



FOR SALE

CIVIC FIELD APARTMENTS

1471 MOORE STREET, BELLINGHAM, WA 98229



 NWMLS#: 2295752

 CBA#: 41152171

 CREXI

 CoStar™

 LoopNet™

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EXCLUSIVELY LISTED BY:

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INVESTMENT OVERVIEW



Commonly known as Civic Field Apartments, 1471 Moore Street is a 20-unit apartment complex that would be an easy addition to any investment portfolio! Professionally managed and with historically low vacancies; one-third of the tenants have maintained occupancy here for the last 5+ years. Consistent rental demand can be attributed to the proximity of Western Washington University, and its convenient location just a short jog off Lakeway Drive, and half-mile from I-5 access. Tenants also enjoy the complex's plentiful on-site parking and walking distance to shopping, entertainment, and bus stops. Supplemental income is provided by the on-site laundry and storage units. With a major landscaping update recently completed, this great income producing property is ready to go!

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PROPERTY SUMMARY

20

Unit Count

17,048 SF +/-

Gross Leaseable Area

29,185 SF +/-

Lot Size

30

Parking Stalls

1981

Year Built

380329076090

Parcel Number



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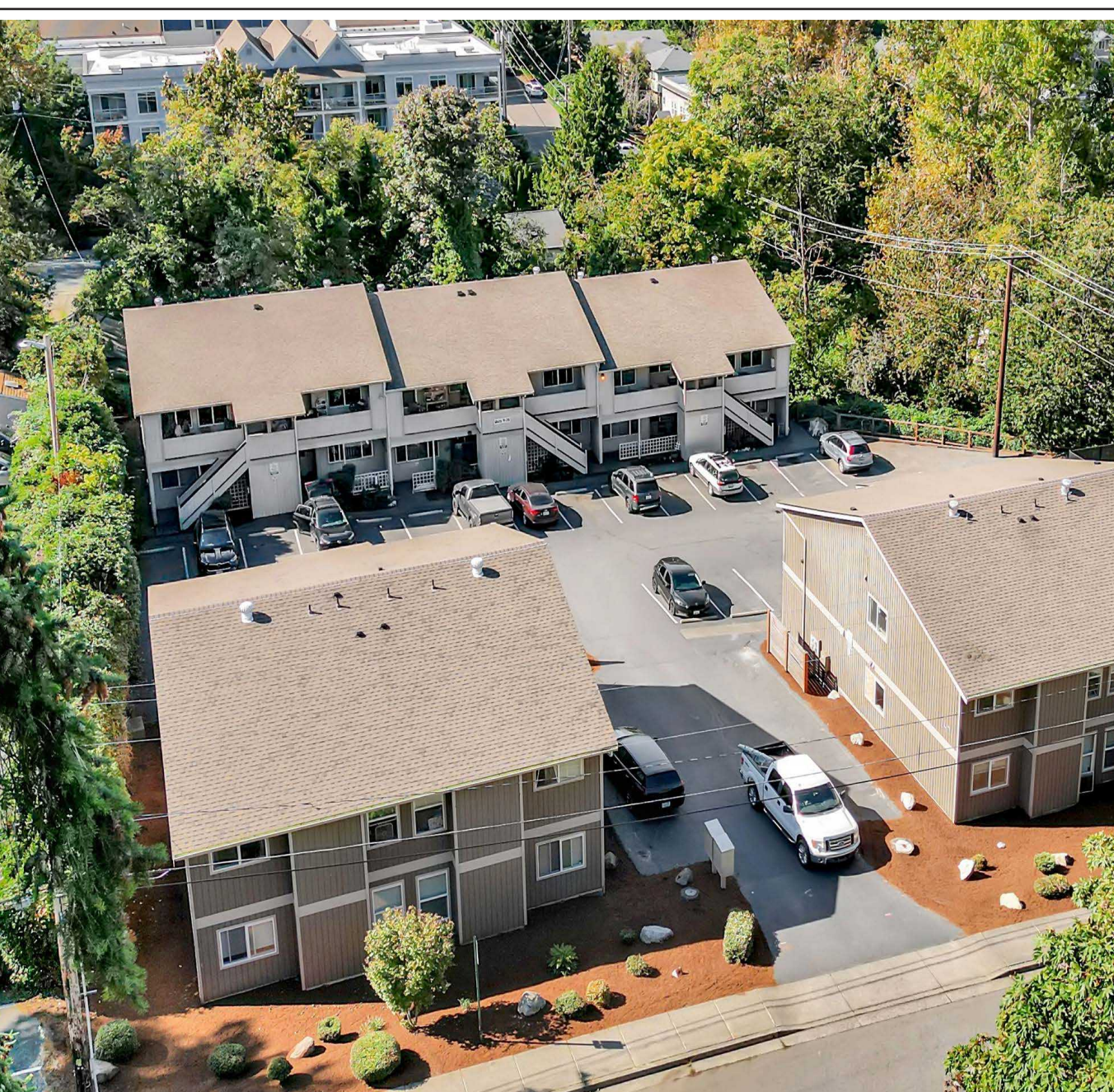
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FINANCIAL SUMMARY

\$4,200,000.00

Offering Price

\$382,680.00

Potential Gross Income (Stabilized)

\$368,873.00

Effective Gross Income

\$128,310.00

Total Expenses

\$240,563.00

Net Operating Income

5.7%

Capitalization Rate

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RENT ROLL - STABILIZED

| No. of UNITS | BD/BA | Avg. SQFT | RENT |
|-------------------------------|-------|--------------------|----------------------|
| 1 | 1/1 | 808 | \$1,225.00 |
| 7 | 2/2 | 880 | \$1,475.00 |
| 12 | 3/2 | 840 | \$1,695.00 |
| 20 UNITS | | 17,048 SQFT | |
| ANNUAL RENT | | | \$382,680.00 |
| SUPPLEMENTAL INCOME | | | \$1,500.00 |
| LESS VACANCY 4.0% | | | (\$15,307.00) |
| EFFECTIVE GROSS INCOME | | | \$368,873.00 |



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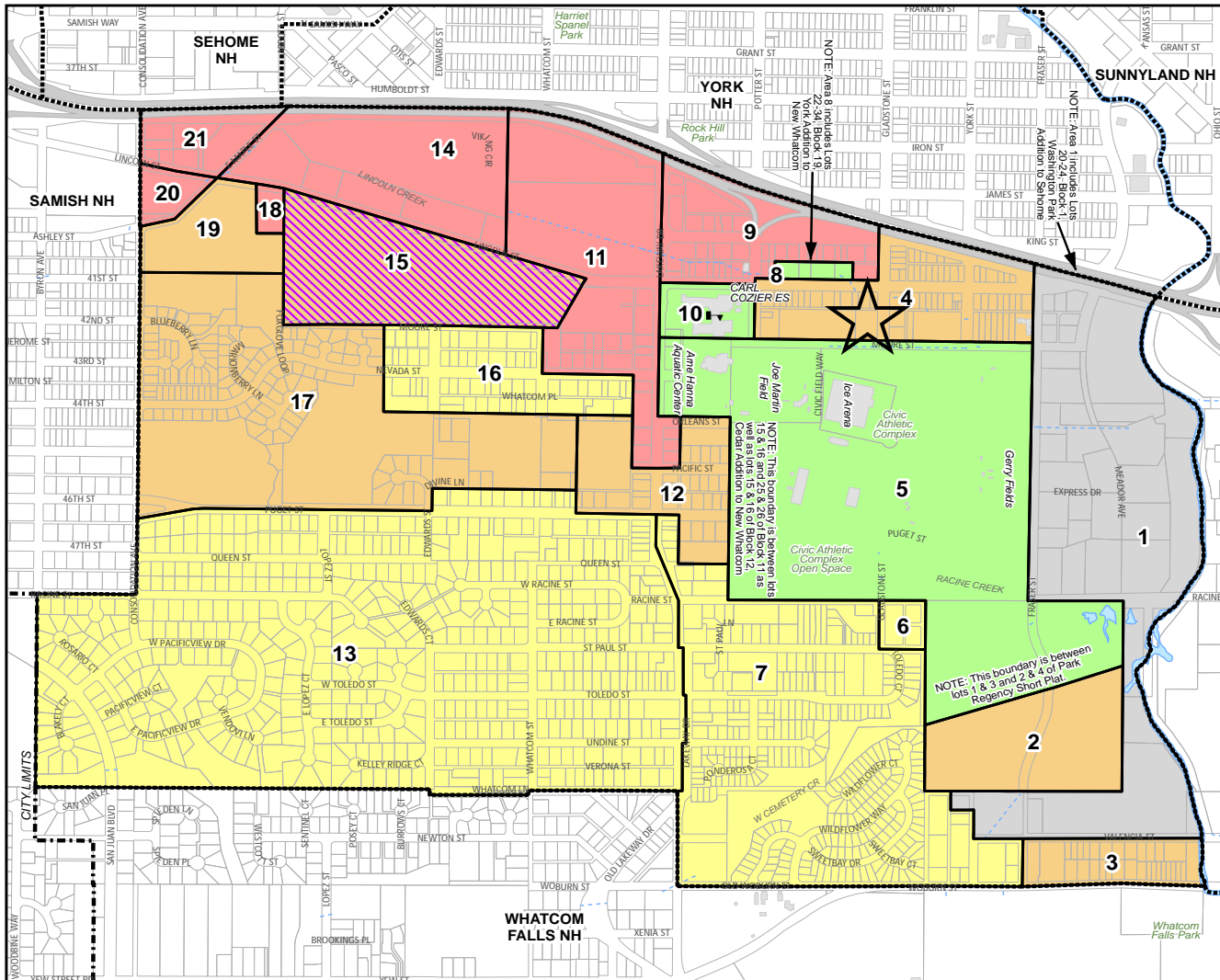
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ZONING MAP

CITY OF BELLINGHAM, WA



PUGET NEIGHBORHOOD ZONING

Manufactured Home Park Overlay (BMC 20.35.120)

AREA ZONING DESIGNATION

- 1 Industrial, Planned
- 2 Res. Multi, Planned
- 3 Res. Multi, Transition
- 4 Res. Multi, Mixed/Multiple
- 5 Public, Recreation
- 6 Res. Single
- 7 Res. Single
- 8 Public, Open Space
- 9 Commercial, Planned
- 10 Public, School
- 11 Commercial, Planned
- 12 Res. Multi, Multiple
- 13 Res. Single
- 14 Commercial, Planned
- 15 Res. Multi, Planned
- 16 Res. Single
- 17 Res. Multi, Planned
- 18 Commercial, Planned
- 19 Res. Multi, Planned
- 20 Commercial, Planned
- 21 Commercial, Planned



0 380 760 1,140 1,520 Feet

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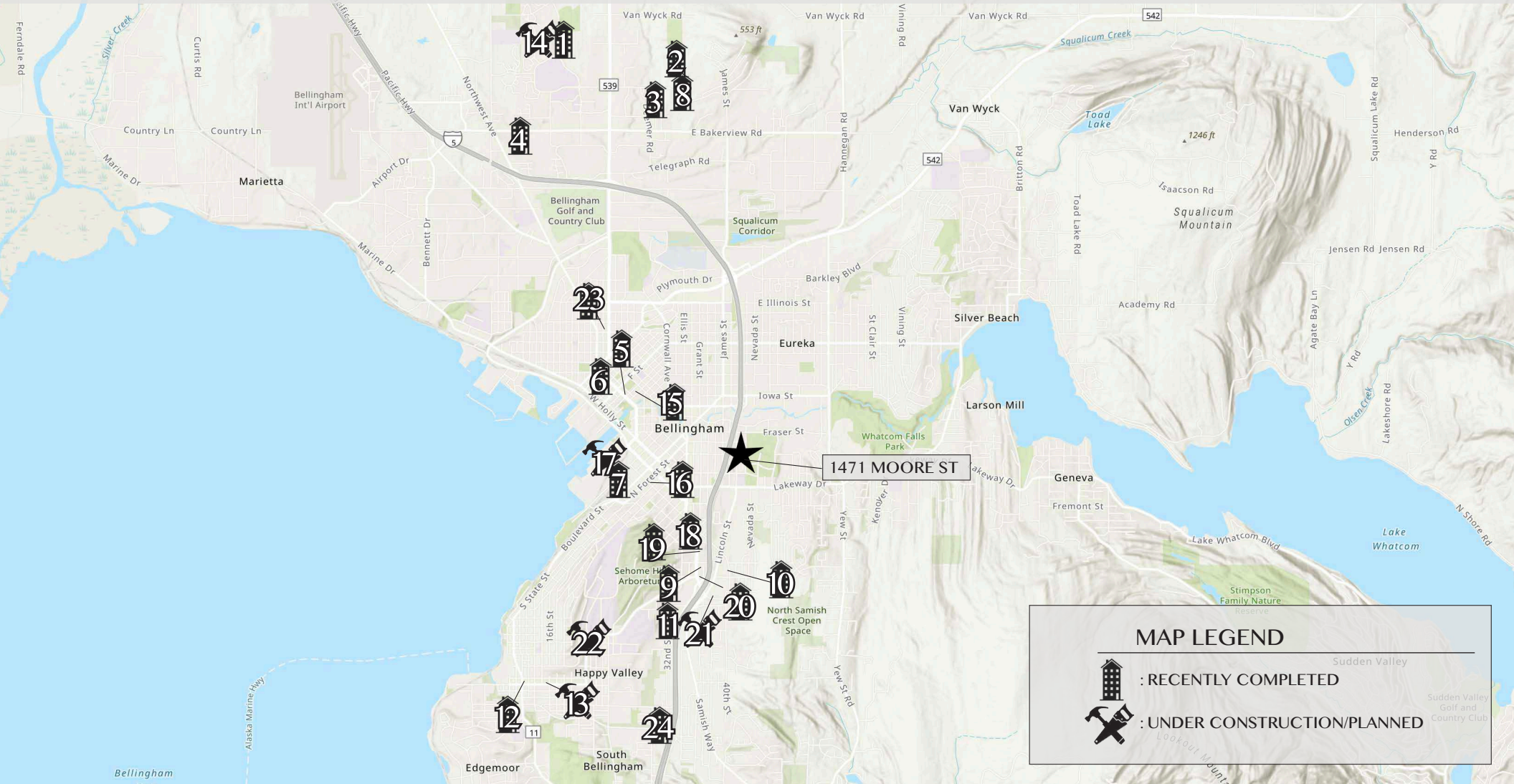
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RECENT & UPCOMING PROJECTS

BELLINGHAM APARTMENTS & CONDOS



MAP LEGEND

-  : RECENTLY COMPLETED
-  : UNDER CONSTRUCTION/PLANNED

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PARK VIEW VILLAGE
425 STUART RD



Unit Count: 83
Year Built: 2018



TREMEZZO NORTH
545 E KELLOGG RD



Unit Count: 88
Year Built: 2021



SOFIA PLACE
256 PRINCE AVE



Unit Count: 84
Year Built: 2020



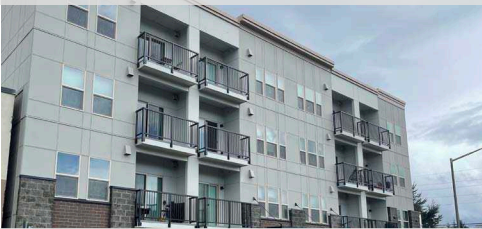
PARK PLACE
3928 NORTHWEST AVE



Unit Count: 177
Year Built: 2021



DUPONT STATION
804 DUPONT ST



Unit Count: 50
Year Built: 2021



OLD TOWN FLATS
1000 ASTOR ST



Unit Count: 32
Year Built: 2018



STATESIDE
903 N STATE ST



Unit Count: 513 (Beds)
Year Built: 2021



KINGSWAY
4265 CRESTON WAY



Unit Count: 59
Year Built: 2022



SAMISH STATION
109 N SAMISH WAY



Unit Count: 52
Year Built: 2019



ASHLEY STREET
126 ASHLEY ST



Unit Count: 60
Year Built: 2019



HARVARD SUITES
705-709 32ND ST



Unit Count: 60
Year Built: 2018



FAIRHAVEN TOWERS
1215 12TH ST



Unit Count: 66
Year Built: 2019



Sources: cob.org, Loopnet.com

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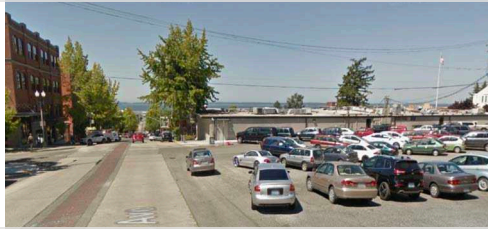
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HARRIS AVE
1305 HARRIS AVE



Unit Count: 36
Est. Completion: 2024



CRESCENT APARTMENTS
430 W STUART RD



Unit Count: 110
Est. Completion: 2024



MERITIME HERITAGE APTS
1818 D ST



Unit Count: 129
Year Built: 2023



FRANKLIN BUILDING
1100 N FOREST ST



Unit Count: 40
Year Built: 2023



WATERFRONT CONDOS
1015-1019 GRANARY AVE



Unit Count: 103
Est. Completion: 2024



SAMISH COMMONS
321 N SAMISH WAY



Unit Count: 53
Year Built: 2023



KERF APARTMENTS
208 N SAMISH WAY



Unit Count: 196
Year Built: 2023



SAMISH STATION III
3619 BILL MCDONALD PKWY



Unit Count: 65
Year Built: 2023



ELWOOD EDGE
3815 ELWOOD AVE



Unit Count: 116
Est. Completion: 2024



UNIVERSITY HEIGHTS
2110 BILL MCDONALD PKWY



Unit Count: 108
Est. Completion: 2024



NORTH STREET STATION
2609 MERIDIAN ST



Unit Count: 21
Year Built: 2023



FAIRHAVEN PLAZA
3129 OLD FAIRHAVEN PKWY



Unit Count: 86
Year Built: 2023



Sources: cob.org, Loopnet.com, rmcarchitects.com

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COMMUNITY SNAPSHOT

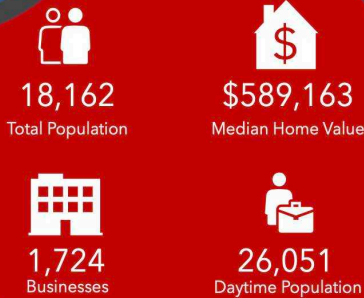
1 MILE RADIUS FROM CIVIC FIELD APARTMENTS

1471 Moore St, Bellingham, Washington, 98229
Ring of 1 mile

College Towns

Dominant Tapestry Segment

KEY FACTS



29.0
Median Age

0.83%
2024-2029
Pop Growth Rate

\$36,046
Per Capita Income

2.1
Avg Household Size

\$52,531
Median Household Income

A variety of grocery outlets and sources

26
Food & Beverage

76
Healthcare

Local hospitals and healthcare facilities

Nearby choices for on premise and take-out dining

195
Restaurants

23
Education

Schools and places for education and skills transfer

Performance and amusement destinations

43
Entertainment

3
Libraries

Lifelong learning opportunities

Local transport and connectivity

6
Public Transport

54
Government

Civic engagement at neighborhood hubs

Gateways to life enrichment and growth

24
Spiritual Centers

69
Sports

Places to play alone or in community groups

Proximity to play and fun

3
Playgrounds

3
Parks & Gardens

Access to green spaces

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).
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Spending facts are average annual dollars per household

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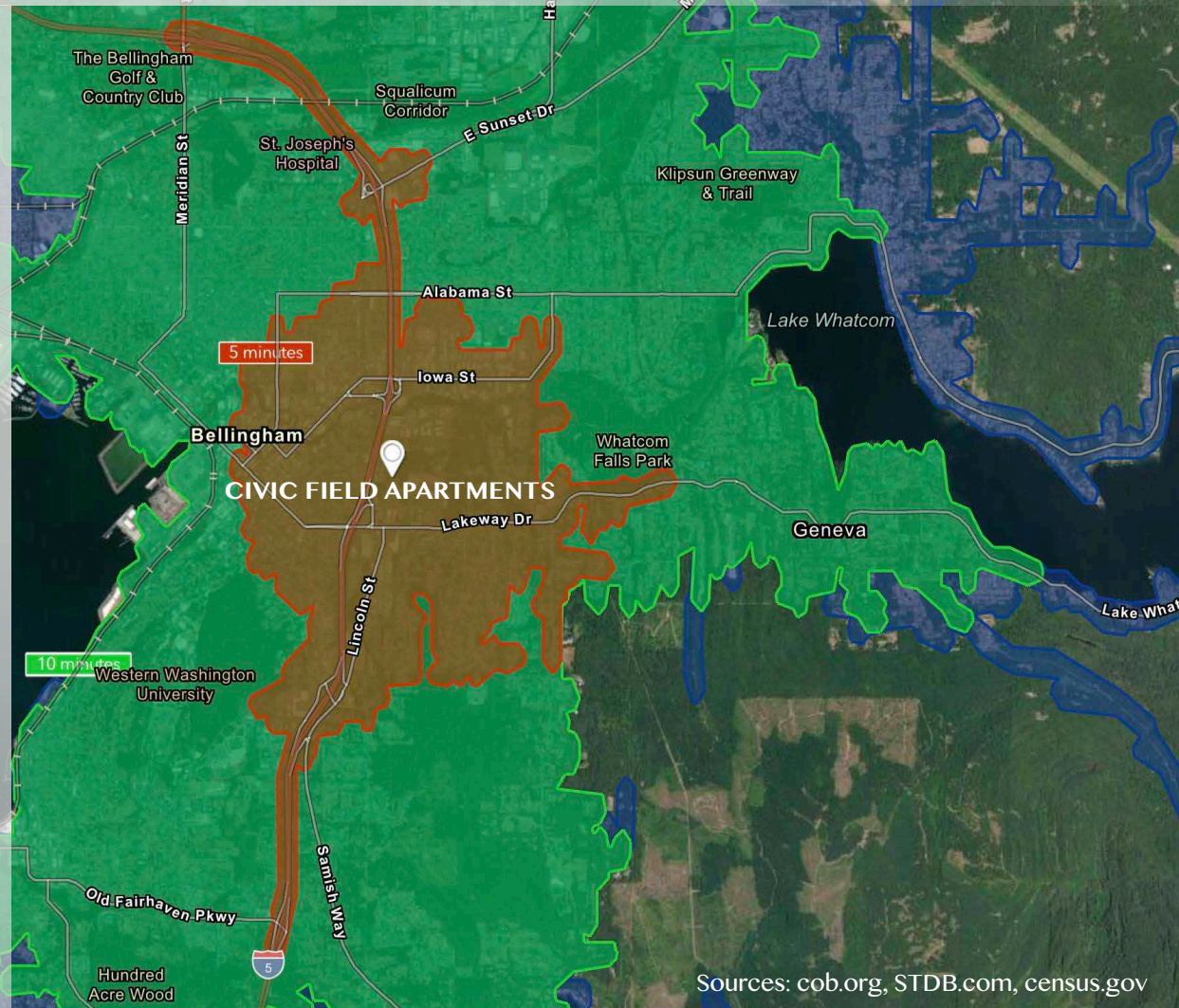
LOCATION OVERVIEW

BELLINGHAM, WA

Bellingham is the most populous city in Whatcom County and holds the county seat. Convenient access to the area and surrounding markets contributes to Bellingham's diverse economy. Vancouver, B.C. is located 52 miles north of Bellingham, and Seattle is 90 miles south.

Education is a hallmark of the community and adds to a skilled labor force. Western Washington University, Whatcom Community College, Bellingham Technical College, and NW Indian College call Bellingham home. Other major employers include St. Joseph's hospital and BP Cherry Point.

Mount Baker and the San Juan Islands are the backdrop to a vibrant recreational community and tourism sector. Visitors are attracted to Bellingham's natural beauty and historical preservation.



Sources: cob.org, STDB.com, census.gov

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No representation is made by Muljat Group Commercial or Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or presentation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Muljat Group Commercial, Seller, and its employees disclaim any and all liability for representations and warranties, expressed or implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. Prospective purchasers should be aware that Seller of the real property known as 1471 MOORE STREET, is selling the Property in its "AS IS" condition with all faults, without representations or warranties of any kind or nature. Upon written request prior to and or after contracting to purchase, as appropriate, purchaser will be given reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of purchaser's choosing. Prospective purchaser shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. In addition to the first sentence of this paragraph, but without limiting the generality thereof, purchaser shall not be entitled to and should not rely on Seller or its affiliates or its agents as to (i) the quality, nature, adequacy, and physical condition of the Property, including but not limited to, the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities, the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances; (ii) the quality, nature, adequacy, and physical condition of soils, ground water, and geology; (iii) the existence, quality, nature, adequacy and physical condition of utilities serving the Property; (iv) the development potential of the Property, its habitability, merchantability, fitness, suitability, or adequacy of the Property for any particular purpose; (v) the zoning or the legal status of the Property; (vi) the Property's or its operation's compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions, restrictions of any governmental, quasi-governmental entity, or any other person or entity; (vii) the quality of any labor or materials furnished at or to the Property; (viii) the compliance of the Property with any environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements, including, but not limited to, those pertaining to the handling, generating, storing, or disposing of any hazardous materials, or the Americans with Disabilities Act; and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status, and extent of any right-of-way, lease, right of retention, possession, lien, encumbrance, license, reservation, covenant, condition, restriction, and any other matter affecting the title. Although the Seller may have performed work, or contracted for work performed by related and or third parties in connection with the Property, Seller and its agents shall not be responsible to purchaser or any successor on account of any errors or omissions or construction defects of such predecessors and or related third parties.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

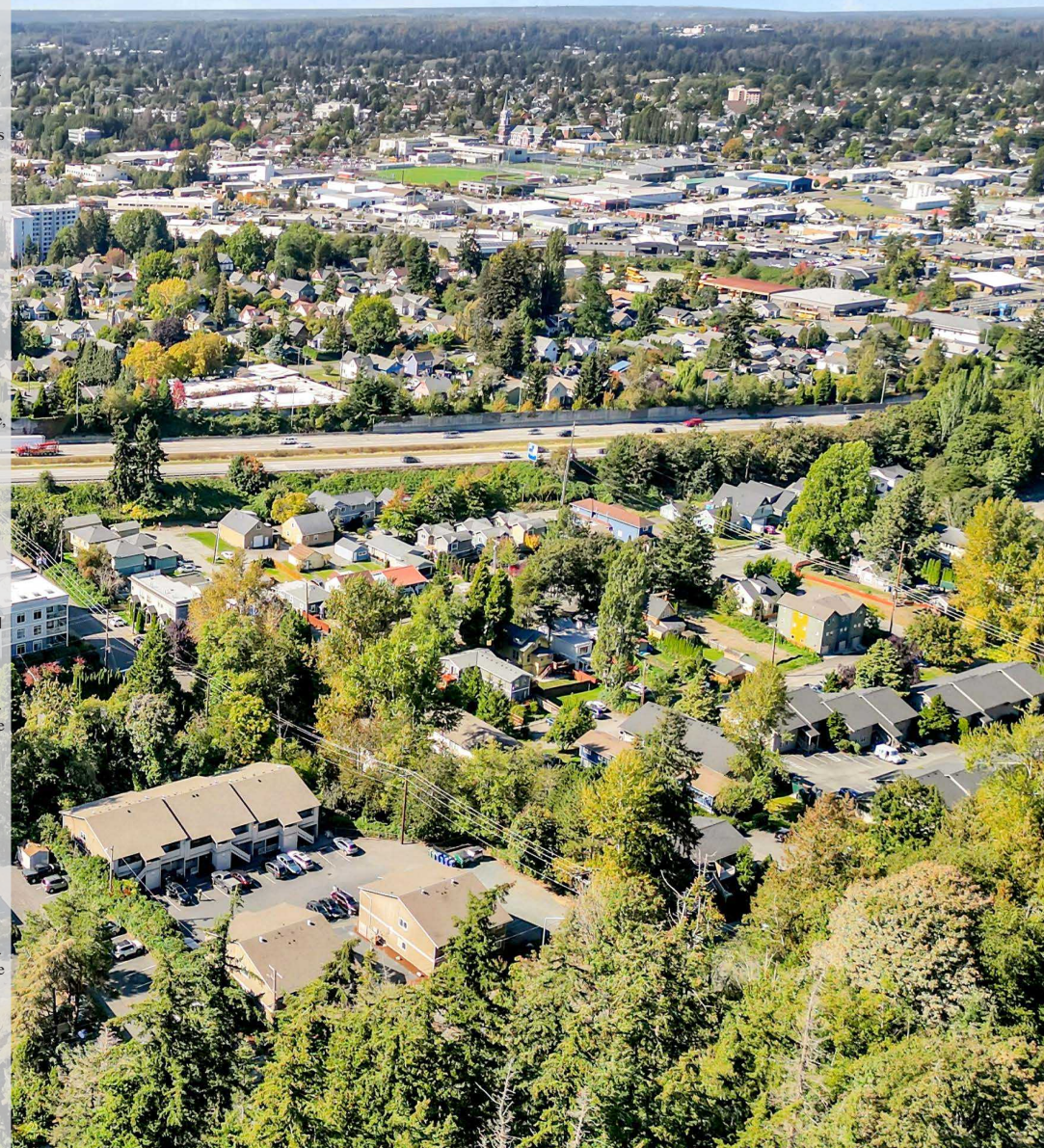
Seller and Muljat Group Commercial each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel, and any obligations set by Seller thereunder have been satisfied or waived.

Any offer to Seller must be (i) presented in the form of a non-binding Letter of Intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by Seller and executed by both parties, and (iii) approved by Seller before the transaction becomes binding on either party. Neither the prospective purchaser nor the Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature and furnished solely for the purpose of considering the purchase of real property described herein. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the express prior written consent of Seller or Muljat Group Commercial and that you will use the information in this Offering Memorandum or any of its content in any fashion or manner detrimental to the interest of Seller or Muljat Group Commercial. If you have no interest in the Property, please return the Offering Memorandum forthwith.

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STABILIZED INCOME ANALYSIS

CIVIC FIELD APARTMENTS, 1471 MOORE STREET

| RESIDENTIAL INCOME: | No. of | Unit | Average | Market | | Monthly | Annual | |
|----------------------------------|-----------|----------------|---------------|---------|------------|---------------|-----------------|------------------|
| Unit Type | Units | Numbers | Size (SF) | Rent | Rent/SF | Income | Income | |
| 1 BR/1 BA | 1 | 11 | 808 SF | \$1,225 | Unit/Month | \$1.52 | \$1,225 | \$14,700 |
| 2 BR/2 BA | 7 | 10,12,13,16-19 | 880 SF | \$1,475 | Unit/Month | \$1.68 | \$10,325 | \$123,900 |
| 3 BR/2 BA | 12 | 1-9,14,15,20 | 840 SF | \$1,695 | Unit/Month | \$2.02 | \$20,340 | \$244,080 |
| Total Residential Income: | 20 | Units | 17,048 | | | \$1.87 | \$31,890 | \$382,680 |

Less: Vacancy, Concession and Credit Loss - Residential 4.0% (\$1,276) (\$15,307)

Effective Gross Income - Residential: \$30,614 \$367,373

Supplemental Income

| | | |
|-----------------|-----------------|---------|
| Laundry Income | \$100.00 /month | \$1,200 |
| Storage Income: | \$25.00 /month | \$300 |
| Misc | \$0 /Month | \$0 |

TOTAL EFFECTIVE GROSS INCOME \$30,739 \$368,873

| Less: Operating Expenses | Amount | Totals | Per SF | Unit Amount | Totals | % of EGI | Totals |
|--|----------|------------------|---------------|-------------|-------------------|----------|---------------------------|
| Fixed Expenses | | | | | | | |
| Real Estate Taxes | \$26,000 | | \$1.53 | \$1,300 | | 7.05% | |
| Insurance | \$9,000 | | \$0.53 | \$450.00 | | 2.44% | |
| Total Fixed Expenses | | \$35,000 | \$2.05 | | \$1,750 | | 9.49% |
| Utilities | | | | | | | |
| Electricity | \$3,000 | | \$0.18 | \$150.00 | | 0.81% | |
| Water/Sewer/Stormwater | \$15,000 | | \$0.88 | \$750 | | 4.07% | |
| Garbage | \$8,000 | | \$0.47 | \$400 | | 2.17% | |
| Total Utilities | | \$26,000 | \$1.53 | | \$1,300 | | 7.05% |
| Maintenance and Repair - Normalized | | | | | | | |
| Supplies, Maint. & Repairs | \$15,000 | | \$0.88 | \$750 | | 4.07% | |
| Unit turnover | \$12,000 | | \$0.70 | \$600 | | 3.25% | |
| Cleaning | \$1,000 | | \$0.06 | \$50 | | 0.27% | |
| Exterior Maintenance | \$3,500 | | \$0.21 | \$175 | | 0.95% | |
| Appliances | \$2,500 | | \$0.15 | \$125 | | 0.68% | |
| Landscaping | \$3,000 | | \$0.18 | \$150 | | 0.81% | |
| Total Maintenance and Repair | | \$37,000 | \$2.17 | | \$1,850 | | 10.03% |
| Professional Management | | \$22,132 | \$1.30 | | \$1,107 | | 6.00% |
| Advertising | | \$800 | \$0.05 | | \$40 | | 0.22% |
| Office/Admin./Misc. | | | | | | | |
| Office/Admin. | \$1,000 | | \$0.06 | \$50 | | 0.27% | |
| Legal & Audit | \$500 | | \$0.03 | \$25 | | 0.14% | |
| License/Permits | \$500 | | \$0.03 | \$25 | | 0.14% | |
| Miscellaneous | \$1,000 | | \$0.06 | \$50 | | 0.27% | |
| Total Office/Admin./Misc. | | \$7,377 | \$0.43 | | \$369 | | 2.00% |
| Totals | | \$128,310 | \$7.53 | | \$6,415.49 | | 34.93% (\$128,310) |

NET OPERATING INCOME \$240,563

CAP RATE 5.73%

CONCLUDED VALUE: \$ 4,200,000.00

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107 S MAIN STREET, COUPEVILLE, WA 98239

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