

MultifamilyComplex

610 Mead Ave., Everson, WA 98247



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Commercial Sales | Leasing | Management
114 W. Magnolia St., Bellingham, WA 98225 | www.PacificContinentalRealty.com

Overview



Offered at \$3,871,669

Assembled property sale includes 3 duplexes, 1 triplex, & 1 fourplex with 3 separate parcel numbers on 1.49 acres. Two units are fully renovated, updated houses, with the other eleven units being constructed between 2021 & 2023. There are 39 bedrooms, 33 bathrooms, 15 garages, & 30 parking spaces. This is a super nice multifamily property situated outside of the 100-year floodplain. The Everson rental market has proven to be highly stable with low vacancies. The combined sale includes parcel #'s 4003364211630000, 4003364221800000, 4003364301580000.

InteriorPhotos



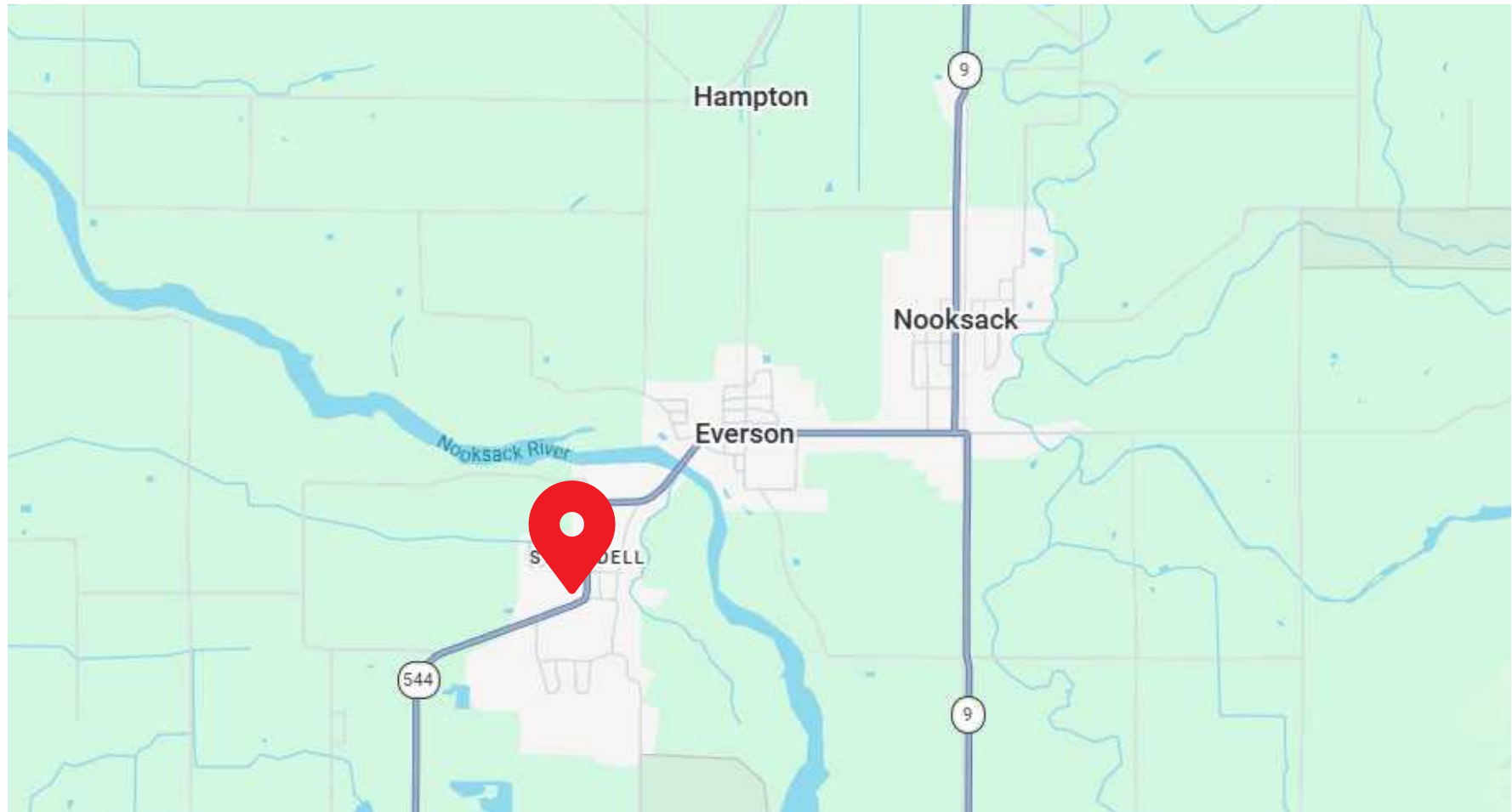
InteriorPhotos(cont.)



AerialPhoto



Location



Canadian
International Border
19 Minutes
10 Miles

Bellingham
International Airport
30 Minutes
17 Miles

Sunset Drive
I-5 Exit 255
20 Minutes
13 Miles

Mead Meadows Combined Financials

606 Mead Ave - 4 Units		
Category	Amount	
Cleaning & Maint. Income	\$585.00	
Rent Income	\$96,600.00	
Repairs Income	\$1,063.45	
Vacancy/Credit Loss (3%)	\$(2,898.00)	
Total Income	\$95,350.45	
Management Fees	\$5,708.67	
Cleaning & Maintenance	\$585.00	
Pest Control	\$319.86	
Preventative Maintenance	\$542.82	
Repairs	\$2,376.71	
Utilities	\$883.20	
Electricity	\$337.87	
Water/Sewer/Stormwater	\$316.31	
Property Taxes	\$10,290.72	
Property Insurance	\$4,981.17	
Total Expenses	\$26,342.33	6.50%
Net Income	\$69,008.12	\$1,061,663

610 - 612 Mead Ave - 7 Units		
Category	Amount	
Rent Income	\$177,000.00	
Utility Income	\$303.18	
Vacancy/Credit Loss (3%)	\$(5,310.00)	
Total Income	\$171,993.18	
Management Fees	\$11,182.50	
Repairs	\$671.38	
Electricity	\$194.00	
Water/Sewer/Stormwater	\$836.53	
Property Taxes	\$15,797.10	
Property Insurance	\$8,199.00	
Total Expenses	\$36,880.51	6.25%
Net Income	\$135,112.67	\$2,161,803



Mead Meadows Combined Financials(cont.)

614 Mead- 2 Units		
Category	Amount	
Rent Income	\$54,600.00	
Utility Income	\$148.82	
Vacancy/Credit Loss (3%)	\$(1,638.00)	
Total Income	\$53,110.82	
Management Fees	\$2,655.54	
Repairs	\$189.89	
Electricity	\$59.53	
Natural Gas	\$303.51	
Water/Sewer/Stormwater	\$216.34	
Property Taxes	\$4,545.45	
Property Insurance	\$3,007.36	
Total Expenses	\$10,977.62	6.50%
Net Income	\$42,133.20	\$648,203.06



Offered At
\$3,871,669

Market Area

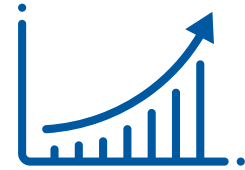
Located along the Nooksack River near the foothills of the Cascade Mountains, Everson is the fifth largest city in the Bellingham metropolitan area and serves as a hub for the surrounding agricultural community. A diverse mix of local businesses, restaurants, retail services, and agricultural industries supports the area, while parks, community events, and the scenic riverfront contribute to a desirable quality of life. With its established community and connection to the broader Bellingham area, Everson presents an attractive setting for those looking for a combination of small-town character, essential local amenities, and proximity to the natural beauty of Northwest Washington.



The area's strong agricultural community plays an important role in the local economy and quality of life, providing employment opportunities across the region while supporting a rich selection of fresh, locally grown food. Surrounded by fertile farmland, berry fields, orchards, and dairy operations, residents benefit from a close connection to the region's agricultural heritage and the abundance of products grown and produced close to home.



Surrounded by breathtaking natural features, including the Cascade Mountains and multiple freshwater rivers, Everson offers abundant opportunities to enjoy the outdoors and experience the natural beauty of Northwest Washington. This rich landscape, combined with the area's peaceful setting, continues to attract those seeking a community with easy access to nature and the comforts of small-town living.



With nearby Bellingham continuing to grow, Everson benefits from a strategic location within the region, positioned between Bellingham and the Canadian international border and offering convenient proximity to the neighboring communities of Ferndale and Lynden. This location provides access to the amenities and employment centers of the surrounding communities while maintaining Everson's distinct small-town character.