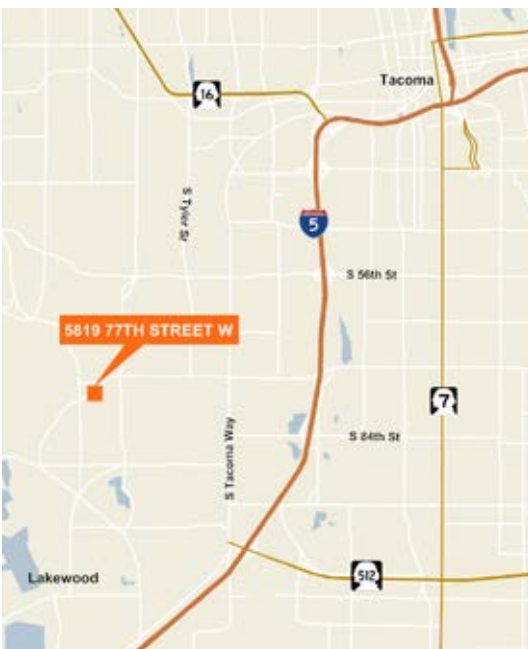




5819 77th Street W
Lakewood, WA



Features

Purchase price: \$325,000

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

Recently updated - flooring, appliances, etc. in most units

Great investment with potential rental increases

Located off busy Custer Road

Zoned commercial

Contact

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Lakewood 6-Unit



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Lakewood 6-Unit

**Pro-Forma
Income Approach to Value**

Lakewood 6-Unit
5819 77th Street W
Lakewood, WA

7617 59th Avenue W	\$	600	
7619 59th Avenue W*	\$	650	
5813 77th Street W	\$	725	
5815 77th Street W*	\$	650	
5817 77th Street W	\$	580	
5819 77th Street W	\$	650	
	\$	3,855	
Total Annual Income	\$		46,260
Credit & Vacancy (5%)	\$		(2,313)
Effective Annual Income	\$		43,947
<u>Annual Operating Expense</u>			
Real Estate Taxes (2015)	\$	3,615	
Insurance	\$	1,521	
Utilities	\$	11,785	
Maintenance & Repair	\$	2,507	
Professional Management (5%)	\$	2,813	
Reserves	\$	1,200	
Total Annual Expenses	\$		(23,441)
Annual Net Income:	\$		20,506

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