



**SPERRY**

EASERICH COMMERCIAL



# MOSES LAKE

## MULTIFAMILY PORTFOLIO



Lien Ma, CCIM  
MANAGING DIRECTOR  
425.454.3388  
lien.ma@sperry cga.com  
WA #26386

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Easerich Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Easerich Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Easerich Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Easerich Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Easerich Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Easerich Commercial in compliance with all applicable fair housing and equal opportunity laws.

# SUMMARY

## INVESTMENT SUMMARY

This offering presents the opportunity to acquire a newly constructed multifamily portfolio consisting of two duplexes and one triplex totaling seven residential units in Moses Lake, Washington. The properties are located in close proximity, creating an efficient and easy-to-manage portfolio within a single neighborhood.

Completed in 2025, the properties feature large floor plans, private garages, and additional driveway parking, appealing to tenants seeking single-family style living. All units are currently vacant, allowing a new owner to establish rental rates at current market levels and implement their preferred leasing strategy. The seller will provide a credit at closing for refrigerators, washers, and dryers, giving the buyer flexibility in selecting appliances.

## INVESTMENT HIGHLIGHTS

- Sale Price: \$1,965,000
- 3 Properties | 7 Total Units
- Two Duplexes + One Triplex
- Built in 2025 – New Construction
- Duplex Unit Mix: 4 Bed / 2.25 Bath
- Triplex Unit Mix: 3 Bed / 2.25 Bath
- All Units Vacant – Ability to Set Market Rents
- Private Garages + Additional Driveway Parking
- Seller Credit for Refrigerator, Washer & Dryer



# PROPERTY INFORMATION



## 920 NW SUNBURST COURT

NO. OF UNITS	3
LOT SIZE	12,536 SF
BUILDING SIZE	4,368 SF
BEDS PER UNIT	3
BATHS PER UNIT	2.25
GARAGE	Single Car



## 921 W TED YAO WAY

NO. OF UNITS	2
LOT SIZE	7,350 SF
BUILDING SIZE	3,184 SF
BEDS PER UNIT	4
BATHS PER UNIT	2.25
GARAGE	TWO CAR



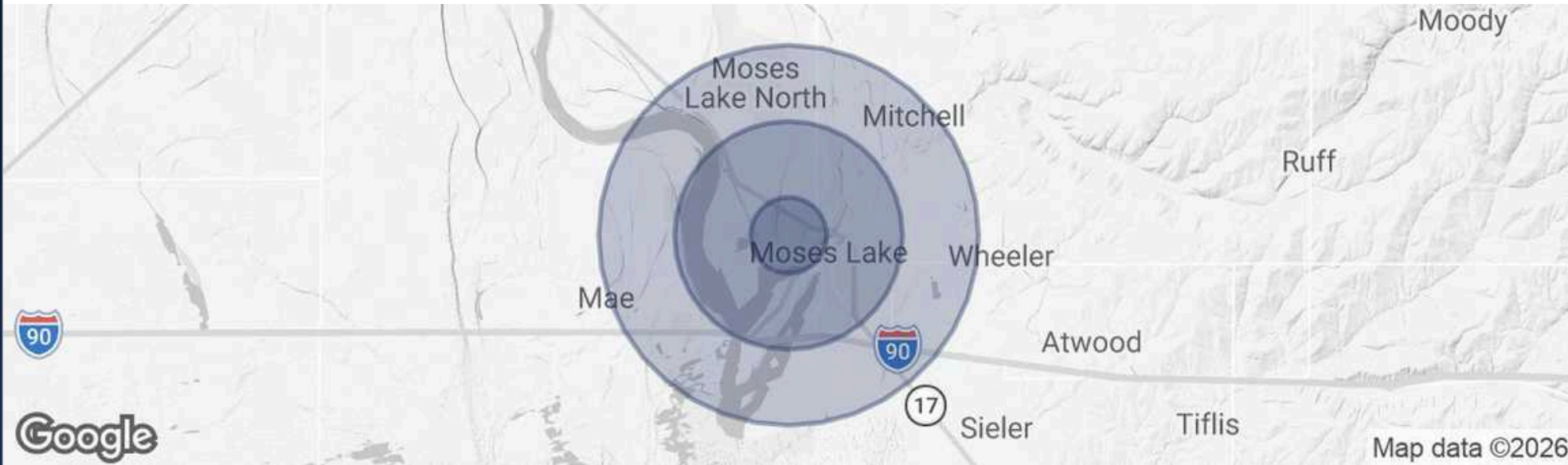
## 930 W TED YAO WAY

NO. OF UNITS	2
LOT SIZE	11,073 SF
BUILDING SIZE	3,184 SF
BEDS PER UNIT	3
BATHS PER UNIT	2.23
GARAGE	TWO CAR

# ADDITIONAL PHOTOS

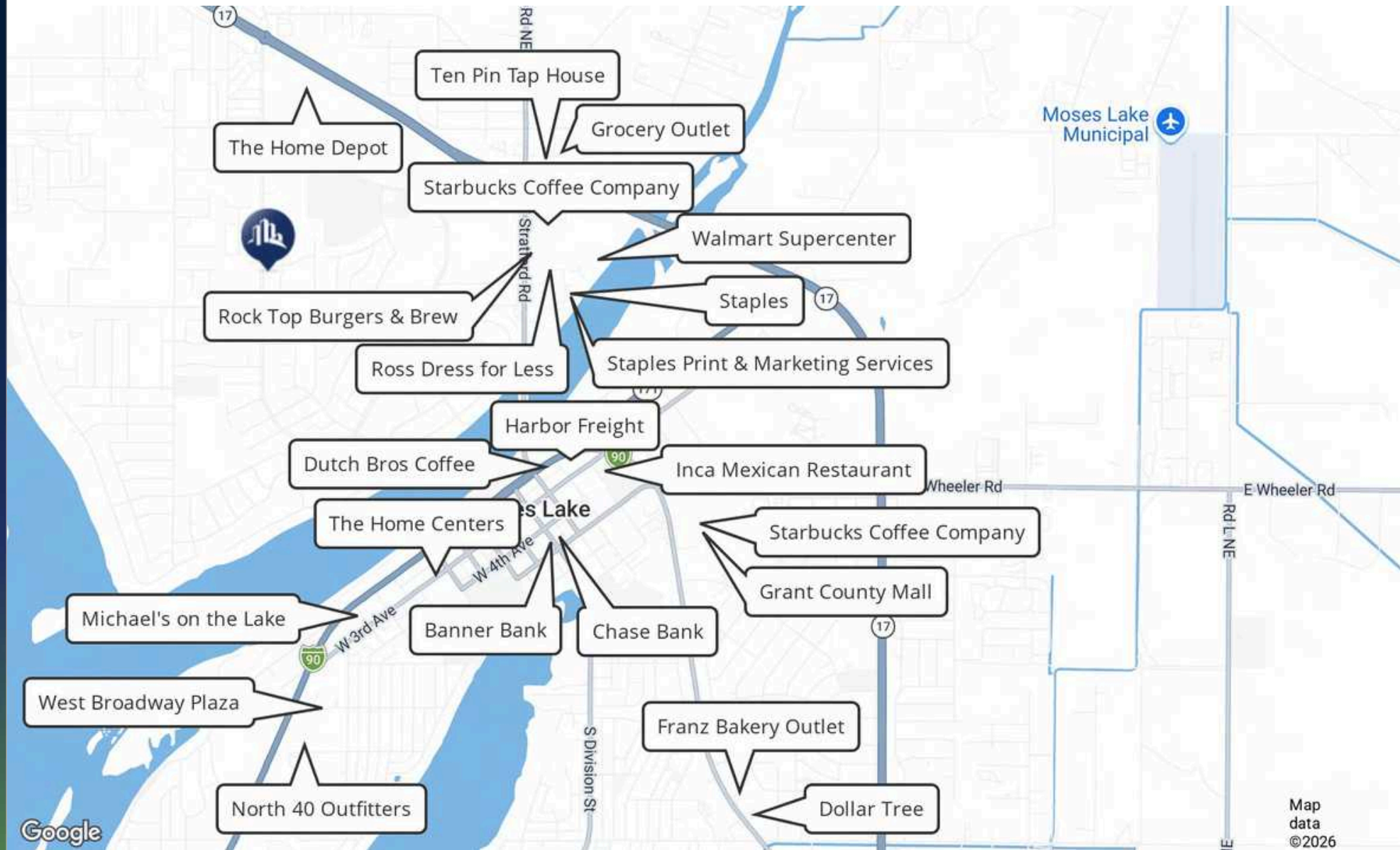


# DEMOGRAPHICS MAP & REPORT



	1 MILE	3 MILES	5 MILES
Total Population	7,517	31,789	38,952
Total Households	2,623	12,103	14,628
Person Per Household	2.9	2.6	2.7
Average Household Income	\$72,157	\$79,060	\$87,755
Total Housing Units	2,866	12,968	15,664
Owner Occupied	1,689	7,203	9,217
Renter Occupied	939	4,907	5,413

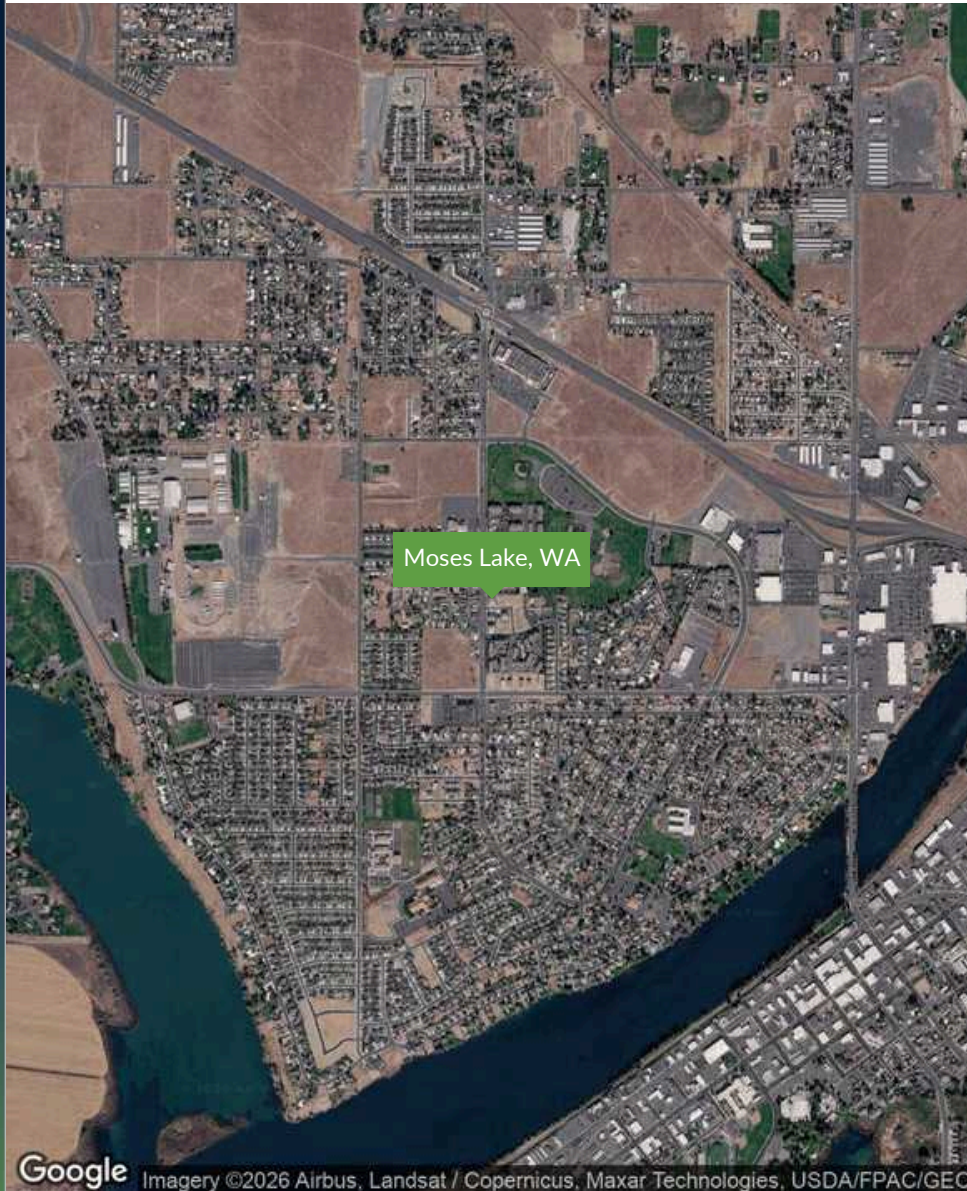
# RETAILER MAP



Google

Map data ©2026

# CITY INFORMATION



## LOCATION DESCRIPTION

Discover the perfect investment opportunity in the thriving area surrounding this impressive property in Moses Lake, Washington. Located in the heart of the city, the area offers a vibrant community and an array of amenities to appeal to multifamily and high-rise investors. Enjoy proximity to popular shopping and dining destinations, picturesque parks, and the stunning Moses Lake itself, drawing residents and visitors alike. With a burgeoning economy and a strong rental market, this location presents an ideal opportunity for those seeking to invest in a dynamic and growing community.

## LOCATION DETAILS

Market	Moses Lake
Sub Market	Central Moses Lake
County	Grant
Nearest Highway	I-90
Nearest Airport	Grant County International Airport (MWH)

# SALE COMPS

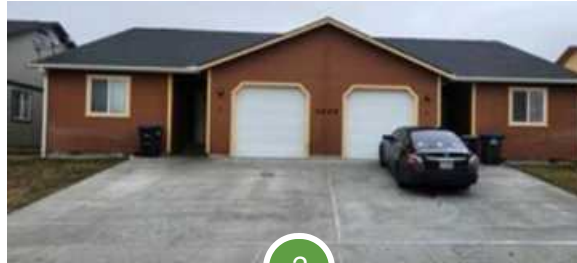


1

## 1114 GARY STREET

Moses Lake, WA 98837

Price: \$400,000  
 Bldg Size: 2,039 SF  
 No. Units: 2



2

## 1006 N PIERCE DR

Moses Lake, WA 98837

Price: \$455,000  
 Bldg Size: 2,605 SF  
 No. Units: 2



3

## 1056 N DANIEL STREET

Moses Lake, WA 98837

Price: \$400,000  
 Bldg Size: 2,039 SF  
 No. Units: 2



4

## 1029 W NORTHWEST LANE

Moses Lake, WA 98837

Price: \$560,000  
 Bldg Size: 2,832 SF  
 No. Units: 2

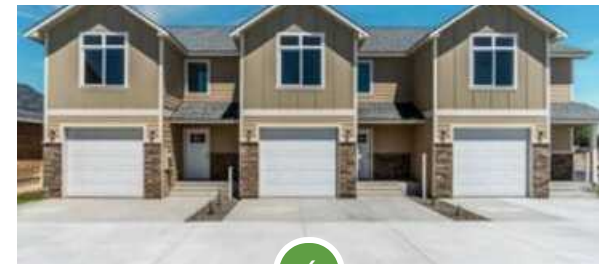


5

## 527 S CANTERBURY LANE

Moses Lake, WA 98059

Price: \$540,000  
 Bldg Size: 2,766 SF  
 No. Units: 2



6

## 911 W TED YAO WAY

Moses Lake, WA 98837

Price: \$860,000  
 Bldg Size: 4,368 SF  
 No. Units: 3

# SALE COMPS



7

## 931 W TED YAO WAY

Moses Lake, WA 98837

Price: \$875,000  
 Bldg Size: 4,368 SF  
 No. Units: 3



8

## 504 S ADLER STREET

Moses Lake, WA 98837

Price: \$825,000  
 Bldg Size: 3,870 SF  
 No. Units: 4

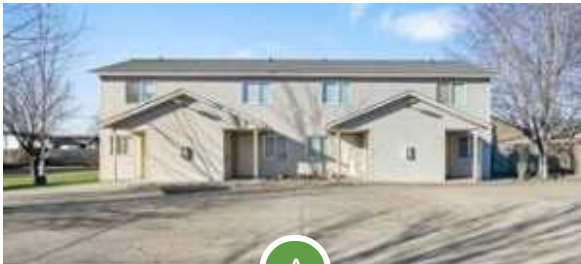


9

## 6432 MELBY WAY NE

Moses Lake, WA 98837

Price: \$1,200,000  
 Bldg Size: 4,374 SF  
 No. Units: 4



A

## 1814 W CROUSE ST

Moses Lake, WA 98837

Price: \$618,000  
 Bldg Size: 3,790 SF  
 No. Units: 4



B

## 1302-1308 SHAKER PLACE

Moses Lake, WA 98837

Price: \$730,000  
 Bldg Size: 4,752 SF  
 No. Units: 4



C

## 1309-1315 SHAKER PLACE

Moses Lake, WA 98837

Price: \$750,000  
 Bldg Size: 4,752 SF  
 No. Units: 4



## **LIEN MA, CCIM**

Managing Director

lien.ma@sperry.com

Direct: **425.454.3388** | Cell: **425.306.5458**

WA #26386

## **PROFESSIONAL BACKGROUND**

With over 24 years of diverse experience, I have built a robust career that began in systems engineering and construction, and I am now focused on commercial real estate brokerage, real estate investment, and business brokerage. My technical background in construction and engineering adds a unique layer of expertise to my current role as a commercial real estate professional. As a Certified Commercial Investment Member (CCIM), I hold one of the most respected designations in commercial real estate, signifying my expertise in areas such as investment analysis, market evaluation, and financial structuring. This certification enables me to provide a strategic, data-driven approach to real estate leasing and investment, ensuring that clients receive tailored solutions that maximize returns and minimize risk.

In addition to my real estate credentials, my extensive experience in project management, work management, and customer management within the construction and engineering sectors gives me a distinct advantage when assessing property values, project feasibility, and long-term asset performance. My focus on manufacturing efficiency and quality, paired with my Six Sigma Black Belt certification, further strengthens my ability to streamline processes and optimize outcomes in real estate transactions.

This unique combination of skills—drawing from engineering, construction, and commercial real estate—allows me to deliver comprehensive, informed solutions that consistently exceed client expectations. By integrating technical expertise with strategic real estate knowledge, I offer a well-rounded approach to both leasing and investment projects, ensuring successful, efficient results for my clients.

Easerich Commercial  
10701 Main Street, Suite 103  
Bellevue, WA 98004