

OFFERING MEMORANDUM



Sequim, Washington | Brand New Construction (Completed 2025)

Convenient and Affordable Living in the Olympic Rain Shadow

1. EXECUTIVE SUMMARY

Welcome to **Sequim Tiny Home Village**, a boutique 20-unit community located in the heart of Sequim, Washington. Completed in late 2025, this pristine, turnkey project offers zero deferred maintenance and immediate cash flow.

The "Rain Shadow" Advantage

Sequim is uniquely situated in the "Blue Hole" of the Pacific Northwest, receiving significantly less rainfall than Seattle and the surrounding area.

- A premier destination for retirees and long-term tenants seeking mild climate and natural beauty.
- Easy access from Highway 101, close to parks, beaches, trails, and essential shopping.
- Stunning Olympic Mountain views provide an attractive backdrop for residents.

2. INVESTMENT HIGHLIGHTS

- **Turnkey Asset:** Brand new construction completed in 2025, featuring fresh asphalt paving and clean landscaping. Zero deferred maintenance required.

- **Strong Cash Flow:** Projected Net Operating Income (NOI) of **\$151,560 annually**.
- **Expense Protection:** Tenants pay directly for sewer, water, and garbage, shielding owners from rising utility costs.
- **High Demand:** Spaces leased at **\$795/month** with potential for 100% occupancy in a highly sought-after market.
- **Strategic Location:** High visibility and easy access for large rigs, just off the main highway, ensuring ease of entry and exit.

3. INFRASTRUCTURE & AMENITIES

Designed for low maintenance and high durability, the park offers:

- **Paved Sites:** Brand new asphalt pads and wide drive aisles for easy maneuvering and vehicle parking.
- **Modern Utilities:** New electrical pedestals (20/30/50 amp) and freeze-proof water connections at every site.
- **Versatile Layout:** Accommodates both traditional RVs and modern, permanent Tiny Homes.
- **Safety & Privacy:** Partly fenced perimeter with clearly defined site boundaries.

4. FINANCIAL OVERVIEW

The projected financials demonstrate immediate, stable cash flow with significant upside potential upon achieving 100% occupancy.

Pro Forma Financial Summary

Description	Annual Amount	Notes
Gross Potential Rent (20 Units @ \$795/mo)	\$190,800	Full occupancy based on current market rate.
Less: Vacancy (5%)	-\$9,540	Conservative estimate for a high-demand market.
Effective Gross Income (EGI)	\$181,260	

Utilities	\$0	Paid directly by tenants.
Property Management (8% EGI)	-\$14,501	Professional management cost estimate.
Property Tax Estimate	-\$6,000	New construction tax assessment estimate.
Insurance	-\$4,200	Commercial liability and property coverage.
Maintenance & Repairs	-\$5,000	Low due to new construction/zero deferred maintenance.
Total Operating Expenses	-\$29,701	Estimate
Net Operating Income (NOI)	\$151,559	Strong year-one cash flow potential.

5. AREA OVERVIEW - Sequim, Washington

Known for its mild climate and position within the Olympic Mountain rain shadow, Sequim is a desirable location for retirees, essential workers, and seasonal residents.

Market Demographics

- **Stability:** High barriers to entry for new RV/Tiny Home developments protect existing asset values and limit competition.
- **Economic Drivers:** Regional tourism, established healthcare systems (Olympic Medical Center), and proximity to Olympic National Park fuel local employment and demand.
- **Affordable Living:** Average home prices far exceed the national average, making the **\$795/month** site rent highly competitive and a crucial affordable housing option.

6. OFFERING TERMS

- **List Price:** \$2,165,000
- **Term:** Cap Rate
- **Detail:** 7% (on Pro Forma NOI)
- **Term:** Site Tours
- **Detail:** Available by appointment only.
- **Due Diligence:** Phase 1 Environmental, Appraisal, and site plans available upon request