

OFFERING MEMORANDUM

VICTORIAN MANOR

SUBJECT
PROPERTY

707 S I ST, TACOMA, WA 98405

km Kidder
Mathews

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COMPARABLES

*Exclusively
Listed by*

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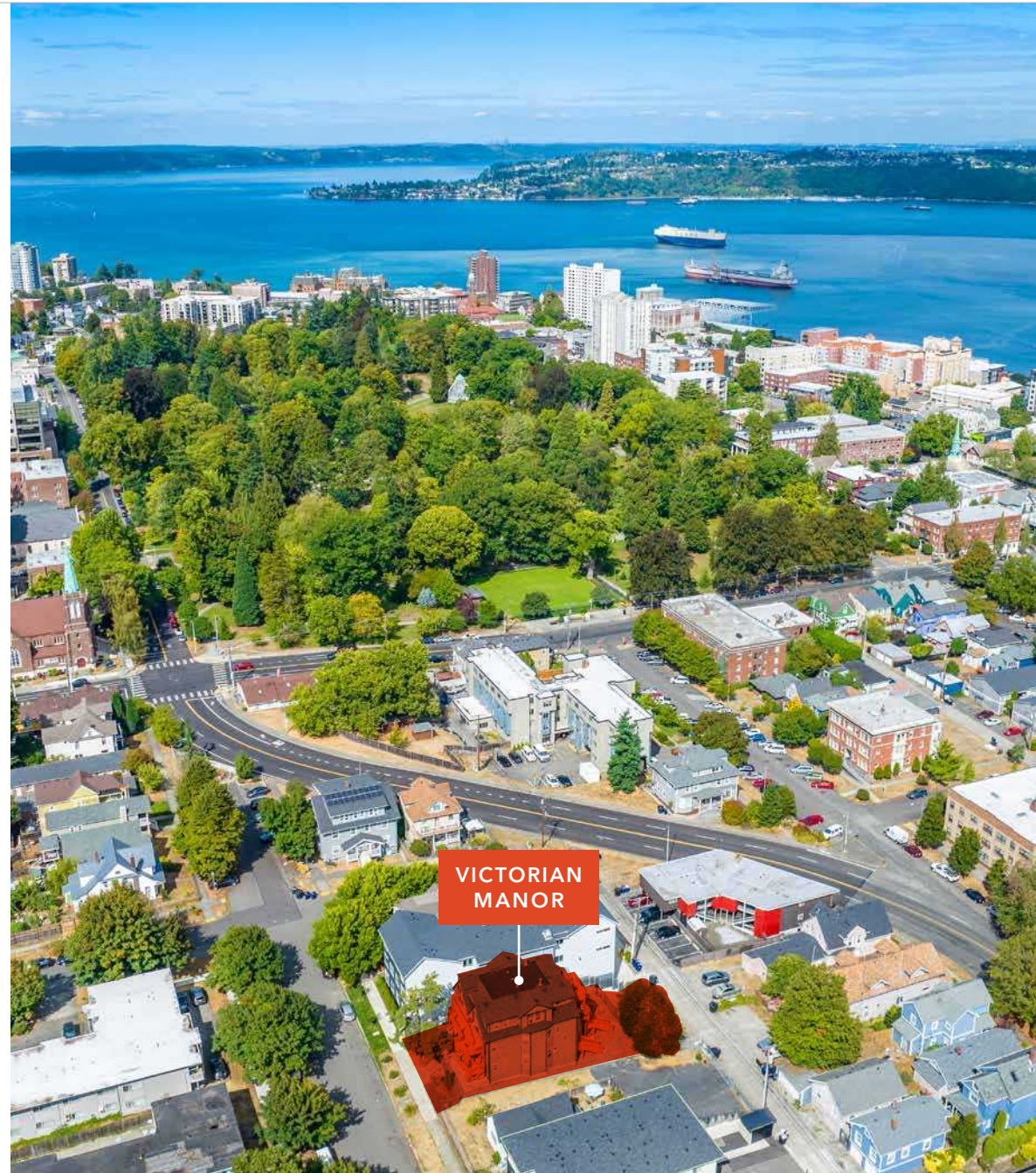
An abstract geometric line drawing in a light gold color, consisting of numerous intersecting lines that form a complex, multi-faceted structure resembling a stylized building or a series of overlapping planes. It is positioned on the left side of the page, extending from the bottom towards the top.

EXECUTIVE SUMMARY

Section 01

EXECUTIVE SUMMARY

PROPERTY	Victorian Manor
ADDRESS	707 South I Street, Tacoma WA 98405
OFFERING PRICE	\$1,650,000
PRICE/UNIT	\$137,500
PRICE/SF	\$330.79
CURRENT CAP RATE	5.60%
MARKET CAP RATE	6.91%
CURRENT GRM	9.29
MARKET GRM	8.04
NO. OF UNITS	12
YEAR BUILT	1954
NET RENTABLE SF	±4,988
LOT SF	±6,500
ZONING	URX
PARCEL NUMBER	2007170040



INVESTMENT HIGHLIGHTS

Excellent Location near major employers and UW Tacoma

CENTRAL TACOMA

Location less than a half mile east of Downtown and two blocks to the brand new T-line light rail stop

WALK SCORE OF 86

Blocks to numerous restaurants, coffee shops, bars, parks, shopping, and grocery

UPDATED SYSTEMS

Updated systems including plumbing, electrical, and sprinkler system

DESIRABLE FEATURES

Tall ceilings, newer flooring, updated kitchens and baths, fresh interior hall carpet and paint

PARKING AVAILABILITY

Off-street parking for 6 cars

RECENT UPGRADES

New dual pane windows and hot water tanks have been installed since 2015

AFFORDABLE PRICING

Updated building in a walkable location priced at under \$138,000 per unit



An abstract line drawing in a light gold color, depicting a complex, multi-faceted geometric structure that resembles a modern building facade or a crystalline form. The lines intersect to create a series of rectangular and triangular planes, giving it a three-dimensional feel. It is positioned on the left side of the page, extending from the bottom towards the top.

PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW

TURNKEY INVESTMENT IN TACOMA'S URBAN CORE

Victorian Manor presents a rare opportunity to acquire a fully renovated, stabilized, and income-producing 12-unit apartment building in Tacoma's rapidly growing urban center. Located just two blocks from the new T-Line Light Rail, this property combines timeless architecture, updated infrastructure, and an unbeatable walkable location—making it a high-demand, low-vacancy investment.

KEY HIGHLIGHTS

Prime Transit Location – Steps from the 6th Avenue T-Line Station, connecting residents to Downtown Tacoma, the Tacoma Dome, and Seattle via Sounder Train.

Walk Score of 87 – Surrounded by 20+ restaurants, coffee shops, and parks including Wright Park, Neighbors Park, and the Tacoma Museum District.

Comprehensive Renovation – To-the-studs rebuild including updated plumbing, electrical, sprinkler system, dual-pane windows, and new hot water tanks.

Strong Tenant Appeal – High ceilings, modern interiors, private entrances, and off-street parking for 6 cars.

Proximity to Major Employers – Within walking distance of MultiCare Health System, St. Joseph Medical Center, and UW Tacoma.

Positioned for Growth – Located in an Opportunity Zone, surrounded by major development including the \$415M Mary Bridge Children's Hospital and Tacoma Town Center mixed-use project.

Built-in Upside – Rents and utility reimbursements offer 10%+ income growth potential without major capital investment.

Victorian Manor is a low-risk, high-demand multifamily asset perfectly positioned in one of Tacoma's most dynamic growth corridors. With a proven rent roll, strong market fundamentals, and continued regional population and rent growth, this property offers both immediate cash flow and long-term appreciation.

Now is the time to secure a turnkey multifamily property in a booming submarket before Tacoma's next price surge.



PROPERTY OVERVIEW



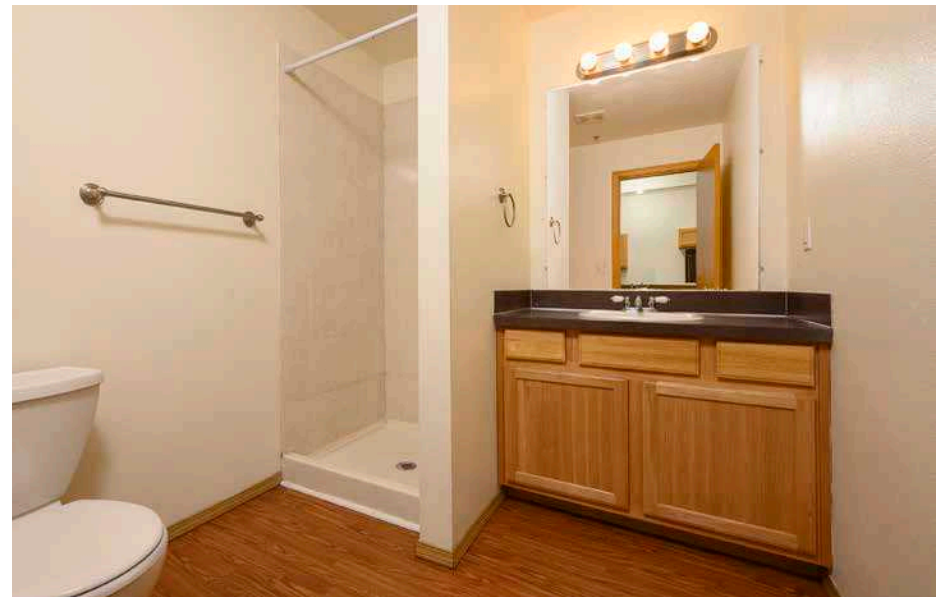
6TH AVENUE STATION
5 min. away | 0.2 miles away

VICTORIAN MANOR

PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW



An abstract line drawing in a light gold color, depicting a complex, multi-faceted geometric structure that resembles a modern building's framework or a crystalline form. The lines intersect to create various rectangular and triangular shapes, some of which are tilted, giving a sense of depth and perspective. The structure is positioned on the left side of the page, with its base extending towards the bottom left corner.

LOCATION OVERVIEW

Section 03

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.



228K
POPULATION



3RD
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 foot 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 337 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 WA - TACOMA

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



TACOMA COMMUNITY COLLEGE

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



UNIVERSITY OF PUGET SOUND

A distinguished liberal arts university in Tacoma's historic North End, offering a broad range of undergrad and graduate programs.



BATES TECHNICAL COLLEGE

A public technical college in Tacoma, offering hands-on training and career-focused programs across diverse industries.

JOINT BASE LEWIS-MCCHORD

24

MINUTES FROM VICTORIAN MANOR

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

#2 FORTUNE 500



amazon

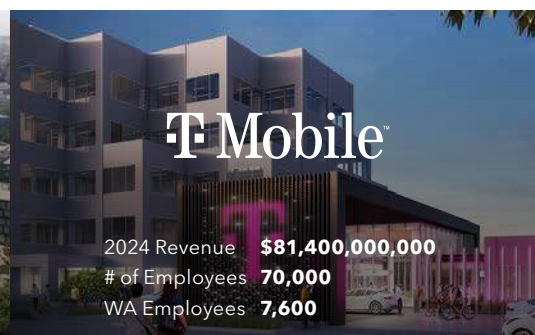
2024 Revenue **\$637,950,000,000**
 # of Employees **1,532,000**
 WA Employees **80,000**

#13 FORTUNE 500



Microsoft

2024 Revenue **\$245,122,000,000**
 # of Employees **228,000**
 WA Employees **53,576**



T-Mobile

2024 Revenue **\$81,400,000,000**
 # of Employees **70,000**
 WA Employees **7,600**



STARBUCKS

2024 Revenue **\$36,476,000,000**
 # of Employees **361,000**
 WA Employees **10,700**



Alaska

2024 Revenue **\$11,735,000,000**
 # of Employees **11,735**
 WA Employees **10,874**

(Source: ZGF)



expedia group

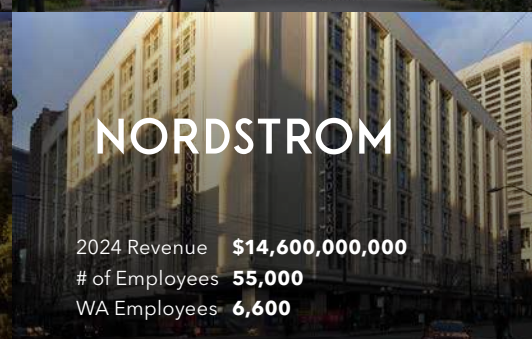
2024 Revenue **\$13,600,000,000**
 # of Employees **16,500**
 WA Employees **4,830**

#12 FORTUNE 500



COSTCO WHOLESALE

2024 Revenue **\$253,695,000,000**
 # of Employees **254,453**
 WA Employees **21,000**



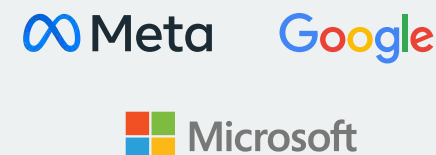
NORDSTROM

2024 Revenue **\$14,600,000,000**
 # of Employees **55,000**
 WA Employees **6,600**

HEADQUARTERED IN THE PUGET SOUND



NOTABLE FORTUNE 500 COMPANIES EXPANDING IN THE PUGET SOUND



LOCATION OVERVIEW

SPORTS & ENTERTAINMENT

CLIMATE PLEDGE ARENA

18,100

SEATING CAPACITY

League: NHL, WNBA



SEATTLE
KRACKEN

LUMEN FIELD

68,740

SEATING CAPACITY

League: NFL, MLS



Photo credit to Blake Dahlin

CHENEY STADIUM

6,500

SEATING CAPACITY

League: MiLB | Pacific Coast League



KIDDER MATHEWS

T-MOBILE PARK

47,929

SEATING CAPACITY

League: MLB



LIFE SCIENCES & HEALTHCARE

Puget Sound Ranked #9 Largest Life Science Ecosystem in the U.S.

The Puget Sound region ranked third for life sciences employment growth. From 2019 to 2024, life sciences employment in the Seattle area rose roughly 22%, while life sciences R&D employment in Seattle alone includes about 17,000 jobs as of 2024. The sector is projected to grow another 11% by 2029.

LEADING LIFE SCIENCE COMPANIES IN SEATTLE

Biotech & Pharmaceutical



Medical Research & Innovation



Healthcare Providers



Nonprofit & Philanthropic



LIFE SCIENCES

1,180+ life science organizations

47,800+ individuals employed directly in life science jobs

118,900+ jobs supported by WA life science industry

\$41.2 billion total economic impact

\$23.1 billion added to WA's GDP

\$49 billion record high WA life science M&A activity

HEALTHCARE

1,400+ healthcare organizations

225,000+ individuals employed directly in healthcare jobs

\$52+ billion total revenues

LOCATION OVERVIEW

SEA Seattle-Tacoma
International
Airport

THE NORTHWEST
SEAPORT ALLIANCE
SEATTLE + TACOMA

151K+

JOBS GENERATED

\$3.6B+

DIRECT EARNINGS

52.6M

PASSENGERS IN 2024

\$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.

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.

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 M passengers in 2023,
10% up from 2022

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

18,000 of direct jobs

Over \$76 B of waterborne trade

\$4.4B+ labor income

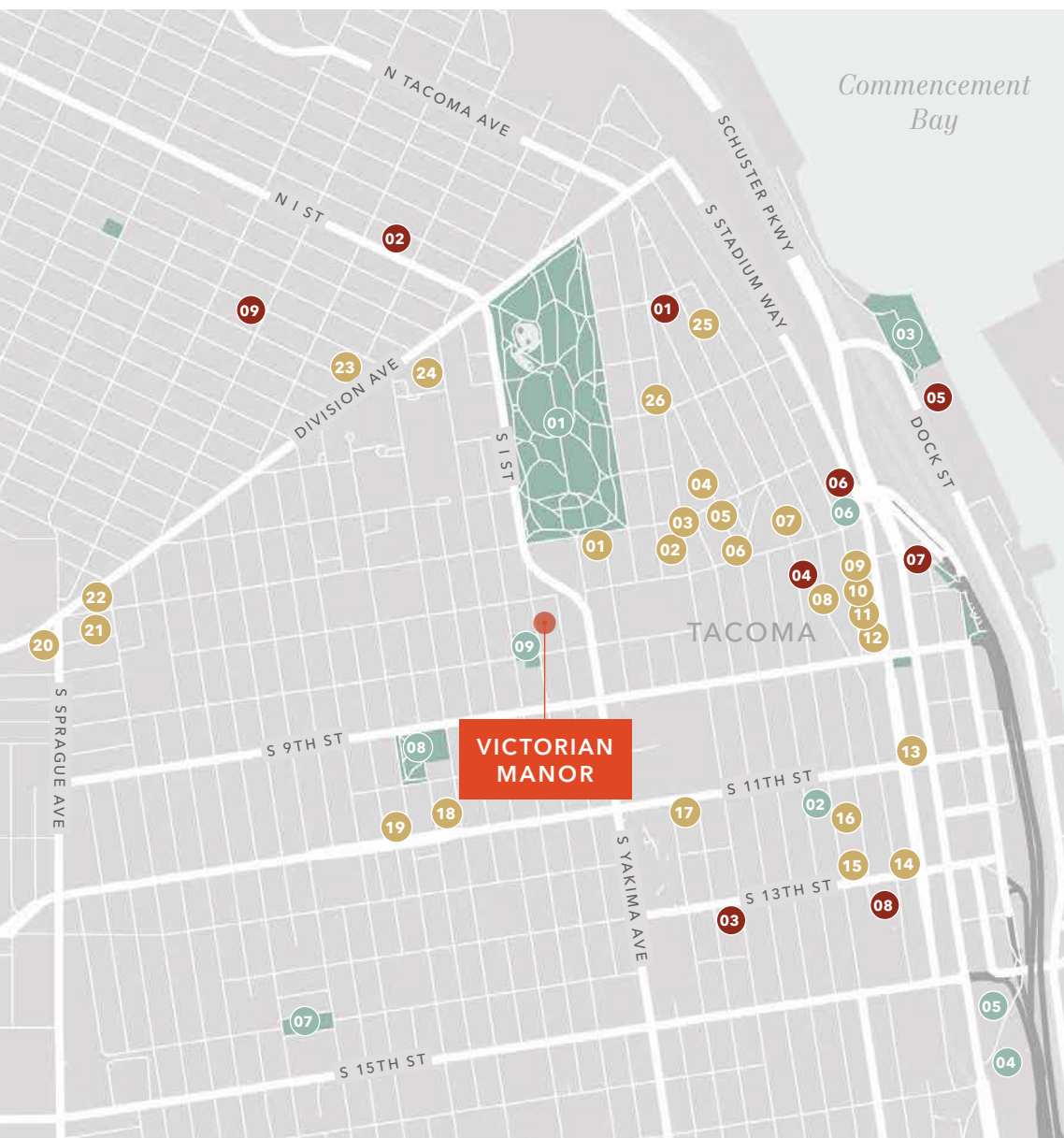
\$163M+ state and local taxes

180 global trading partners

1.9x job multiplier

Full international exports up
6.2% for 2024

LOCATION OVERVIEW



EAT + DRINK

- 01 Hob Nob
- 02 Medzo Gelato
- 03 Corina Bakery
- 04 Red Star Taco Bar
- 05 Cuerno Bravo Steakhouse
- 06 Puget Sound Pizza
- 07 Over the Moon Cafe
- 08 Cremello Cafe
- 09 The Office Bar & Grille
- 10 The Fourm
- 11 APIZZA Little Italy
- 12 Fresh Rolls
- 13 Jin Jin Matcha
- 14 The Old Spaghetti Factory
- 15 Ebony and Ivory Coffee
- 16 Mexico Magico
- 17 Chez Lafayette
- 18 Pho King
- 19 Tacoma's No1 Fried Rice
- 20 Starbucks
- 21 Souther Kitchen
- 22 Memo's Mexican Restaurant
- 23 Friskio Freeze
- 24 Caribou Coffee
- 25 Le Sel Bistro
- 26 Zen Ramen & Sushi

BARS & PUBS

- 01 Doyle's Public House
- 02 Parkway Tavern
- 03 The Camp Bar
- 04 Devil's Reef
- 05 Rock The Dock Pub & Grill
- 06 McMenamins Doc's Bar
- 07 Meconi's Tacoma Pub
- 08 BAR960
- 09 Hank's Bar and Pizza

ATTRACTIONS

- 01 Write Park
- 02 Alice in Wonderland Mural
- 03 Thea's Park
- 04 Tacoma Art Museum
- 05 Childrens Museum of Tacoma
- 06 Spanish Steps
- 07 Ferry Park
- 08 People's Park
- 09 Neighbors Park

EXCELLENT ACCESS TO THE REGION'S TOP JOB CENTERS

ACCESS TO SEATTLE 51 MIN DRIVE

Current Office Space **108.1M SF**
Office Space Under Dev. **3.0M SF**

ACCESS TO BELLEVUE 57 MIN DRIVE

Current Office Space **30.9M SF**
Office Space Under Dev. **2.8M SF**

ACCESS TO REDMOND 63 MIN DRIVE

Current Office Space **17.1M SF**
Office Space Under Dev. **3.0M SF**

ACCESS TO SOUTH END 5 MIN DRIVE

Current Office Space / Industrial **16.6M SF**
Industrial Space Under Dev. **674K SF**

Source: CoStar, US Census Bureau

*\$142B Light Rail
Expansion by
2046*



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
EST POPULATION (2024)	35,410	105,744	265,446
EST POPULATION (2030)	38,987	111,064	271,427
MEDIAN AGE (2024)	36.6	36.4	37.3

INCOME

	1 Mile	3 Miles	5 Miles
EST AVG HH INCOME (2025)	\$96,427	\$114,637	\$121,101
PROJ AVG HH INCOME (2030)	\$92,798	\$111,441	\$118,751
EST MEDIAN HH INCOME (2025)	\$71,782	\$87,985	\$92,893
PROJ MEDIAN HH INCOME (2030)	\$69,661	\$85,887	\$91,573
EST PER CAPITA INCOME (2025)	\$40,097	\$47,908	\$48,990

RENT VS OWN

	1 Mile	3 Miles	5 Miles
HOUSING UNITS OWNER-OCCUPIED (2025)	3,680 (25.4%)	19,649 (45.0%)	55,806 (52.3%)
HOUSING UNITS RENTER-OCCUPIED (2024)	10,832 (74.6%)	24,061 (55.0%)	50,902 (47.7%)

BUSINESSES

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES (2025)	2,380	6,386	12,278
TOTAL EMPLOYEES (2025)	25,027	60,025	101,445



An abstract line drawing in a light gold color, depicting a complex, multi-layered geometric structure that resembles a modern building's framework or a series of overlapping planes. The lines are thin and create a sense of depth and perspective, with some lines converging towards a vanishing point on the right side of the image.

FINANCIALS

Section 04

FINANCIALS

FINANCIAL SUMMARY

OFFERING PRICE	\$1,650,000
PRICE/UNIT	\$137,500
PRICE/SF	\$330.79
CURRENT CAP RATE	5.60%
MARKET CAP RATE	6.91
CURRENT GRM	9.29
MARKET GRM	8.04
NO. OF UNITS	12



UNIT MIX

Unit Type	# of Units	Avg SF	Avg Current Rent	Avg Current Rent/SF	Avg Market Rent	Avg Market Rent/SF
STUDIO	1	338	\$1,190	\$3.52	\$1,265	\$3.74
1 BED 1 BATH	11	423	\$1,295	\$3.07	\$1,386	\$3.25
Total		4,988	\$15,468		\$16,515	
Average		416	\$1,243	\$3.30	\$1,326	\$3.50

INCOME & EXPENSES

INCOME	Current	Market
Total Scheduled Rent	\$185,616	\$198,180
RUBS	\$0.00	\$16,315
Laundry	\$1,320	\$1,360
Gross Potential Income	\$186,936	\$215,584
Less Vacancy & Collection Loss	(\$9,347)	(\$10,793)
Effective Gross Income	\$177,589	\$205,062

EXPENSES	Current	Market
Property Management Fee	\$8,879	\$10,253
Property Taxes	\$14,786	\$15,686
Insurance	\$8,194	\$8,693
Utilities	\$22,823	\$24,213
Administrative	\$426	\$452
Repairs & Maintenance	\$21,076	\$22,359
Landscaping	\$4,800	\$5,092
Miscellaneous	\$1,256	\$1,332
User Defined	\$3,000	\$3,000
Total Expenses	\$85,240	\$91,081
Net Operating Income	\$92,349	\$113,980



INCOME & EXPENSES NOTES

LAUNDRY

Based on actual monthly collections.

UTILITY BILL-BACK

Current utility bill-back is included with rent. For example, if listed rent listed is \$1,350, actual rent is \$1,290 + \$60 for utility bill-back. Market proposes separating utility bill-back as separate charger in lease agreement and increase to \$110 minimum.

REAL ESTATE TAXES

82.5% of listed price at 10.862023 Tax Code Rate

INSURANCE

Based on actual 2025 expenses.

UTILITIES

Based on trailing 12-month expenses.

REPAIRS & MAINTENANCE

Based on trailing 12-month expenses.

PROFESSIONAL MANAGEMENT

Market based on a 5% management expense.

CAPITAL RESERVES

\$250 per unit is accumulated to pay for large capital expenditures amortized over years of operations.

ADMINISTRATION

Based on trailing 12-month expenses.

LANDSCAPING

Based on trailing 12-month expenses estimated extra cost of owner's preferred landscaper to work outside their normal service area.



FINANCING

Initial Capital Structure

DEBT: (LTV)	66.3%	\$1,093,950
EQUITY		\$566,990
TOTAL		\$1,660,940

Amortizing Debt Service

AMORTIZING LOAN AMOUNT	\$1,093,950
TERM (MONTHS)	60
AMORTIZATION (MONTHS)	360
START RATE	5.75%
ORIGINATION FEE	1.00%
DEBT SERVICE COVERAGE RATIO	1.21x

LOAN QUOTES

Acquisition Loan

	Option 1	Option 2	Option 3 - Proforma
LOAN AMOUNT	\$1,094,000	\$952,000	\$1,200,000
LOAN TO VALUE	Max 75%	Max 75%	Max 75%
MIN. DSCR	1.20x	1.25x	1.25x on proforma NOI
INTEREST RATE	5.75% Fixed for 5 Years	5.99% Fixed for 5 Years	6.40% Fixed for 5 Years
LOAN TERM	5 Years	5 Years	5 Years
AMORTIZATION	30 Years	25 Years	30 Years
INTEREST ONLY	None	None	18mo
PREPAYMENT PENALTY	Step Down	None	Step Down

*Option 3 assumes appraisal supports a stabilized NOI of \$113k+.

Loan quotes are subject to approval by Lender's credit team, and shall not be final until all related agreements, instruments and other documents are fully executed by all parties and all conditions to the Lender's commitment to extend the credit accommodations are satisfied.

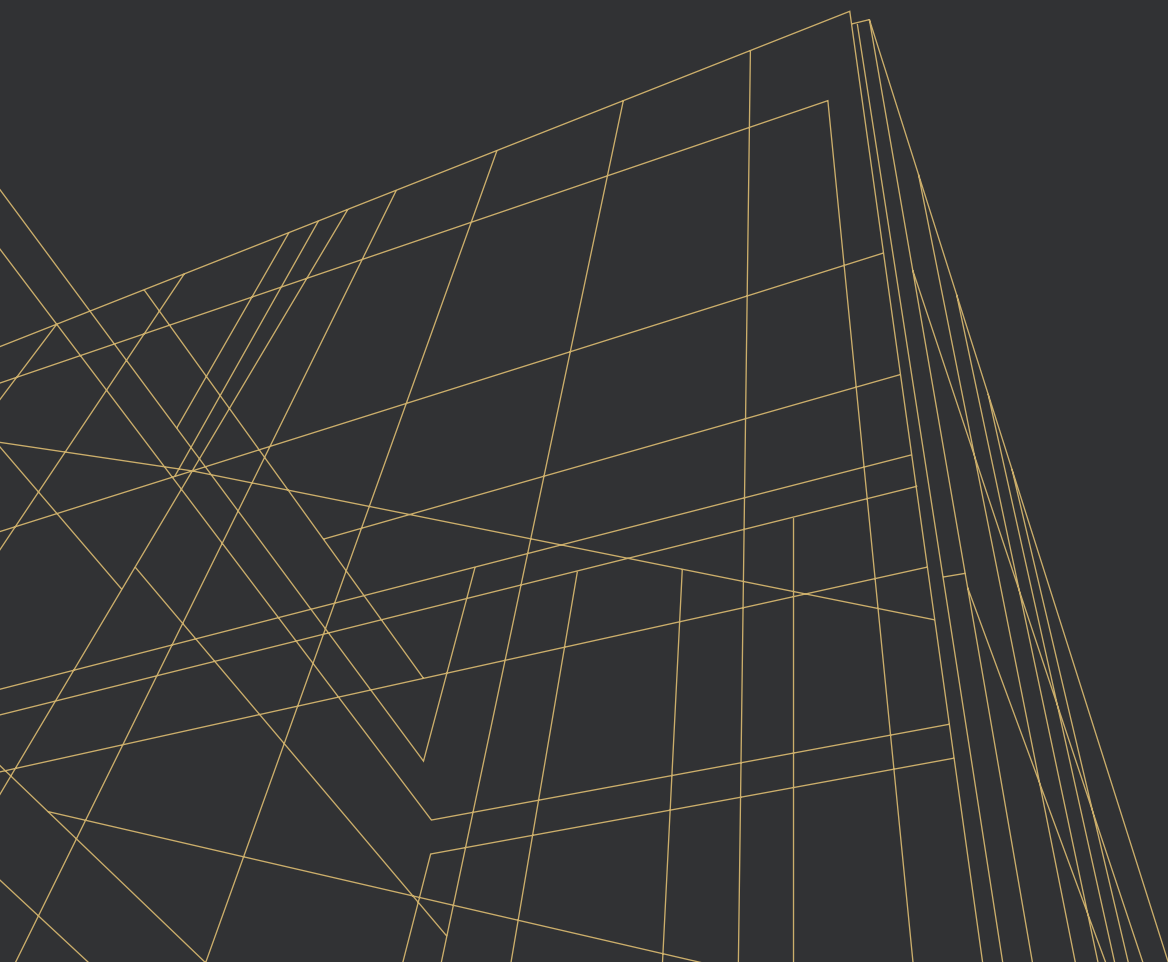
Available terms as of 10/22/2025

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COMPARABLES

Section 05

SALE COMPARABLES

**VICTORIAN MANOR**

707 South I Street, Tacoma WA

STATUS	On Market
OFFERING PRICE	\$1,650,000
PRICE/UNIT	\$137,000
PRICE/SF	\$330.79
CAP RATE	5.60%
GRM	10.3
UNITS	12
YEAR BUILT	1954

**BAYCREST APARTMENTS**

501 S 7th St, Tacoma

DATE SOLD	5/10/2024
SALE PRICE	\$4,197,000
PRICE/UNIT	\$139,900
PRICE/SF	\$269.56
CAP RATE	N/A
GRM	N/A
UNITS	30
YEAR BUILT	1972

**WILSHIRE APARTMENTS**

514 N 11th St, Tacoma

DATE SOLD	5/30/2024
SALE PRICE	\$1,700,000
PRICE/UNIT	\$242,857
PRICE/SF	\$256.33
CAP RATE	N/A
GRM	N/A
UNITS	7
YEAR BUILT	1927

**PROCTOR MANOR**

3403 N 26th St, Tacoma

DATE SOLD	9/23/2024
SALE PRICE	\$825,000
PRICE/UNIT	\$165,000
PRICE/SF	\$296.55
CAP RATE	1.4%
GRM	18.2
UNITS	5
YEAR BUILT	1910

**M STREET APARTMENTS**

918 N M St, Tacoma

DATE SOLD	8/30/2024
SALE PRICE	\$940,000
PRICE/UNIT	\$188,000
PRICE/SF	\$313.33
CAP RATE	N/A
GRM	N/A
UNITS	5
YEAR BUILT	1965

**CITY LINK APARTMENTS**

1223 S J St, Tacoma WA

DATE SOLD	12/6/2024
SALE PRICE	\$1,385,000
PRICE/UNIT	\$115,417
PRICE/SF	\$115.42
CAP RATE	6.55%
GRM	7.46
UNITS	12
YEAR BUILT	1900

SALE COMPARABLES, CONT.

**VICTORIAN MANOR**

707 South I Street, Tacoma WA

STATUS	On Market
OFFERING PRICE	\$1,650,000
PRICE/UNIT	\$137,000
PRICE/SF	\$330.79
CAP RATE	5.60%
GRM	10.3
UNITS	12
YEAR BUILT	1954

**AMBASSADOR APARTMENTS**

15 N Tacoma Ave, Tacoma

DATE SOLD	9/8/2025
SALE PRICE	\$4,400,000
PRICE/UNIT	\$157,143
PRICE/SF	\$306.24
CAP RATE	5.8%
GRM	N/A
UNITS	28
YEAR BUILT	1925

**601 N I STREET**

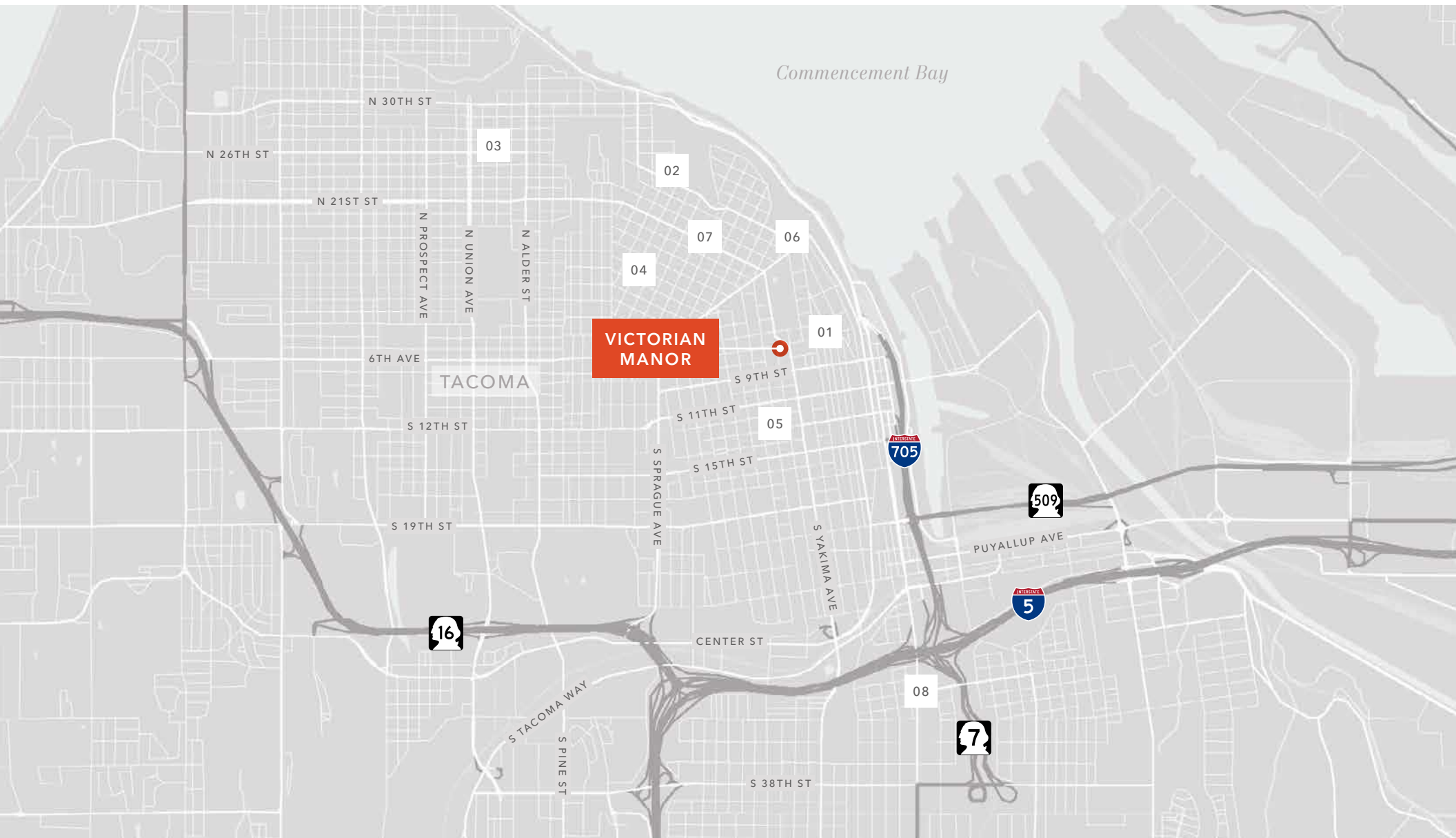
Tacoma

DATE SOLD	6/23/2025
SALE PRICE	\$1,000,000
PRICE/UNIT	\$166,667
PRICE/SF	\$153.54
CAP RATE	N/A
GRM	N/A
UNITS	6
YEAR BUILT	1908

**PACIFIC CREST**

3401 Pacific Ave, Tacoma

DATE SOLD	3/7/2025
SALE PRICE	\$3,300,000
PRICE/UNIT	\$137,500
PRICE/SF	\$161.97
CAP RATE	8.12%
GRM	N/A
UNITS	24
YEAR BUILT	1925



RENT COMPARABLES

RED MAPLE APTS

1122 N 6th St, Tacoma

- Built 1918
- 23 Units



#Units	Unit Type	SF	Rent
16	0x1	360	\$1,200.00
2	0x1	265	\$1,225.00
1	1x1	317	\$1,050.00
1	1x1	414	\$1,215.00
1	1x1	322	\$1,100.00
1	1x1	360	\$1,125.00
1	1x1	422	\$1,250.00

BAYSIDE GARDENS

15 N E St, Tacoma

- Built 1926
- 65 Units



#Units	Unit Type	SF	Rent
27	0x1	370	\$1,250.00
11	1x1	540	\$1,525.00
11	1x1	700	\$1,895.00
11	1x1	840	\$2,050.00
5	2x1	1160	\$2,595.00

THE CARLTON APTS

615 S 7th, Tacoma

- Built 1929
- 42 Units



#Units	Unit Type	SF	Rent
13	0X1	350-500	\$1,050.00
27	1X1	600	\$1,325.00
2	2x1	700	\$1,795.00

THE OLYMPIC APTS

304 Tacoma Ave S, Tacoma

- Built 1926
- 56 Units



#Units	Unit Type	SF	Rent
42	0x1	500-550	\$1,495.00
14	1x1	725-775	\$1,775.00

VINTAGE APTS

518 S 7th St, Tacoma

- Built 1929
- 84 Units



#Units	Unit Type	SF	Rent
52	0X1	418-480	\$1,300.00
32	1X1	538	\$1,450.00



Exclusively listed by

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