

FOR SALE

THE GRANADA APARTMENTS

*Opportunity to own a fully stabilized 32-unit
building located in Tacoma, WA*

1224 S YAKIMA AVE, TACOMA, WA 98405



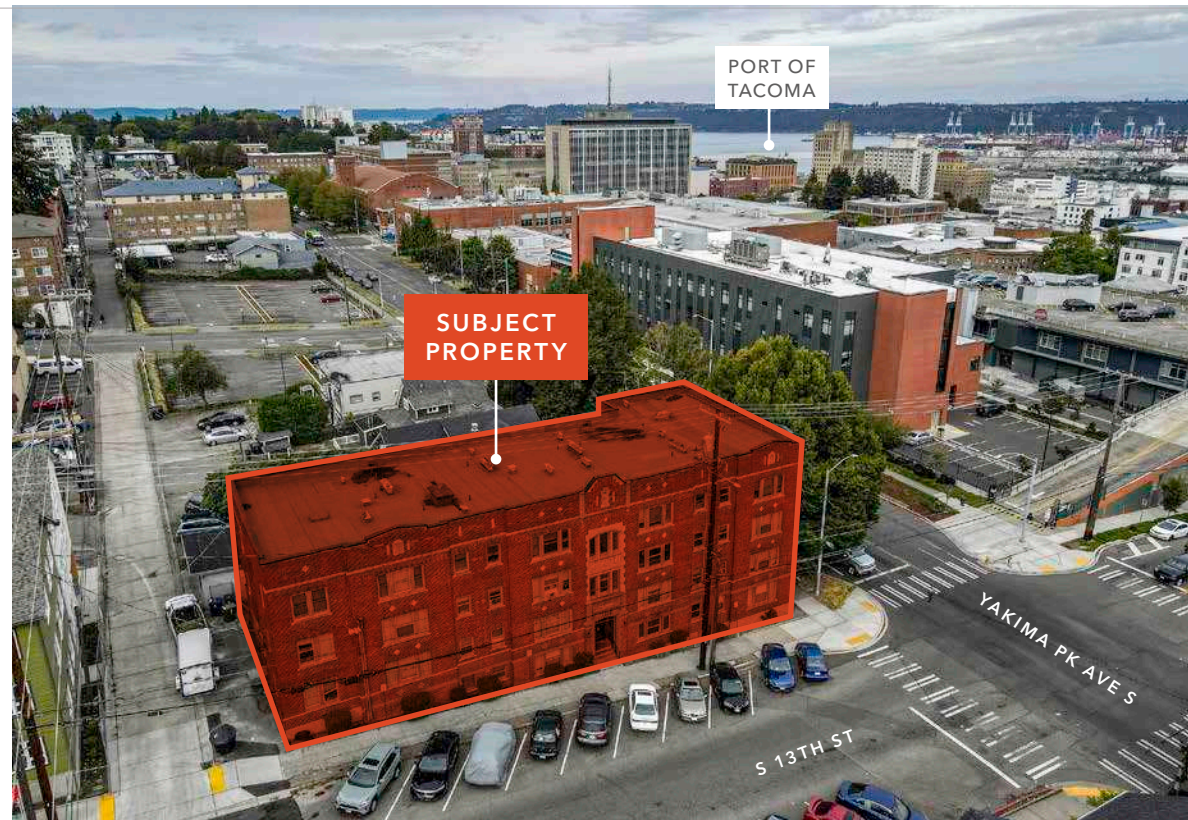
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km Kidder Mathews

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PROPERTY INFORMATION

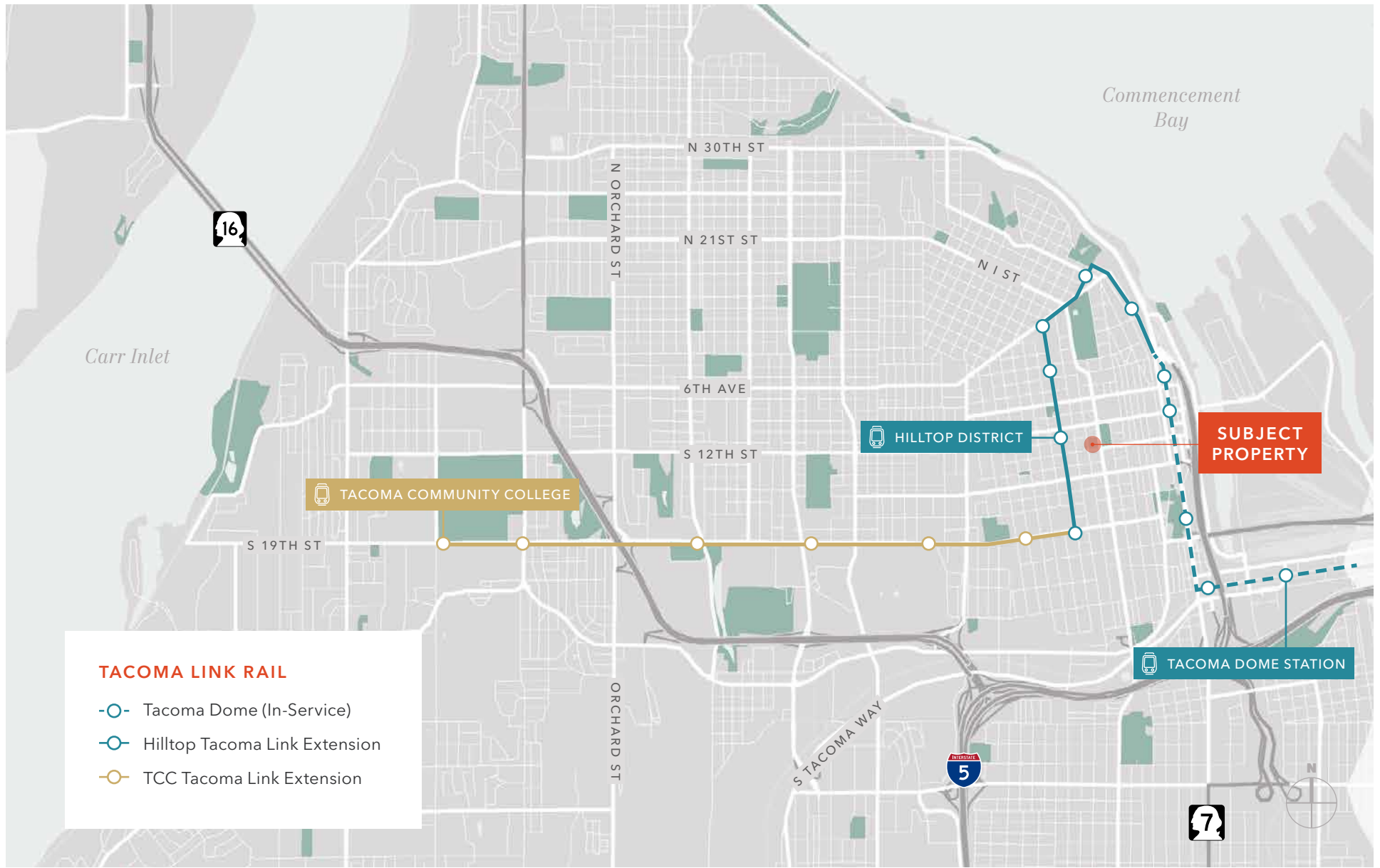
ADDRESS	1224 S Yakima Ave, Tacoma, WA 98405
NO OF UNITS	32 (opportunity to convert office into 33rd unit)
PARCEL NUMBER	2012160080
YEAR CONSTRUCTED	1924
NUMBER OF FLOORS	4
SITE COVERAGE	6,500 SF
TOTAL BUILDING SIZE	20,544
ZONING	R5
UNIT FINISHES	Renovated (2016 - 2024)
PARKING	Street
LAUNDRY	On-site



RESIDENTIAL UNIT SUMMARY

Type	Units	Avg SF	Total SF	IN-PLACE			MARKET RENT		
				Rent	Rent/SF	Annual Rent	Rent	Rent/SF	Annual Rent
Studio	10	352	3,520	\$1,062	\$3.02	\$127,380	\$1,200	\$3.41	\$144,000
Studio Large	8	454	6,812	\$1,189	\$2.62	\$213,930	\$1,300	\$2.86	\$234,000
Urban 1 Bedroom	7	484	3,388	\$1,213	\$2.50	\$101,916	\$1,350	\$2.78	\$113,400
1x1	7	624	4,368	\$1,287	\$2.06	\$108,066	\$1,450	\$2.32	\$121,800
Total/Average	32	459	14,700	\$1,170	\$2.55	\$449,376	\$1,302	\$2.83	\$499,800





Exclusively listed by

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