

43 & 45 BROADWAY APARTMENTS

43 & 45 BROADWAY STREET | TACOMA, WASHINGTON 98402



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All square footage references are approximate. The information contained herein is from sources deemed reliable. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters.

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DISCLAIMER

The information contained herein is from sources deemed reliable. It is provided without representation, warranty or guarantee, expressed or implied as to its accuracy. Any clients using this information for any purpose should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

PROPERTY OVERVIEW

43 and 45 Broadway are located in the heart of the Stadium District of Tacoma Washington and consist of 13 one bedroom and studio apartments. Each building is made up of brick and masonry construction with 43 Broadway having received extensive unit updates in the last few years. Each property contains a common area laundry room while certain apartments come with washers and dryers inside the units. The properties are located within walking distance of local restaurants and amenities and come with views of the Puget Sound and plenty of parking.

The Tacoma Link extension is under construction with a planned completion date of this year. The extension includes a new stop at 4th & Stadium Way, directly below the property. This will allow tenants immediate access to the Link which will run every 10 minutes and stops at the Tacoma Dome Station, which provides direct transportation options to Seattle and beyond.

Desirable Downtown Residential zoning includes a floor-to-area ratio of 4 with design standards, or 6 with transfer of development rights, allowing up to a 54,000 sf building and 90' height limit.

Property	43 BROADWAY	45 BROADWAY
Property Type	Residential Apartments	Residential Apartments
Property Address	43 Broadway Tacoma, WA 98402	45 Broadway Tacoma, WA 98402
Year Built	1938 (adjusted year 1961)	1943 (adjusted year 1975)
# of Units	7	6
Unit Square Footage	1 Bedrooms – +500 SF Studios – +400 SF	1 Bedrooms – +500 SF Studios – +375 SF
Square Footage	3,861 SF	3,925 SF
Lot Size	4,800 SF (9,000 SF Combined)	4,200 SF (9,000 SF Combined)
Sale Price	\$2.5 Million or \$192,000/unit	

PROPERTY PHOTOS - 43 BROADWAY

Interior



Exterior



PROPERTY PHOTOS - 45 BROADWAY

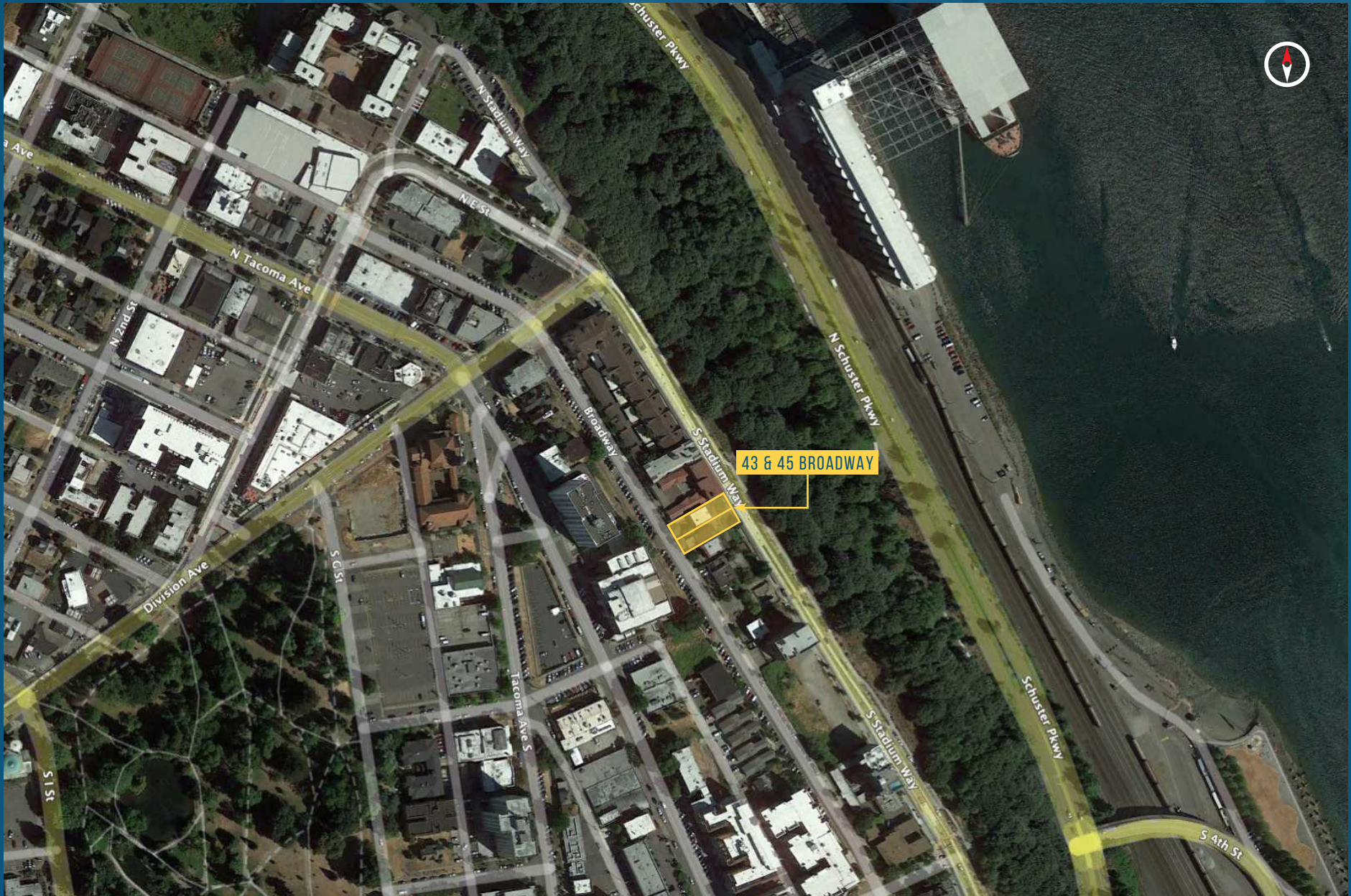
Interior



Exterior



AERIAL VIEW



RENT ROLL - 43 & 45 BROADWAY

UNIT	CURRENT RENT	PROFORMA RENT	UNIT TYPE
43 Broadway #1	\$1,095.00	\$1,200.00	Basement
43 Broadway #2	\$1,100.00	\$1,450.00	1 bedroom
43 Broadway #3	\$1,095.00	\$1,300.00	Studio
43 Broadway #4	\$1,195.00	\$1,450.00	1 bedroom. Tenant given notice to vacate.
43 Broadway #5	\$1,195.00	\$1,300.00	Studio
43 Broadway #6	\$1,250.00	\$1,600.00	1 bedroom, top floor
43 Broadway #7	\$1,250.00	\$1,600.00	1 bedroom, top floor
45 Broadway #1	\$795.00	\$1,300.00	1 bedroom, 425 sf
45 Broadway #2	\$1,195.00	\$1,400.00	1 bedroom, 525 sf
45 Broadway #3	\$1,195.00	\$1,450.00	1 bedroom, 725 sf
45 Broadway #4	\$1,150.00	\$1,400.00	1 bedroom, 550 sf
45 Broadway #5	\$975.00	\$1,150.00	Studio, 375 sf
45 Broadway #6	\$525.00	\$1,200.00	Studio, 400 sf
	\$14,015.00	\$17,800.00	

COMPANY OVERVIEW

Neil Walter Company is a full service commercial real estate company offering leasing, sales, property management and development of commercial real estate throughout the Northwest. We specialize in warehouse and distribution facilities, office buildings, retail properties and land opportunities.

At Neil Walter Company, we strive to provide unsurpassed professional and comprehensive services to our clients by evaluating each real estate assignment from the perspective of a principal. By continually placing our client first, we ensure that our goals are met by first meeting the goals of our clients.

Since 1995, Neil Walter Company has been providing a full range of services including commercial real estate leasing and sales, tenant representation, property management, investment analysis, project management and entitlement services for the following property types:

- Institutional-grade industrial parks
- Downtown and suburban office buildings
- Commercial and industrial business parks
- Retail properties
- Developable land parcels

Our commitment to every project is dedicated local real estate services. With 26 licensed brokers along with 14 knowledgeable staff members, Neil Walter Company provides a full range of services to help meet the needs of our clients every step of the way.



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