

JUST LISTED



REDONDO TERRACE

29401 PACIFIC HWY S
FEDERAL WAY, WA 98003

Redondo Terrace offers investors a conveniently located 78-unit community in close proximity to major employers, the Redondo Boardwalk, and easy access to Pacific Highway and I-5.

PROPERTY SUMMARY

ADDRESS	29401 Pacific Hwy S
CITY	Federal Way
TOTAL UNITS	78 Units
YEAR BUILT	1986
RESIDENTIAL NRSF	57,492 SF
AVG. UNIT SIZE	737 SF
PARCEL SIZE	133,294 SF

KIDDER.COM



RESIDENTIAL UNIT SUMMARY

Type	Units	Avg SF	Total SF	IN-PLACE			MARKET		
				Rent	Rent/SF	Annual Rent	Rent	Rent/SF	Annual Rent
1X1	48	700	33,600	\$1,530	\$2.19	\$881,108	\$1,645	\$2.35	\$947,520
2X2	30	1,000	30,000	\$1,896	\$1.90	\$682,488	\$1,995	\$2.00	\$718,200
Total/Average	78	815	63,600	\$1,671	\$2.05	\$1,563,596	\$1,780	\$2.18	\$1,665,720



STRONG
IN-PLACE
INCOME



NEGLIGIBLE
FEDERAL
WAY SUPPLY
PIPELINE



LOCATED NEAR
EMPLOYERS &
RECREATIONAL
AMENITIES



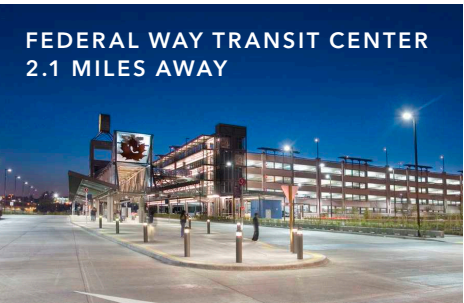
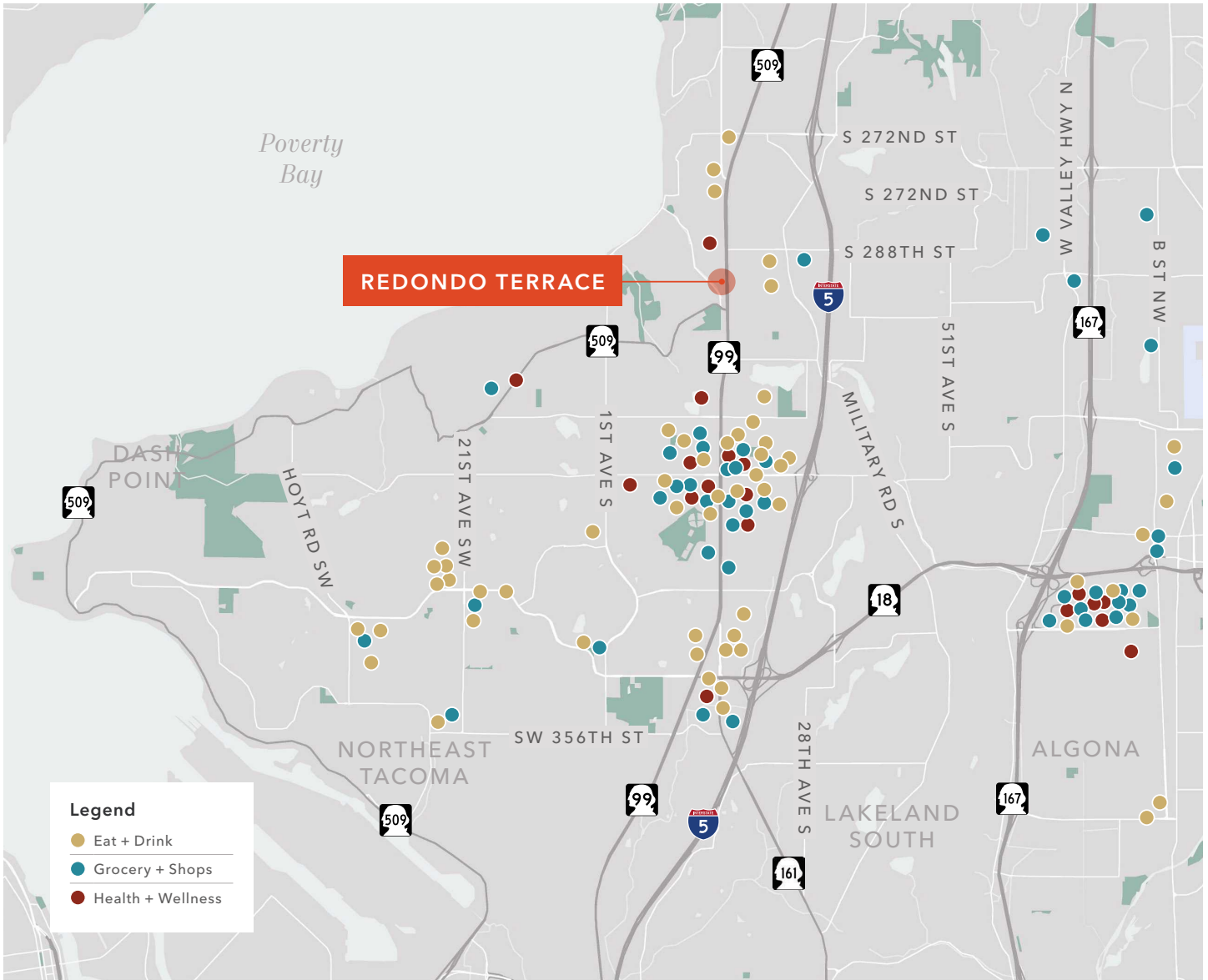
UNITS PRIMED
FOR FUTURE
VALUE-ADD
RENOVATION



REDONDO TERRACE



REDONDO TERRACE



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