



OFFERING MEMORANDUM
8-unit apartment building



Chandler Street Apartments

3332 Chandler St
Tacoma, WA 98418

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Exclusively Offered by

Wendy Pedersen

Investment Broker

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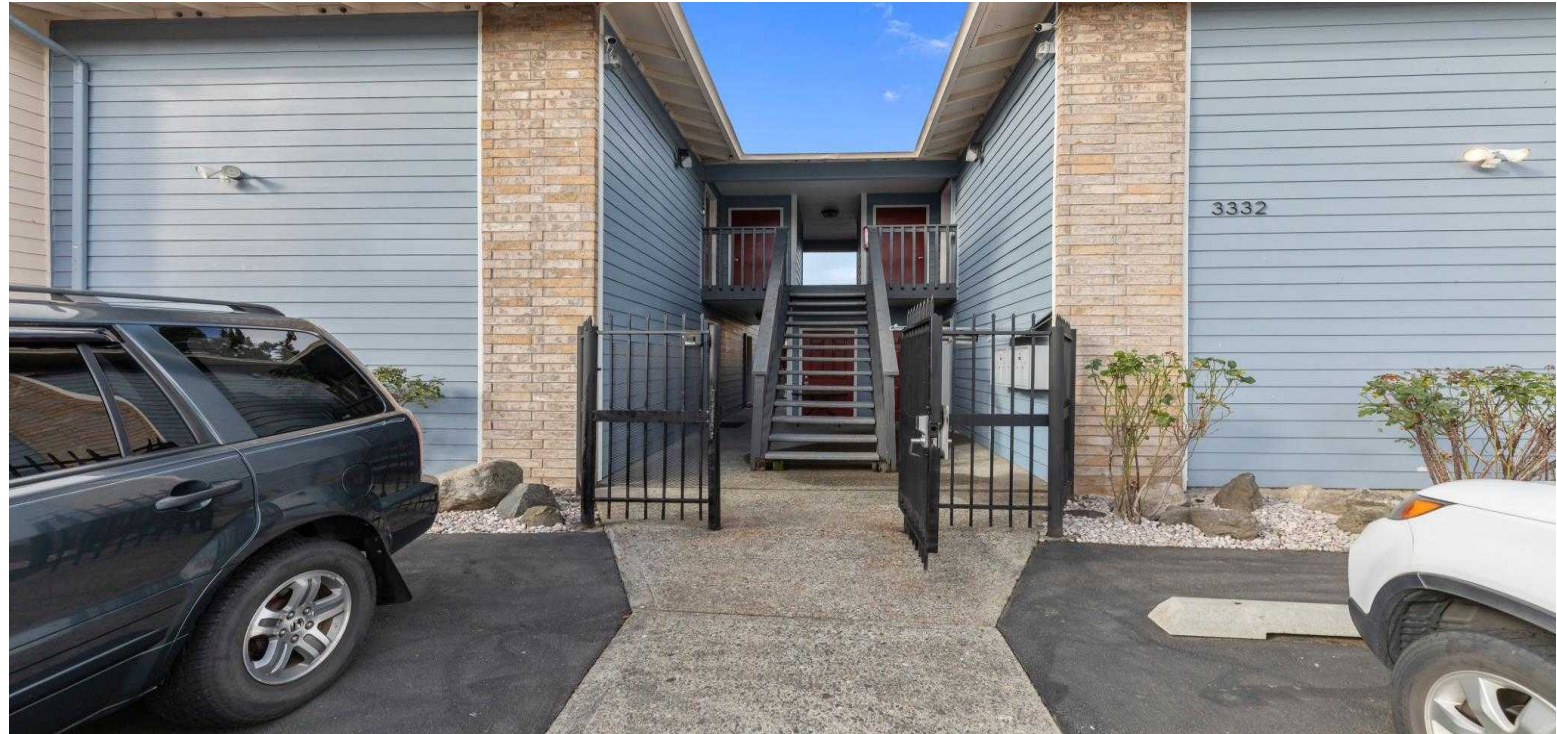
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Chandler Street 8 – unit

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Investment Summary

The Offering

The Chandler Street Apartments presents an 8-unit multifamily investment offering a current 6.2% cap rate with upside to 7%.

The property consists of eight 1-bed x 1-bath units and is 100% occupied with historically low turnover, providing immediate and reliable cash flow.

Recent interior upgrades include new LVP flooring, updated kitchen countertops, and refreshed bathroom cabinetry. Exterior capital improvements feature new paint, a repaved and striped parking lot, and a secure gated entry.

Tenant amenities include on-site laundry, storage, and off-street parking.

Centrally located with convenient access to I-5, SR-16, transit, shopping, and dining.



Chandler Street 8 – unit

Investment Summary

Chandler Street Apartments			
Address	3222 Chandler St #1-8 Tacoma, WA 98418	Price	\$1,429,669
Total Units	8	Current Cap Rate	6.2%
Built	1979	Proforma Cap Rate	7.0%
Square Feet	4,608	Terms	Cash Out/Conventional
Price per Sf	\$310.26	Lot Size	8,250 Sf
Price per Unit	\$178,709	Zoning	TAC



Property Description

[Property](#)

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[Nearby Amenities](#)



Chandler Street
8 – unit

Property Summary



Built in 1979
All Units are 1-Bedroom / 1-Bath



Current 6.2% Cap Rate
Proforma 7.0% Cap Rate



Interior Updates:
New LVP Hardwood Flooring,
Updated Kitchen Counters &
Bathroom Cabinets



100% Occupied
Low Tenant Turnover



Exterior Updates:
New Paint, Repaved & Striped
Parking Lot, and Secure Gated
Entry

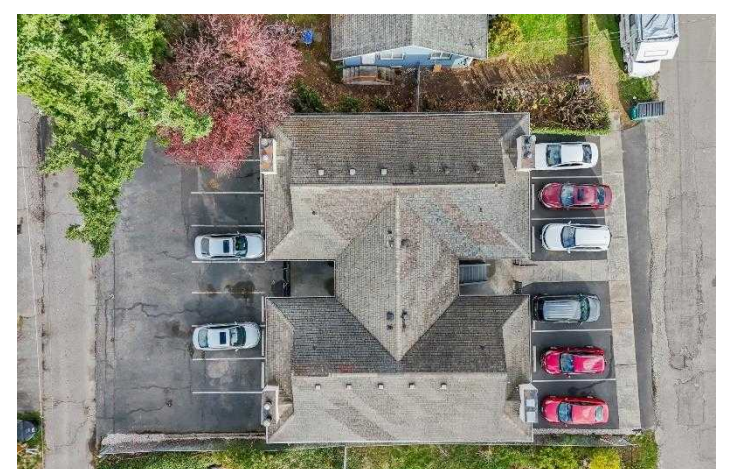


Low-Maintenance Property
Strong Rental Demand



Chandler Street
8 – unit

Photos



Chandler Street
8 – unit

Location Overview

Tacoma market

As a flourishing urban center in the Puget Sound, Tacoma, WA offers a compelling blend of affordability, strong economic fundamentals, and strategic growth that drives a resilient multifamily market. Investing in this vibrant city provides an exceptional opportunity for steady cash flow and long-term appreciation.

Strong rental demand: Tacoma consistently experiences high rental demand, fueled by a growing population and residents drawn to the city's affordability compared to Seattle.

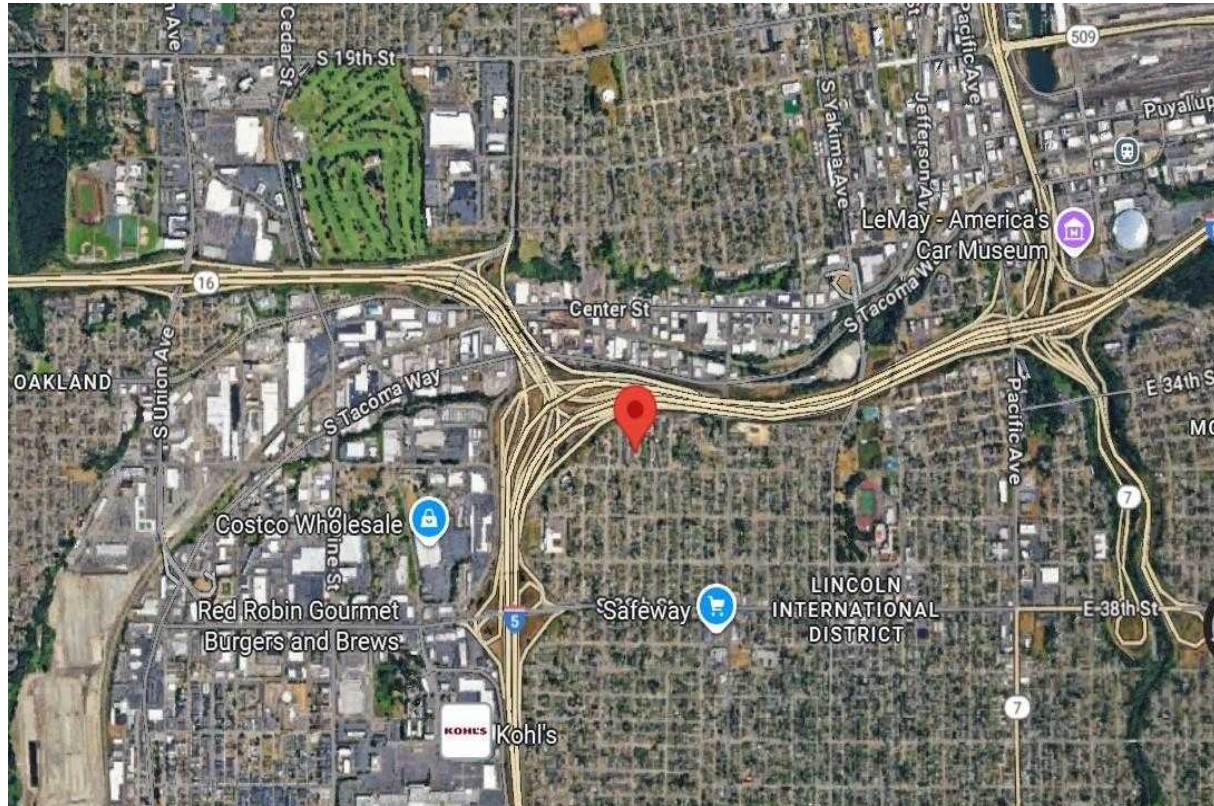
Diverse tenant base: Tacoma's diverse economy and expanding job market—bolstered by major employers in healthcare, government, and the nearby Joint Base Lewis-McChord (JBLM)—ensure a wide and stable pool of potential renters.

Quality of life and urban appeal: Beyond its strong fundamentals, Tacoma offers a high quality of life, featuring a dynamic cultural scene, a revitalized waterfront, and access to breathtaking outdoor recreation. This makes it a desirable place to live and ensures continued demand from new residents.



Chandler Street
8 – unit

Aerial Map



Chandler Street
8 – unit

Nearby Amenities

TRADER JOE'S

The
Cheesecake Factory


TACOMA MALL

SAFEWAY 

COSTCO
WHOLESALE


POINT DEFIANCE
ZOO
& AQUARIUM
PARKS TACOMA


MUSEUM
OF
GLASS




TACOMA
DOME

Red Robin



Financial Information

Income and Expenses



Financial Information

INCOME

UNIT	DESCRIPTION	SIZE - SQFT	CURRENT INCOME		PROFORMA INCOME	
			MONTHLY	ANNUAL	MONTHLY	ANNUAL
1	1BD/1BTH	576	\$1,225	\$14,700	\$1,295	\$15,540
2	1BD/1BTH	576	\$1,265	\$15,180	\$1,295	\$15,540
3	1BD/1BTH	576	\$1,175	\$14,100	\$1,295	\$15,540
4	1BD/1BTH	576	\$1,295	\$15,540	\$1,295	\$15,540
5	1BD/1BTH	576	\$1,275	\$15,300	\$1,295	\$15,540
6	1BD/1BTH	576	\$1,250	\$15,000	\$1,295	\$15,540
7	1BD/1BTH	576	\$1,350	\$16,200	\$1,295	\$15,540
8	1BD/1BTH	576	\$1,275	\$15,300	\$1,295	\$15,540
	UTILITY BILL BACK		\$865	\$7,140	\$865	\$7,140
	MISC/OTHER FEES		\$100	\$1,200	\$100	\$1,200
	PARKING		\$0	\$0	\$100	\$1,200
	STORAGE		\$0	\$0	\$200	\$2,400
	PET FEE		\$0	\$0	\$200	\$2,400
	LAUNDRY		\$0	\$0	\$215	\$2,580
	TOTAL INCOME		\$11,075	\$132,900	\$12,040	\$144,480

Financial Information

INCOME & EXPENSES

INCOME	CURRENT	PROFORMA
Gross Scheduled Income	\$132,900	\$144,480
Less Vacancy (4%)	(\$5,316)	(\$5,779)
Gross Operating Income	\$127,584	\$138,701
Less Expenses	(\$38,889)	(\$38,943)
Net Operating Income	\$88,695	\$99,758

EXPENSES	CURRENT	PROFORMA
Real Estate Taxes	(\$10,961)	(\$10,961)
Insurance	(\$2,187)	(\$2,187)
Utilities	(\$12,875)	(\$12,875)
Repairs & Maintenance	(\$4,000)	(\$4,000)
Property Management	(\$6,066)	(\$6,120)
Admin	(\$800)	(\$800)
Replacements & Reserves	(\$2,000)	(\$2,000)
Total Expenses	(\$38,889)	(\$38,943)