



1212 S I ST

\$925,000

Fully Leased 4-Plex

TACOMA, WA 98405

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OPPORTUNITY IN *HEART OF* *TACOMA* – FULLY LEASED FOUR-PLEX

OFFERING PRICE	\$925,000
ZONING	DR (Downtown Residential)
TOTAL LOT SIZE	Approx. 3,250 SF
UNIT MIX	4x1 - bedroom units

1212 S. I Street represents a rare opportunity to acquire a well-located fourplex in the heart of Tacoma, Washington. Nestled just minutes from downtown, the University of Washington Tacoma campus, St. Joseph Medical Center, and the city's expanding transit network, this property combines stable income with long-term growth potential. For investors seeking an asset with consistent occupancy, reliable cash flow, and strong neighborhood fundamentals, 1212 S. I Street stands out as an ideal addition to a multifamily portfolio.

The property is comprised of four rental units, attracting tenants looking for convenience, affordability, and proximity to Tacoma's vibrant urban core. The mix of units provides a balanced income stream and appeals to a diverse tenant base, from young professionals and students to healthcare workers and families. The property has been well cared for, with functional layouts and systems that help minimize operating costs while offering tenants a comfortable living environment.

The location of 1212 S. I Street is one of its greatest advantages. The neighborhood offers walkable access to local retail, dining, schools, and transit, making it an attractive option for tenants who want to live close to work and amenities. Major employment centers such as MultiCare Health System, the University of Washington Tacoma, and the Port of Tacoma are all within a short commute, providing a steady pipeline of potential renters. In addition, Tacoma's affordability relative to Seattle has fueled a wave of new residents moving south, bolstering rental demand and supporting long-term property values.

From an investment standpoint, the fourplex offers a combination of immediate stability and future upside. Current occupancy is strong, reflecting the high demand for rental housing in this submarket. Modest interior updates, exterior enhancements, or modernization of common areas could allow an investor to push rents while improving the overall tenant experience. With Tacoma's rental market continuing to grow and limited new supply in this neighborhood, 1212 S. I Street is well positioned for incremental income growth.

Beyond the cash flow, the property sits in a city undergoing significant transformation. Public and private investments in infrastructure, transportation, and redevelopment are reshaping Tacoma into a thriving urban hub. The neighborhood surrounding 1212 S. I Street is benefitting from this momentum, with new businesses and community amenities steadily enhancing the area's appeal. As the city continues to grow, fourplexes in central locations like this will remain highly sought after by both tenants and investors.

In summary, 1212 S. I Street is a turnkey investment opportunity that delivers both dependable income and long-term value appreciation. With four units generating stable rental revenue, strong tenant demand driven by nearby employment and education, and clear potential for value-add improvements, this property offers an ideal balance of security and growth. Investors seeking a manageable, well-located asset in a dynamic Pacific Northwest market will find 1212 S. I Street to be a compelling choice.



PROPERTY OVERVIEW

TAX PARCEL 2012180060

SITE ADDRESS 1212 S I St, Tacoma, WA

LOT SIZE 3,250 SF

BUILDING SIZE 2,684 SF





INCOME VALUATION ANALYSIS

INCOME	Current	Per Unit
Gross Potential Rent	\$80,160.00	\$20,040.00
Vacancy & Bad Debt (5%)	(\$4,008.00)	(\$1,002.00)
Utility Bill Back	\$4,680.00	\$1,170.00
Other Income	\$1,000.00	\$250.00
Effective Gross Income (EGI)	\$81,320.00	\$20,330.00
ANNUAL OPERATING COSTS		
Real Estate Taxes	\$6,338.00	\$1,584.50
Insurance	\$2,000.00	\$500.00
Utilities	\$4,360.00	\$1,090.00
Repairs, Maintenance & Turnover	\$1,000.00	\$250.00
Management Fee (% of EGI)	\$3,206.40	\$801.60
Total Operating Expenses	\$16,904.40	\$4,226.10
Net Operating Income	\$64,415.60	
Cap Rate	6.0%	
Net Operating Income	\$1,075,000.00	\$268,750.00

1212 S I ST

S J ST

S 13TH ST

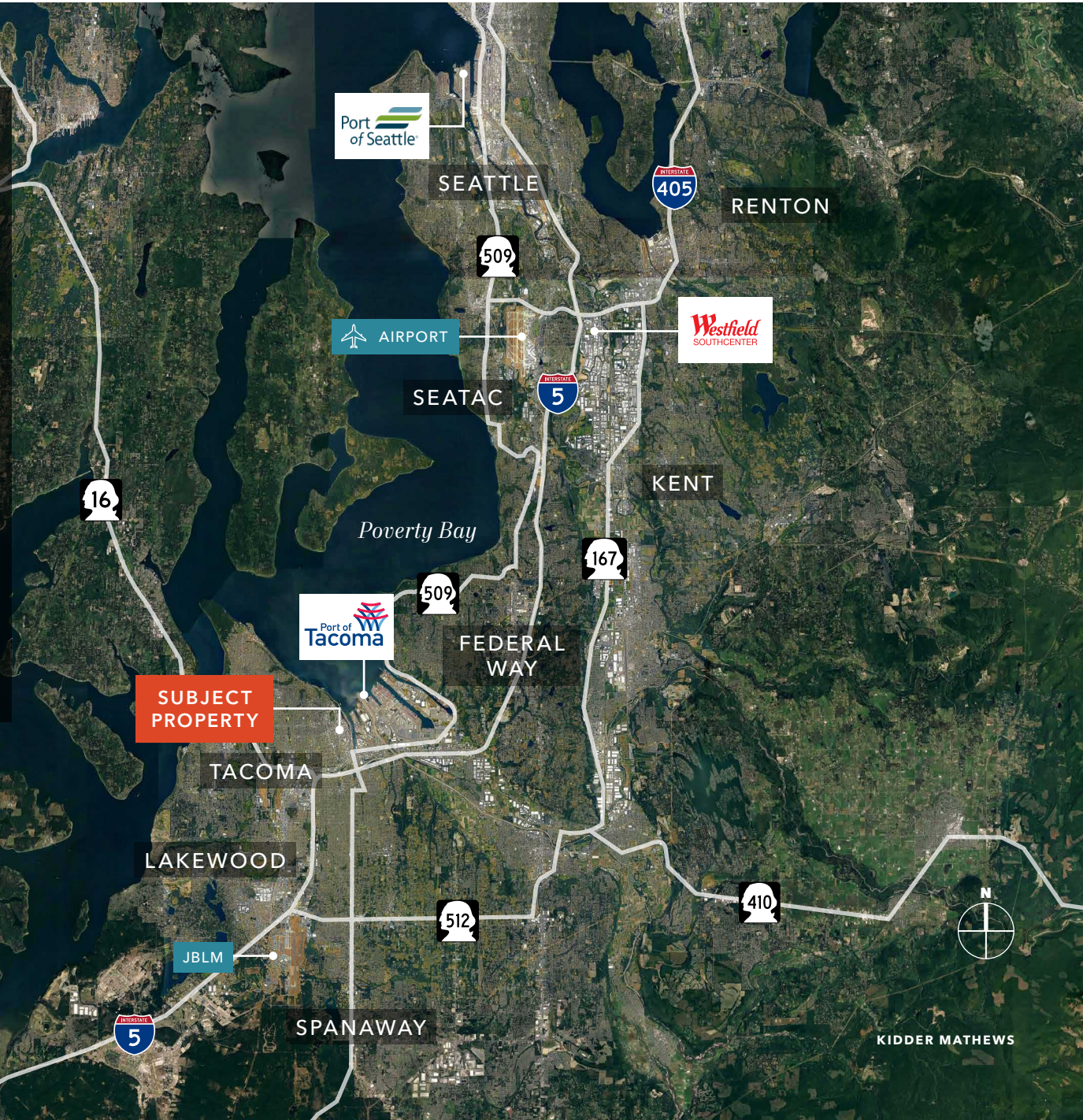
S I ST

EARNEST S BRAZIL ST

SUBJECT
PROPERTY

DRIVE TIME

PORT OF TACOMA	12 MINUTES
GIG HARBOR	18 MINUTES
FEDERAL WAY	22 MINUTES
JBLM	22 MINUTES
SEATAC	30 MINUTES
RENTON	35 MINUTES
SEATTLE	45 MINUTES
BELLEVUE	50 MINUTES
PORT OF SEATTLE	50 MINUTES



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Exclusively leased by

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