



**5819 77th Street W**  
Lakewood, WA

**Purchase Price: \$650,000**



6 units total (5 - 1 bed/1 bath & 1 - 1.5 bed/1 bath)

.....  
Recently updated - flooring, appliances, etc. in most units; new windows; painting

.....  
Great investment with potential rental increases

.....  
Located off busy Custer Road

.....  
Zoned commercial (future redevelopment)

.....  
Grounds well maintained, with new fencing

### Contact

**Joel Shabel**  
253.722.1406  
jshabel@kiddermathews.com

## Lakewood 6-Unit

### ACTUAL INCOME APPROACH TO VALUE

7617 59th Avenue W	\$800
7619 59th Avenue W	\$800
5813 77th Street W	\$950
5815 77th Street W	\$800
5817 77th Street W	\$800
5819 77th Street W	\$725
<b>Total Monthly Income</b>	<b>\$4,875</b>
<b>Total Annual Income</b>	<b>\$58,500</b>
<b>Credit &amp; Vacancy (5%)</b>	<b>(\$2,925)</b>
<b>EFFECTIVE ANNUAL INCOME</b>	<b>\$55,575</b>
<b>ANNUAL OPERATING EXPENSES</b>	
Real Estate Taxes (2018)	\$3,884
Insurance	\$1,891
Utilities	\$10,304
Maintenance & Repairs	\$5,000
Reserves	\$1,500
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$22,579</b>
<b>ANNUAL NET INCOME</b>	<b>\$32,996</b>

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