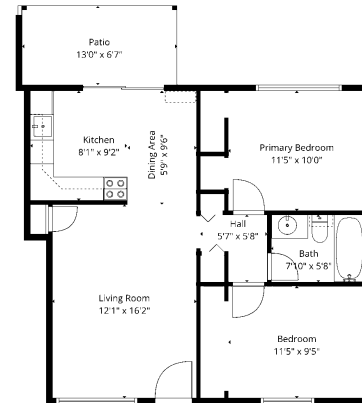
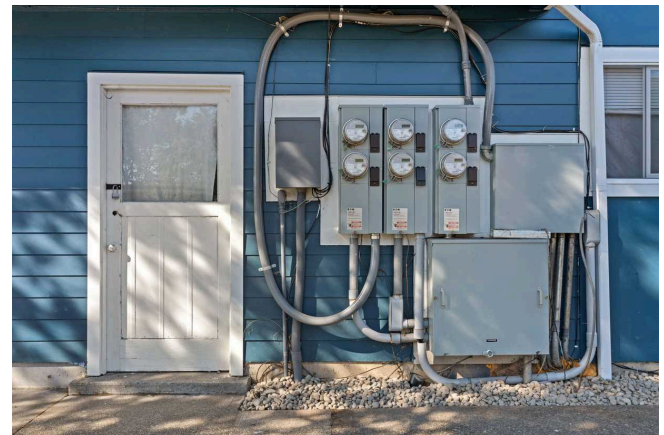


1149 SW Cascade Ave - Chehalis, WA

10 Unit Apartments - Great Rental History - Upside in Rents



TOTAL: 696 sq. ft.
FLOOR: 1,696 sq. ft.
EXCLUDED AREAS: PATIO: 86 sq. ft., WALLS: 58 sq. ft.
Does not include the building's app. for common areas including laundry and hot water rooms.



1149 SW Cascade Ave Chehalis

Unit		Lease Exp	Monthly	Utility Fee	Deposit	Last month	Notes
Unit #1	2 bedroom	05/31/26	1,450	50	1,375	1,450	
Unit #2	2 bedroom	10/31/26	1,350	50	1,350	1,350	11/1/25: Rent increases to 1,450
Unit #3	2 bedroom	01/31/26	1,115	50	1,145		
Unit #4	2 bedroom	03/31/26	1,335	50	1,335	1,335	
Unit #5	1 bedroom	06/30/26	1,250	50	1,250	1,250	
Unit #6	2 bedroom	M2M	1,188	50	1,100	1,100	
Unit #7	2 bedroom	08/31/26	1,200	50	800		
Unit #8	2 bedroom	09/30/26	1,200	50	1,000	1,200	
Unit #9	2 bedroom	08/31/26	1,425	50	1,425		
Unit #10	1 bedroom	02/28/26	1,100	50	1,100	1,188	11/1/25: Rent increases to 1,188

Building improvements	
New siding, new insulation	2024
All electrical updated: new exterior meters, new interior panels, new grounding rods.	2024
New roofs for both buildings	2022
New main sewage and drainage lines	2023
New windows - vinyl & double-paned	2024
Heat pumps for all units, providing AC/heat	2025

Operating Income	2024	2025	Proforma
Base Rental Revenue	139,244	148,540	157,500
Laundry	1,106	1,106	1,106
Effective Gross Income	140,350	149,646	158,606

Operating Expenses	2024	2025	Proforma
Property Taxes	5,485	5,650	5,819
Insurance	4,722	4,864	5,010
Electricity	1,081	1,113	1,147
Water & Sewer	8,534	8,790	9,054
Trash	3,880	3,996	4,116
Administrative	968	997	1,027
Repairs & Maintenance	13,654	14,064	14,486
Landscaping	3,323	3,423	3,525
Supplies	757	780	803
Advertising	199	205	211
Total Operating Expense	42,603	43,881	45,198
Net Operating Income	97,747	105,765	113,408



Ben Hansen
Broker/Owner

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Improvements:

- New siding, new insulation.
- All electrical updated: new exterior meters, new interior panels, new grounding rods.
- New roofs for both buildings.
- New main sewage and drainage lines.
- New windows - vinyl & double-paned.