged by authorized representative
Unit 6 Unit 8 Unit 9 Unit 10	To be replaced by 12 units \$7,437.00	Currentlymanaged by authorized representative
Unit 6 Unit 8 Unit 9 Unit 10	To be replaced by 12 units \$7,437.00 \$8,100.00 \$5,528.00	Currentlymanaged by authorized representative with on-site care-takers

Future: 12 New One-Bedroom Units Estimated Earnings

New monthly rents for with HUD grant		rant		
Unit 1	\$1250	Unit 7	\$1250	
Unit 2	\$1250	Unit 8	\$1250	
Unit 3	\$1250	Unit 9	\$1250	
Unit 4	\$1250	Unit 10	\$1250	Target Gross Annual Revenue: \$180,000
Unit 5	\$1250	Unit 11	\$1250	Minus estimated debt service and expenses \$100,000
Unit 6	\$1250	Unit 12	\$1250	ESTIMATED NET INCOME \$80,000
Unit 1	\$808	Unit 7	\$808	Rents with HUD \$450,000 grant
Unit 2	\$808	Unit 8	\$808	The grant is approved.
Unit 3	\$808	Unit 9	\$808	
Unit 4	\$808	Unit 10	\$635	
Unit 5	\$808	Unit 11	\$635	
Unit 6	\$808	Unit 12	\$635	

Total Current and Future Net Revenue: \$127,628

Cap rate 20% +