



COMMERCIAL
PROPERTIES

OFFERING MEMORANDUM

1403-1405 Roosevelt Ave

Yakima, Washington

PRESENTED BY

PHIL SIMPSON



**Dedicated
Realty**

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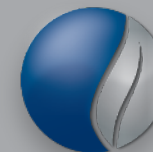
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Investment Overview

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THE OFFERING

ASKING PRICE: \$974,900

Phil Simpson, Dedicated Realty, LLC is pleased to offer for sale this exceptional Yakima multifamily investment property featuring two fourplexes on separate parcels with strong income potential and long-term upside!

Eight well-maintained 2-bedroom, 1-bath units make this apartment complex a reliable cash-flowing asset with opportunity for future rent growth. Each building features durable concrete block construction, newer roofs and exterior paint, tile flooring, and low-maintenance landscaping for easy ownership. The property is fully fenced with coded gate access for added tenant security. Currently operating with below-market rents, this investment offers excellent upside potential in a prime Yakima location close to schools, shopping, dining, and public transportation.

Unit	BD/BA	Tenant	Status	Sqft	Market Rent	Rent	Deposit	Lease To	Move-in
1403-1405 Roosevelt Ave Yakima, WA 98902									
1403 #A	2/1.00	Bernardo Mejia	Current	768	925.00	850.00	300.00	12/31/2025	01/01/2018
1403 #B	2/1.00	Joshua Estes	Current	768	925.00	915.00	850.00	09/30/2025	11/29/2021
1403 #C	2/1.00	Vanessa Esquivel	Current	768	925.00	875.00	650.00	03/31/2026	11/30/2021
1403 #D	2/1.00	Jose L. Martinez	Current	768	925.00	875.00	1,400.00	01/31/2026	02/21/2023
1405 #A	2/1.00	Tony Bailey	Current	768	925.00	865.00	650.00	04/30/2026	10/01/2024
1405 #B	2/1.00	Leslie Romine	Current	768	925.00	900.00	800.00	09/30/2025	10/09/2023
1405 #C	2/1.00	Belen Chavez	Current	768	925.00	895.00	2,400.00	01/31/2026	02/28/2025
1405 #D	2/1.00	New	Current	768	925.00	925.00	900.00		
8 Units			100.0% Occupied	6,144	7,400.00	7,100.00	7,950.00		
Total 8 Units			100.0% Occupied	6,144	7,400.00	7,100.00	7,950.00		



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Financial Overview



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FINANCIAL OVERVIEW

Asking Price: \$974,900

Market NOI: \$60,336.00

Projected NOI: \$68,949.60

Number of Units: 8

Occupancy: Full

Market CAP Rate: 6.19%

Projected CAP Rate: 7.07%

FINANCIAL SUMMARY

This Yakima multifamily investment property offers a strong and stable income stream with long-term upside potential, featuring two fourplexes with a total of eight well-maintained 2-bedroom, 1-bath units. Historical income has shown steady growth, increasing from over \$69,000 in 2022 to more than \$85,000 in 2025, with projected income approaching \$96,000 at market rents. The property benefits from additional laundry income, low operating expenses, durable concrete block construction, newer roofs, and low-maintenance landscaping, helping maximize cash flow and reduce ownership costs. Current rents remain below market, creating an excellent opportunity for future income growth through rent adjustments. Net operating income remains strong, with projected NOI nearing \$69,000 annually, while the projected cap rate of 7.07% highlights the property's attractive investment potential in a desirable central Yakima location.

Income Summary - 1403/1405 Roosevelt Ave

	2022	2023	2024	2025	Market **	Projected **
Gross Income	\$68,049.17	\$77,901.18	\$74,900.00	\$83,646.00	\$88,800.00	\$97,680.00
Laundry Income **	\$1,000.00	\$1,200.00	\$1,200.00	\$1,400.00	\$1,400.00	\$1,400.00
Vacancy @ 3%	Inc	Inc	Inc	inc	-\$2,664.00	-\$2,930.40
Total Income	\$69,049.17	\$79,101.18	\$76,100.00	\$85,046.00	\$87,536.00	\$96,149.60
Total Expenses *	\$4,901.89	\$9,371.12	\$7,860.60	\$8,105.96	\$10,000.00	\$10,000.00
WSG **				\$6,890.00	\$7,200.00	\$7,200.00
Taxes and Insurance **			\$9,234.00	\$9,643.00	\$10,000.00	\$10,000.00
NET Operating Income	\$64,147.28	\$69,730.06	\$59,005.40	\$60,407.04	\$60,336.00	\$68,949.60
Price	\$974,900.00					
Cap Rate				6.20%	6.19%	7.07%

INVESTMENT HIGHLIGHTS

- Turn-key multifamily investment with strong in-place cash flow and future upside
- Centrally located in Yakima near schools, shopping, dining, and transit
- Eight well-maintained 2-bedroom units supporting stable occupancy
- Below-market rents provide significant value-add and income growth potential
- Additional laundry income enhances overall revenue performance
- Durable concrete block construction helps minimize long-term maintenance costs
- Strong historical income trends with projected increases in NOI
- Projected 7.07% cap rate offers attractive return potential for investors
- Combines reliable cash flow with long-term appreciation opportunity



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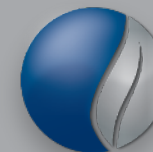
Property Information

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PROPERTY FEATURES

- Two fourplexes situated on separate parcels
- Total of eight 2-bedroom, 1-bath apartment units
- Durable concrete block construction
- Newer roofs and updated exterior paint
- Tile flooring throughout units
- Low-maintenance landscaping
- Fully fenced property with coded gate access
- On-site laundry income opportunity
- Below-market rents with future upside potential
- Centrally located near schools, shopping, dining, and public transportation



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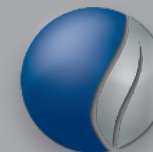
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Area Overview

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AREA OVERVIEW

The property is located on Roosevelt Avenue in central Yakima, offering convenient access to schools, shopping centers, dining, public transportation, and major commuter routes throughout the city. The surrounding area consists primarily of established residential neighborhoods and multifamily housing, creating strong demand for rental units and supporting long-term occupancy stability. Its central location provides tenants with easy access to downtown Yakima, local employers, parks, and everyday amenities, making it an attractive place to live. With continued demand for affordable housing in Yakima and below-market rents currently in place, the area presents strong potential for future rental growth, stable cash flow, and long-term appreciation.



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Aerials & Maps

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AERIAL MAP

