

# PUGET SOUND 31

4013 & 4312 S PUGET SOUND AVE, TACOMA, WA



*31 - Newly Constructed Units in  
Tacoma's Core Growth Corridor*



4013 S PUGET SOUND AVE (PUGET 11)



4312 S PUGET SOUND AVE (PUGET 20)

EXCLUSIVELY LISTED BY THE SIMON | ANDERSON MULTIFAMILY TEAM

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**km** Kidder  
Mathews

*Exclusively Listed by*

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# PROPERTY HIGHLIGHTS



## TURNKEY ASSET WITH UPSIDE

Recently constructed with modern systems, greatly reducing operating expenses over time.



## WALKABLE SHOPPING & DINING

Minutes from the Tacoma mall, grocery stores, restaurants, and other retail hubs.



## IN-UNIT CONVENIENCE

Each unit includes their own washer & dryer, maximizing tenant comfort and retention.



## STRATEGICALLY LOCATED FOR LIFESTYLE & CONVENIENCE

Easy access to shopping centers, parks, recreation, local services, and major employment centers.



## EXECUTIVE SUMMARY

### RESIDENTIAL UNIT MIX

Type	Units	Avg SF	Total SF	Min Rent	Max Rent	Avg/Unit	Total/Unit
STUDIO	1	432	432	\$1,061	\$1,061	\$1,061	\$1,061
1X1	30	426	12,780	\$1,100	\$1,257	\$1,205	\$36,150
<b>TOTAL/AVERAGE</b>	<b>31</b>	<b>426</b>	<b>13,212</b>			<b>\$1,206</b>	<b>\$37,211</b>



PRICE **\$6,200,000 (\$200,000/Door)**

OFFER DUE *To Be Announced*

## PUGET SOUND 11 | BUILT IN 2019

4013 S PUGET SOUND AVE



# PUGET SOUND 20 | BUILT IN 2023

4312 S PUGET SOUND AVE



## PUGET SOUND 31 - INTERIOR PHOTOS

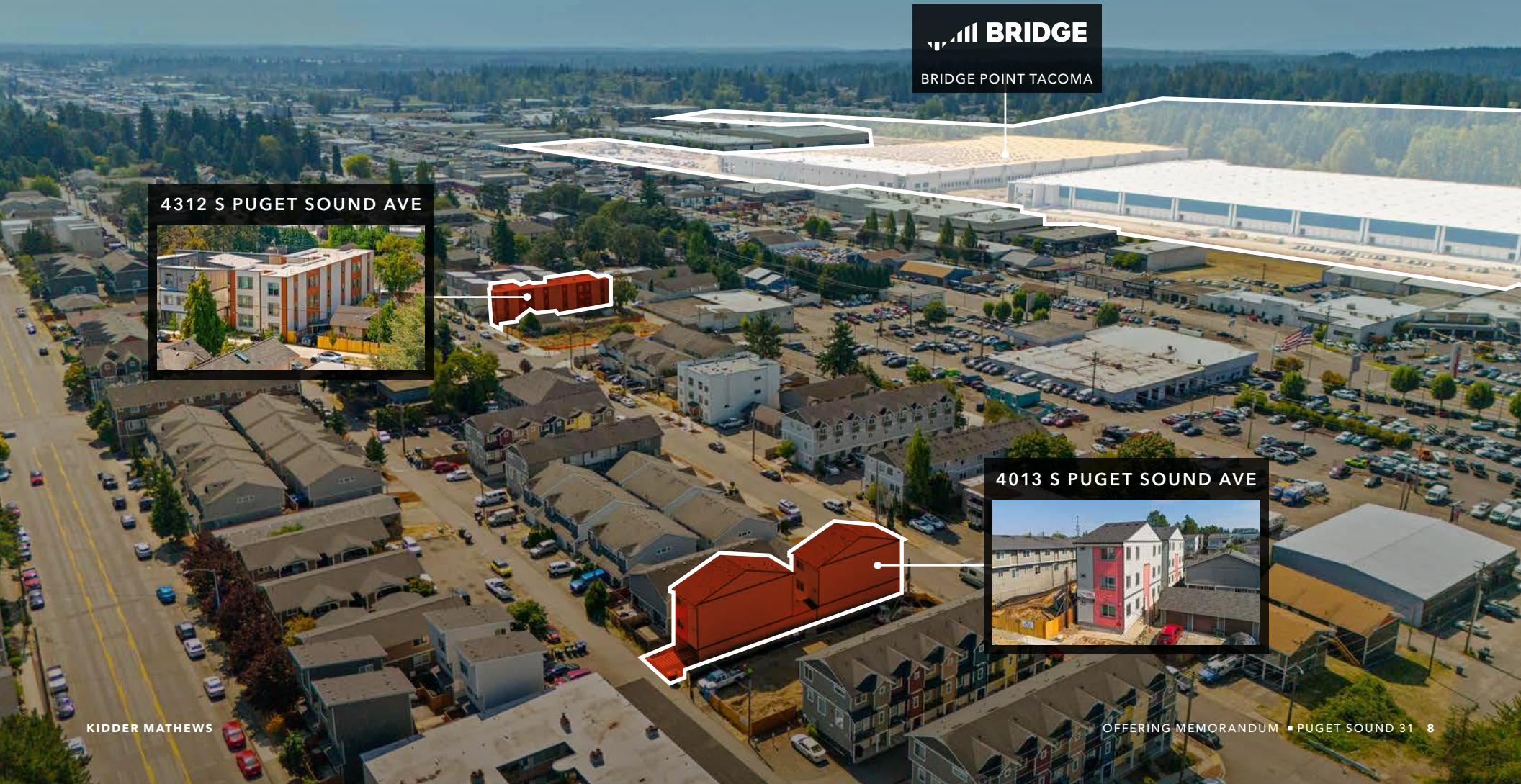


# BRIDGE POINT TACOMA INDUSTRIAL PROJECT

$\pm 2.5M$   
TOTAL  
SQUARE FOOTAGE

$\pm 1.5K$   
ESTIMATED  
PROVIDED JOBS

0.9  
MILES FROM  
PUGET SOUND 31



*Newly built portfolio placed in a well-connected suburban pocket of Tacoma. offering residents efficient and just minutes from major employers, transit, & retail.*

### UNIT FEATURES

In-Unit Washer & Dryer

Modern, High-End Flooring & Finishes

Stainless Steel Appliances

Dishwasher

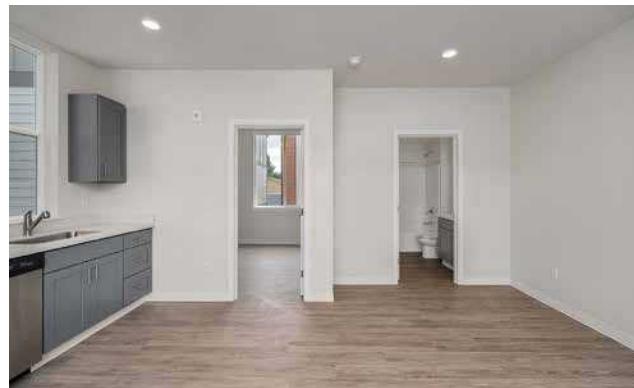
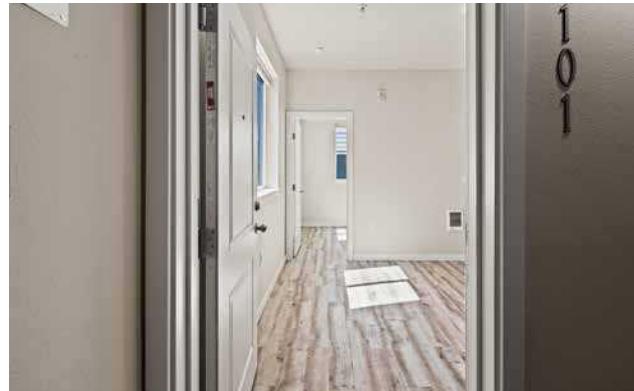
### COMMUNITY AMENITIES

Bike Storage

Private/Peaceful Setting

9-Foot Ceilings

Keyless Entry



## FINANCIAL PERFORMANCE

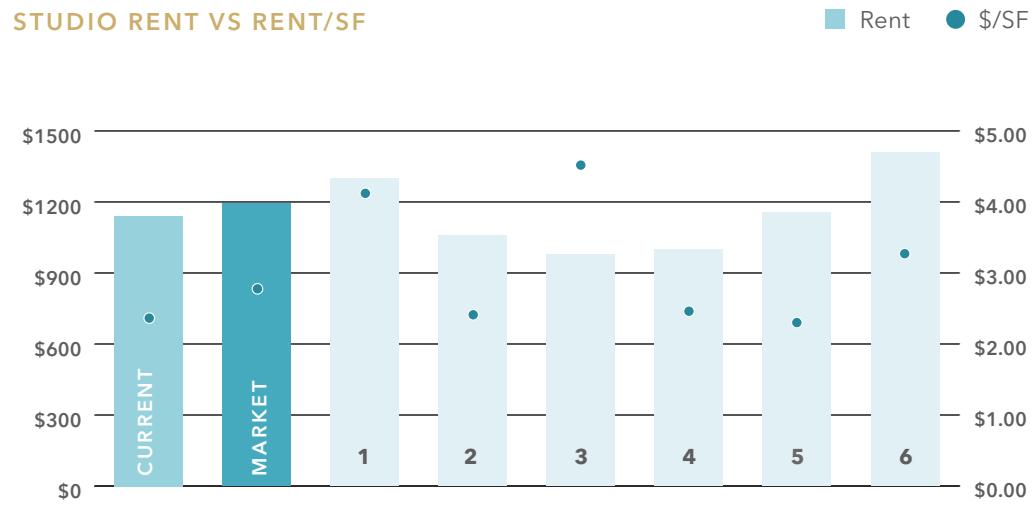
	CURRENT INCOME		MARKET INCOME	
<b>Income</b>				
Gross Potential Rent	448,522	2.83/SF/Mo	511,500	3.23/SF/Mo
Vacancy	(17,941)	4.0%	(20,460)	4.0%
Bad Debt & Concessions	(4,485)	1.0%	(5,115)	1.0%
<b>Net Rental Income</b>	<b>426,096</b>		<b>485,925</b>	
Utility Fees	44,175	119/U/Mo	44,175	119/U/Mo
Miscellaneous	15,500	500/U	15,500	500/U
<b>Effective Gross Income</b>	<b>485,771</b>		<b>545,600</b>	
<b>Expenses</b>	Stabilized Expenses		Trended Expenses	
Taxes	4,135	133/U	4,259	137/U
Insurance	11,957	386/U	12,315	397/U
Utilities	39,016	1,259/U	40,187	1,296/U
R&M	15,500	500/U	15,965	515/U
Management	29,146	6% EGI	32,736	6% EGI
Marketing	3,100	100/U	3,193	103/U
Administration	6,200	200/U	6,386	206/U
<b>Total Expenses</b>	<b>109,054</b>	<b>22% EGI</b>	<b>115,041</b>	<b>21% EGI</b>
Expenses/U		3,518/U		3,711/U
Expenses/SF		8/SF		9/SF
<b>Net Operating Income</b>	<b>376,716</b>	<b>12,152/U</b>	<b>430,559</b>	<b>13,889/U</b>

## RENT COMPARABLES

STUDIOS

Property Name	Property Address	Year Built	Avg Studio SF	Avg Studio Rents	Studio \$/SF
<b>PUGET SOUND 31 (CURRENT)</b>	4013 S Puget Sound	2019/2023	432	\$1,061.00	\$2.45
<b>PUGET SOUND 31 (MARKET)</b>	4013 S Puget Sound	2019/2023	409	\$1,195.00	\$2.77
<b>01 HALLIE COURT</b>	4542 & 4546 S Junett St	2024	315	\$1,300.00	\$4.13
<b>02 CEDAR PLACE APARTMENTS</b>	4338 S Cedar St	2022	438	\$1,059.00	\$2.42
<b>03 4045 S PUGET SOUND AVE</b>	4045 S Puget Sound Ave	2024	216	\$979.00	\$4.53
<b>04 3715 E MCKINELY AVE</b>	3715 E McKinely Ave	2021	404	\$999.00	\$2.47
<b>05 3903 S TYLER ST</b>	3903 S Tyler St	2019	500	\$1,156.00	\$2.31
<b>06 9 CLARK PL</b>	9 Clark PL	2022	430	\$1,410.00	\$3.28
<b>Average</b>			<b>384</b>	<b>\$1,150.50</b>	<b>\$3.19</b>

## STUDIO RENT VS RENT/SF

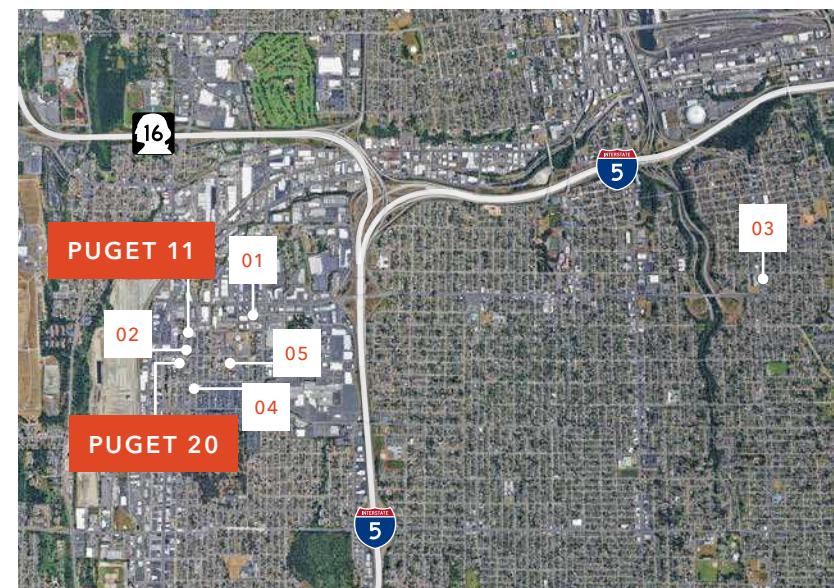
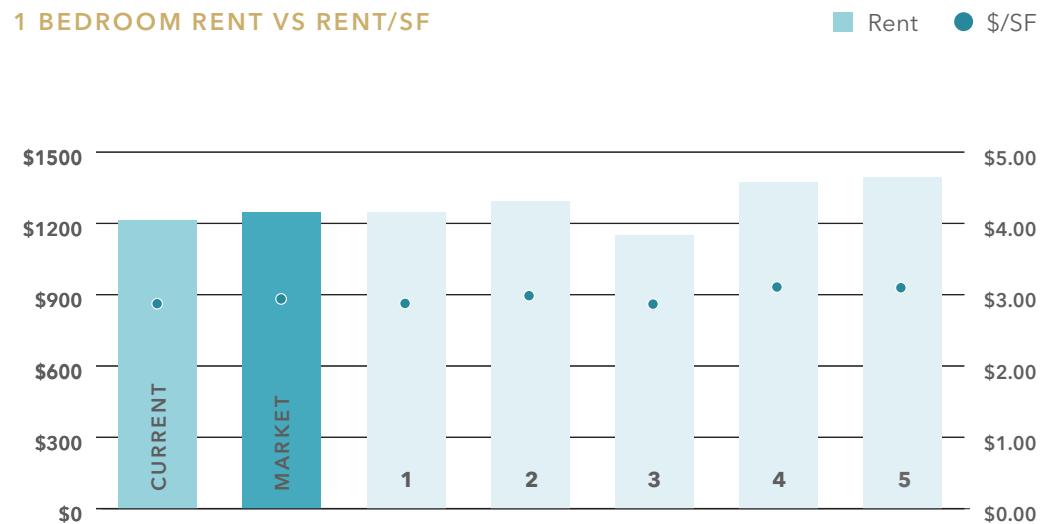


## RENT COMPARABLES

1 BED X 1 BATH

Property Name	Property Address	Year Built	Avg 1BD SF	Avg 1BD Rents	1BD \$/SF
<b>PUGET SOUND 31 (CURRENT)</b>	4013 S Puget Sound	2019/2023	432	\$1,205.00	\$2.82
<b>PUGET SOUND 31 (MARKET)</b>	4013 S Puget Sound	2019/2023	426	\$1,273.00	\$2.99
<b>01 ISTUDIOS</b>	3825 S Junett St	2016	433	\$1,246.00	\$2.88
<b>02 4045 S PUGET SOUND AVE</b>	4045 S Puget Sound Ave	2024	432	\$1,295.00	\$3.00
<b>03 3715 E MCKINELY AVE</b>	3715 E McKinely Ave	2021	401	\$1,150.00	\$2.87
<b>04 WARNER ST. APARTMENTS</b>	4510 S Warner St	2022	442	\$1,375.00	\$3.11
<b>05 4315-4319 S ALDER ST</b>	4315-4319 S Alder St	2025	450	\$1,395.00	\$3.10
<b>Average</b>			<b>432</b>	<b>\$1,292.20</b>	<b>\$2.99</b>

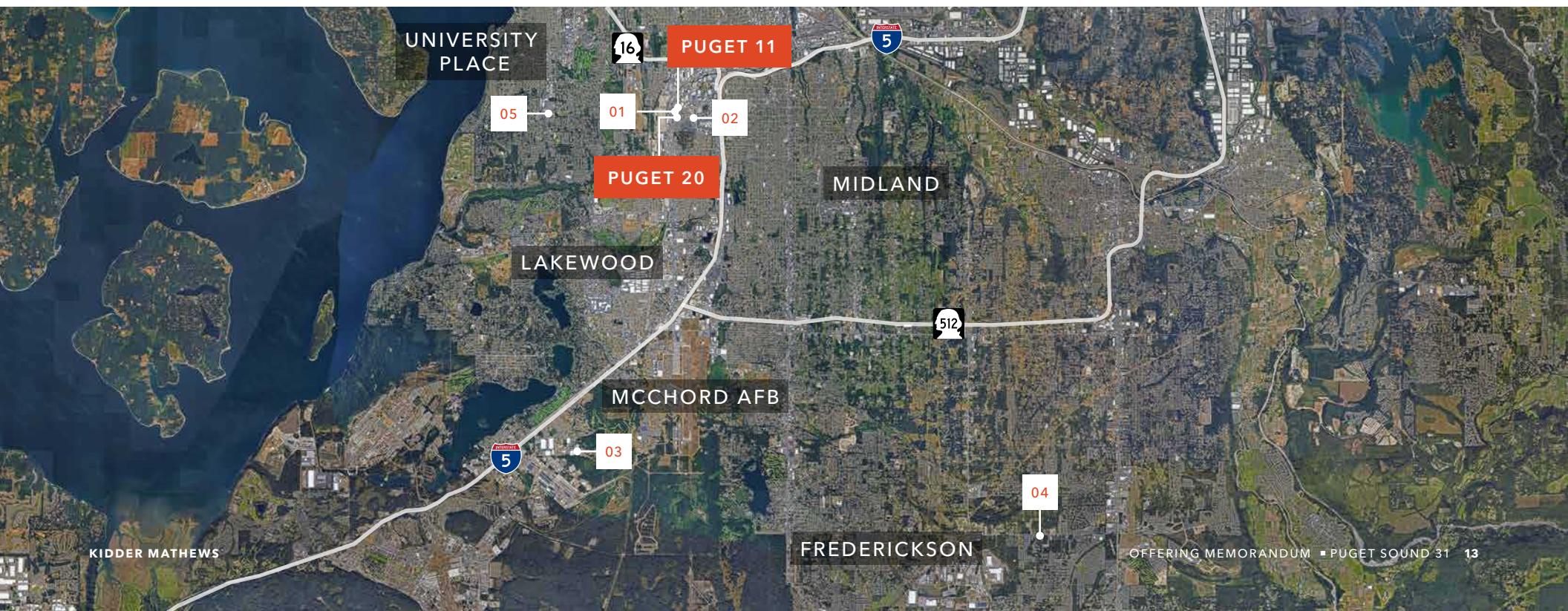
## 1 BEDROOM RENT VS RENT/SF



## COMPARABLES

### SALE COMPARABLES

Property Name	Property Address	Submarket Name	Year Built	Sale Date	Sale Price	\$/Unit	S/SF	Avg Unit SF	Actual Cap Rate
<b>01 4045 PUGET</b>	4045 S Puget Sound Ave	South Tacoma	2024	4/2/2025	\$4,000,000	\$166,667	\$514.40	324	6.97%
<b>02 PARK-4326</b>	4326 S Junett St	South Tacoma	2024	11/14/2024	\$4,100,000	\$170,833	\$527.26	324	6.61%
<b>03 WOODBROOK APARTMENTS</b>	15001 Woodbrook Dr SW	Outlying McChord	2019	8/30/2024	\$2,463,000	\$205,250	\$342.08	695	6.29%
<b>04 ALDERWALK APARTMENTS</b>	7722 176th St E	Frederickson	2021	7/12/2024	\$21,250,000	\$279,605	\$311.48	842	5.20%
<b>05 THE DUO</b>	4201 Bridgeport Way W	University Place	2023	2/2/2024	\$30,462,500	\$292,909	\$428.60	671	
<b>Average</b>					<b>\$223,053</b>	<b>\$424.76</b>	<b>571</b>	<b>6.27%</b>	

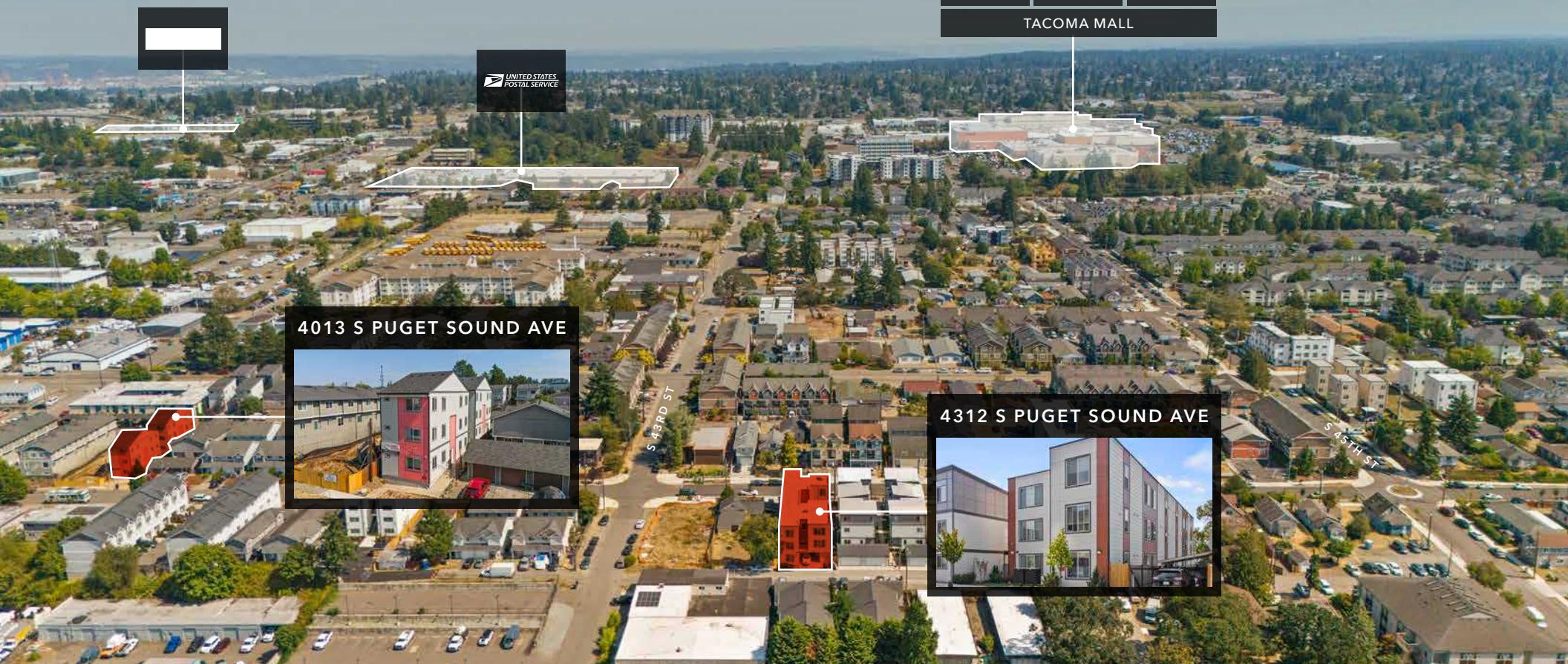


## LOCATION OVERVIEW

3 MINS | 4 MINS | 6 MINS

TO USPS | TO TACOMA MALL | TO COSTCO

JCPenney	★macy's	NORDSTROM
SEPHORA	DICK'S SPORTING GOODS	Total Wine & MORE
OLD NAVY	ULTA BEAUTY	Cheesecake Factory
TACOMA MALL		

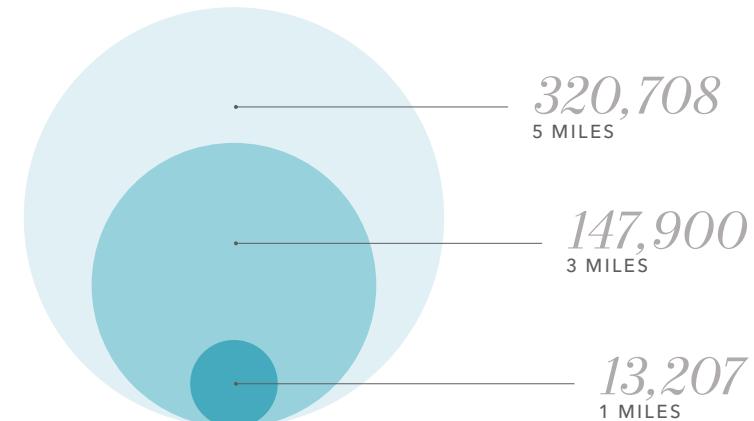


# DEMOGRAPHICS

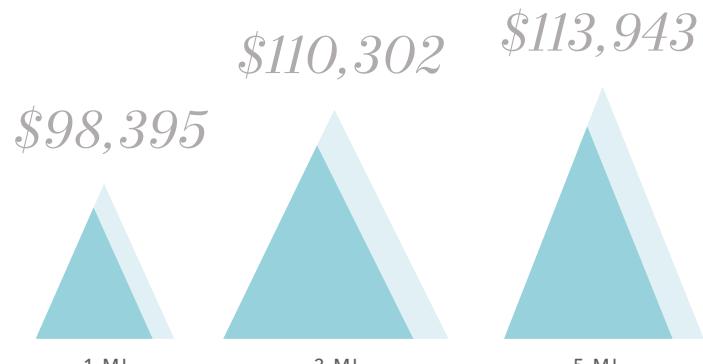
## ESTIMATED POPULATION 2025



## POPULATION FORECAST 2030



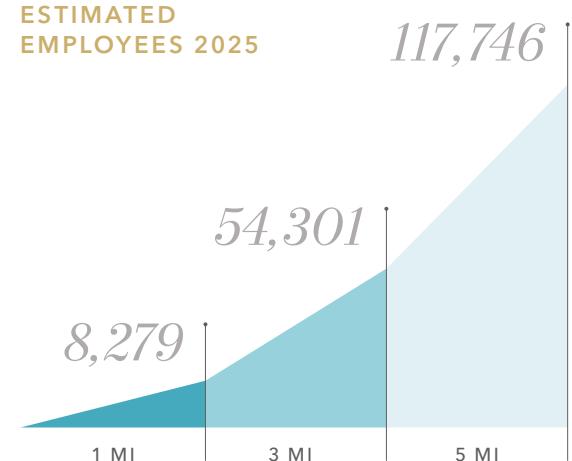
## AVERAGE HOUSEHOLD INCOME 2025



## POPULATION GROWTH (2025-2030)



## ESTIMATED EMPLOYEES 2025



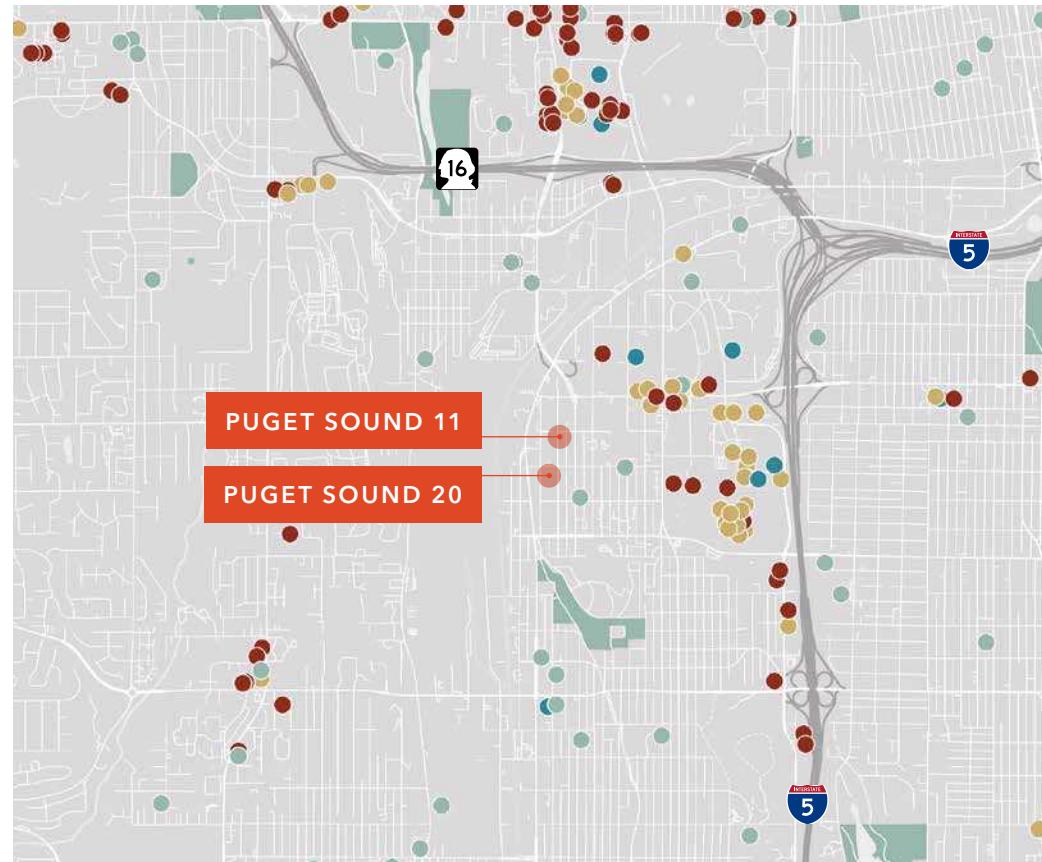
Data Source: ©2025, Sites USA

# PUGET SOUND 31 IS *CONVENIENTLY* LOCATED

Located just south of Downtown Tacoma, Puget 31 offers residents a central location with excellent access to major employment centers, retail, and transportation options. The property sits minutes from Interstate 5, providing seamless connectivity throughout Tacoma, the South Sound, and the Greater Seattle area.

Residents enjoy close proximity to Tacoma Mall, Lincoln District, and University of Washington Tacoma, along with nearby parks and neighborhood amenities. The site also benefits from its location near major regional employers, including MultiCare Health System and Joint Base Lewis-McChord (JBLM), ensuring strong and consistent renter demand. With its convenient positioning and accessibility, Puget 31 represents a well-located investment opportunity in one of Tacoma's most dynamic submarkets.

TACOMA MALL	4 MINUTES
TACOMA PLACE	8 MINUTES
TACOMA AMTRAK & SOUNDER TRAIN STATION	9 MINUTES
DOWNTOWN TACOMA	12 MINUTES
JOINT BASE LEWIS-MCCHORD	16 MINUTES
PIERCE COUNTY AIRPORT - THUN FIELD	28 MINUTES



# TACOMA

*Tacoma ranks as the 3rd largest city in Washington State, attracting a diverse and vibrant community.*

Tacoma's strategic location, merely 33 miles south of Seattle, makes it an appealing choice for residents seeking job opportunities and a more manageable commute. The city's advantageous position provides access to a variety of job centers, making it a magnet for professionals and job seekers looking to establish themselves in a competitive job market.

Tacoma's economic landscape is fortified by major employers such as Boeing, a prominent aerospace company, and MultiCare Health System, a leading healthcare organization, along with CHI Franciscan, a renowned medical provider. These institutions provide diverse and stable job prospects across industries, contributing to Tacoma's robust employment ecosystem.

The combination of job availability, lower living costs compared to Seattle, and a thriving urban environment has created an attractive atmosphere for both individuals and families looking to settle in the area. With its picturesque waterfront, cultural amenities, and recreational opportunities, Tacoma offers an appealing blend of career growth and a high quality of life, making it a desirable destination for those seeking a balanced and fulfilling lifestyle.



**219K**  
POPULATION



**3<sup>RD</sup>**  
LARGEST CITY  
IN WA STATE



*Pierce County has been one of the fastest growing counties in the state of Washington since the 1960's and consistently exceeds the state's overall rate of growth.*

Pierce County, provides strong support to a diverse range of manufacturers, including industry giants like Boeing, Milgard Manufacturing, James Hardie Building Products, Toray Composites (America), Inc., and Medallion Foods. In addition to these manufacturing powerhouses, prominent companies like Recreational Equipment, Inc. (REI), Whirlpool, and Costco have also established major distribution centers within the county.

# THRIVING HEALTHCARE SECTOR

*Healthcare plays a significant role in Tacoma's growing employment base, with numerous hospitals and medical centers contributing to this sector's expansion.*

The second-largest employer in Tacoma is MultiCare Health System, which provides jobs to 7,400 residents. This not-for-profit healthcare organization operates Tacoma General Hospital, featuring a 24-hour emergency Level II trauma center, the MultiCare Regional Cancer Center, and the region's largest and most advanced Neonatal Intensive Care Unit (NICU).

Other major healthcare employers in the area include CHI Franciscan with 6,500 employees and Kaiser Permanente with 755 employees. Looking ahead, MultiCare has plans to establish the Mary Bridge Children's Hospital, which will encompass a 250,000 square feet inpatient tower and an ambulatory building. The ambulatory building will house specialty clinics, urgent care services, and behavioral health crisis management services. This upcoming hospital is scheduled to commence patient care in early 2026.



## MULTICARE TACOMA GENERAL HOSPITAL

MultiCare Health System's Tacoma General Hospital is the largest hospital in Tacoma, Washington. It is a level II trauma center with 437 beds and the second-largest obstetrical care center in the state of Washington.



## MULTICARE ALLENMORE HOSPITAL

Leading medical facility renowned for its exceptional patient care and comprehensive medical services. With state-of-the-art facilities with 130 patient beds and a team of skilled healthcare professionals.



## MULTICARE MARY BRIDGE CHILDREN'S HOSPITAL

Mary Bridge Children's in Tacoma, offers expert pediatric health care services with specialty and primary care clinics and 340 patient beds.



## ST. JOSEPH MEDICAL CENTER

Serving Tacoma and surrounding areas, St. Joseph Medical Center is consistently ranked among the top hospitals in Washington with 361 patient beds.

# HIGHER EDUCATION

Home to several esteemed institutions, Tacoma provides a wide array of educational opportunities for students of all interests and backgrounds. This vibrant higher education scene not only enhances the city's intellectual capital but also strengthens its cultural fabric and economic growth.

## UNIVERSITY OF WASHINGTON - TACOMA

Situated at the southern end of the Tacoma Central Business District, the University of Washington - Tacoma (UWT) branch campus plays a central role in the city's landscape. Spanning approximately 46 acres, including extensive land reaching west to Tacoma Ave. S, UWT transitioned to a four-year degree program in 2007, experiencing remarkable growth with an annual enrollment now exceeding 5,100 students. As a result, the vibrant urban campus has emerged as a key focal point within the Downtown CBD, driving present-day revitalization efforts and contributing significantly to Tacoma's dynamic and progressive transformation.

## TACOMA COMMUNITY COLLEGE

Tacoma Community College (TCC) is a leading institution of higher education, making a significant impact in Tacoma, Washington. With a mission to provide accessible and affordable education, TCC offers a diverse array of programs that cater to a wide range of students. The college has experienced impressive growth over the years, with an annual enrollment now exceeding 11,000 students, showcasing its popularity and importance in the community.



A prominent branch campus of the University of Washington, offering a wide range of undergraduate and graduate programs in the heart of Tacoma

3.5 MILES  
FROM  
PUGET 31



A leading institution of higher education, providing accessible and diverse educational opportunities to students

4.1 MILES  
FROM  
PUGET 31

## JOINT BASE LEWIS-MCCHORD

10

MINUTES FROM A STREET

52,000

EMPLOYEES

85%

OF EMPLOYEES LIVE OFF BASE

\$608,000,000

OFF-POST HOUSING ALLOWANCE

\$12,100,000,000

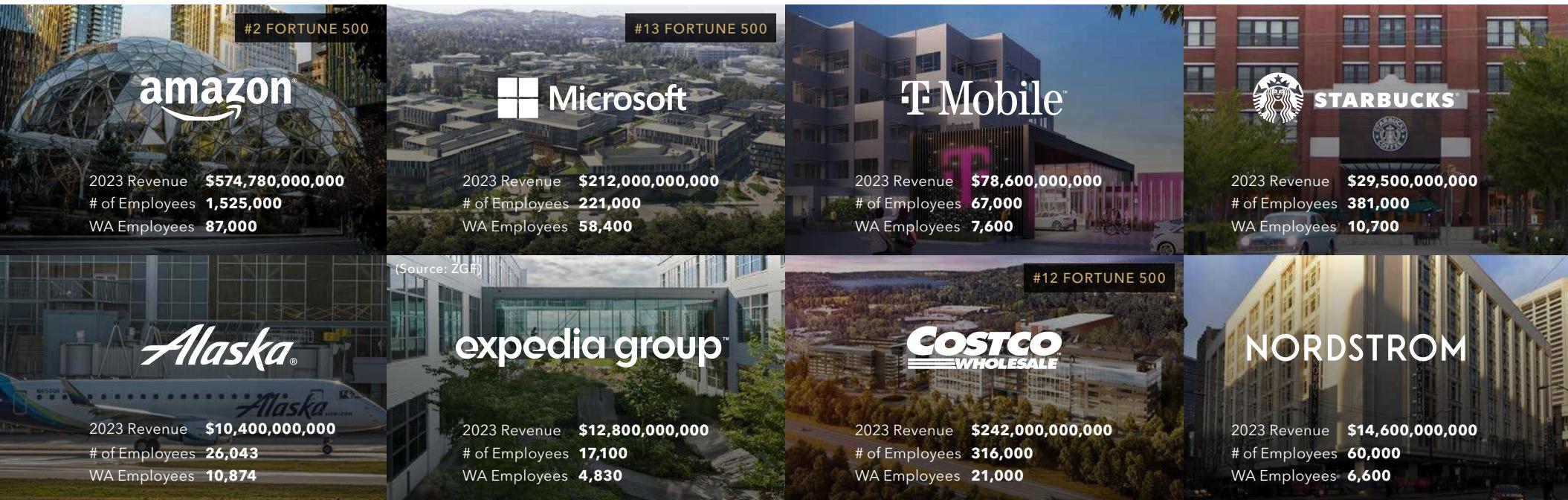
REGIONAL ECONOMIC IMPACT

34,000

Jobs CREATED IN WASHINGTON



# HEADQUARTERED IN THE PUGET SOUND



## HEADQUARTERED IN THE PUGET SOUND



BILL & MELINDA GATES foundation

Fred Hutch Cancer Center

+ a b | eau

BROOKS

f5

VULCAN

SAP Concur

Russell Investments

## LOCATION OVERVIEW

# SPORTS & ENTERTAINMENT

### CLIMATE PLEDGE ARENA

**18,100**

SEATING CAPACITY



League: NHL, WNBA

KIDDER MATHEWS

### HUSKY STADIUM

**70,138**

SEATING CAPACITY

League: NCAA | Big Ten Conference

KIDDER MATHEWS

CLIMATE PLEDGE ARENA

SEATING CAPACITY

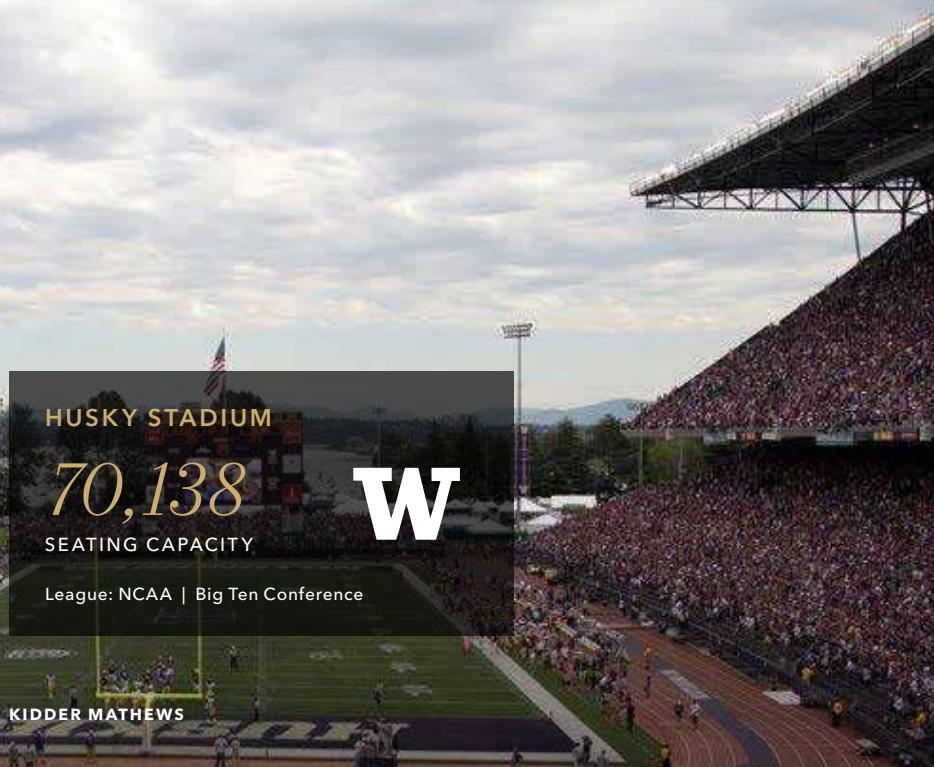
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### LUMEN FIELD

**68,740**

SEATING CAPACITY

League: NFL, MLS



### T-MOBILE PARK

**47,929**

SEATING CAPACITY

League: MLB

# LIFE SCIENCES & HEALTHCARE

## *Seattle Ranked #9 Largest Life Science Ecosystem in the U.S.*

The Seattle area ranked third for life sciences employment growth, which increased 25% from 2019 to 2022. R&D employment in the region increased even more rapidly, at 39.3%.

### LEADING LIFE SCIENCE COMPANIES IN SEATTLE

#### Biotech & Pharmaceutical



#### Medical Research & Innovation



#### Healthcare Providers



#### Nonprofit & Philanthropic



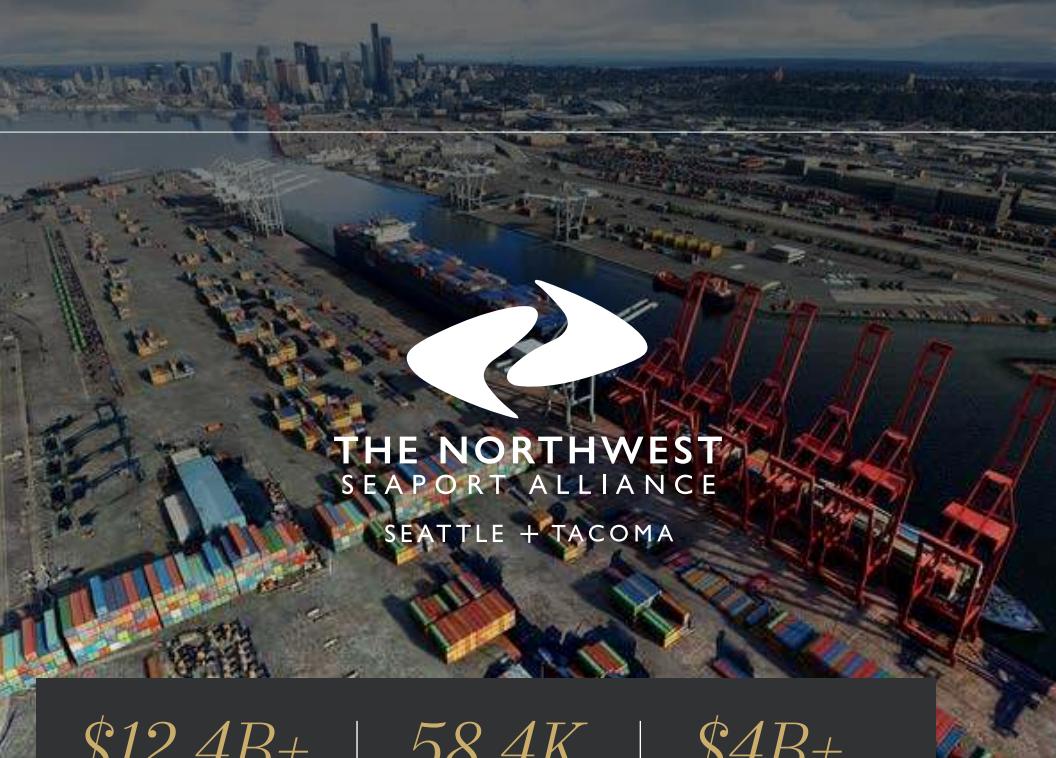
## LOCATION OVERVIEW



**151K+**  
JOBS GENERATED

**\$3.6B+**  
DIRECT EARNINGS

**50.8M**  
PASSENGERS IN 2023



**\$12.4B+**  
IN BUSINESS OUTPUT

**58.4K**  
JOBS GENERATED

**\$4B+**  
IN LABOUR INCOME

*SeaTac Airport has a 4-star skytrax airport rating and designation as the best airport in North America, connecting directly to Seattle via Light Rail in 35 minutes.*

35 total airlines connecting to 93 non-stop domestic and 30 international destinations

More than 87,300 direct jobs

\$3.6B+ direct earnings

\$442M+ state/local taxes

50.8 MM passengers in 2023, 10% up from 2022

2024 cargo on track for four-year high (up 6.5% YTD)

*The Northwest Seaport Alliance is a marine cargo operating partnership of the Ports of Seattle and Tacoma in the Puget Sound. It is the third largest cargo port in the United States.*

20,100 of direct jobs

Over \$70 BB of waterborne trade

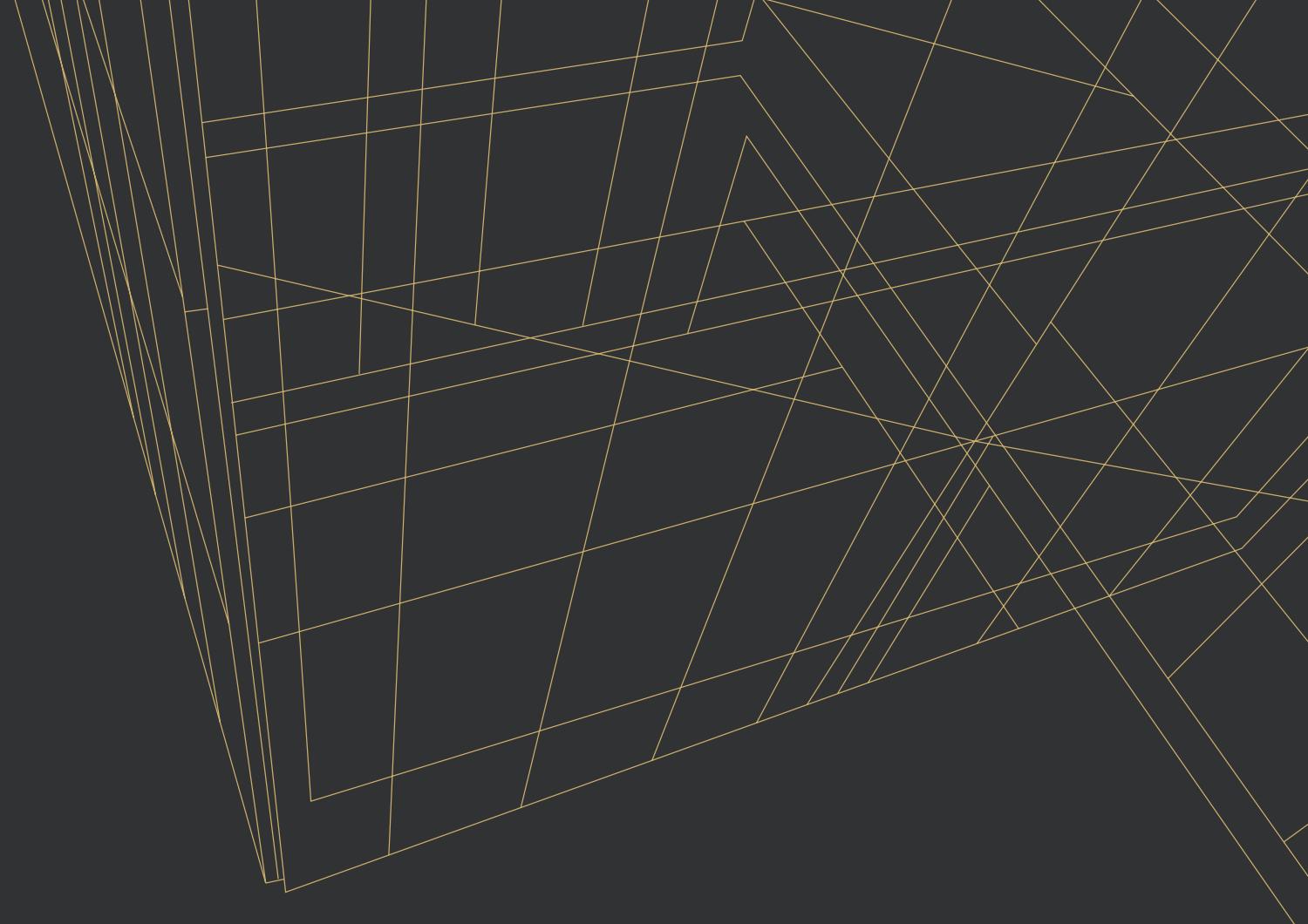
\$4B+ labor income

\$136M+ state and local taxes

180 global trading partners (2022)

1.9x job multiplier

Full international exports up 4.9% for 2023



*Exclusively Listed by*

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