

WINSOME TERRACE

17 UNIT TOWNHOME COMPLEX - 4 BUILDINGS + GARAGES

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OFFERING

Investment opportunity with built-in income and long term upside.

Built between 1983-1984 Winsome Terrace has two 6 plex units, one 4 plex unit, a standalone unit (totaling 17 rentable units), all with garages and 9 additional garages for additional rental income. Some units have been recently updated. Washer and Dryer in all units.

Most units are occupied with long term renters. With some rents below market value there is room for a new owner to continue upgrading units as needed and increase ther ROI.

This property is in a desirable South Hill, Puyallup location featuring- multiple parking space, garages, mature landscaping, additional avenues of income and close to all amenities.



SUMMARY

COMPLEX	WINSOME TERRACE I, II, & III
PARCEL	9727000031, 9727000060, 9727000041, 9727000050
TOTAL TOWNHOME UNITS	17 W/Garages
ADDITIONAL GARAGES	9
OWNER BUILT (REN & KATHY MARTIN)	1983-1984
Total Units Sqft	APPROX. +/- 18,140 Sqft
LOT SIZE	APPROX. +/- 2.25 ACRES
CAP RATE	5.33%
PRICE	\$4,400,000.



HIGHLIGHTS

- Long term tenants
- Professionally maintained
- washer and dryer in each unit
- 16 units 1,100 sqft
- Managers Office/Single unit 1740 Sqft
- All units 2 bed / 2 bath
- Each unit has its own garage w/openers
- Some units updated/upgraded in 2026
- 9 additional garages for additional income
- Ample on-site parking
- Potential room for rental increase
- Close to all amenities
- Easy freeway access



UNIT BREAKDOWN

WINSOME TERRACE I

UNIT	TYPE	SQFT	MOVE IN	MONTHLY RENT	ANNUAL RENT
12905	2BD/1.5BA	1,100	10/9/2021	\$1,725	\$20,700
12907	2BD/1.5BA	1,100	10/16/2017	\$1,560	\$18,720
12909	2BD/1.5BA	1,100	2/15/2024	\$1,795	\$21,540
12911	2BD/1.5BA	1,100	2/15/2024	\$1,870	\$22,440
12913	2BD/1.5BA	1,100	6/1/2025	\$1,560	\$18,720
12915	2BD/1.5BA	1,100	7/1/2022	\$1,675	\$20,100
				\$10,185	\$122,220

UNIT BREAKDOWN

WINSOME TERRACE II

UNIT	TYPE	SQFT	MOVE IN	MONTHLY RENT	ANNUAL RENT
12917	2BD/1.5BA	1,100	9/15/2015	\$1,560	\$18,720
12919	2BD/1.5BA	1,100	6/21/2024	\$1,795	\$21,540
12921	2BD/1.5BA	1,100	2/2026	\$2,195	\$26,340
12923	2BD/1.5BA	1,100	VACANT	\$2,195	\$26,340
12925	2BD/1.5BA	1,100	5/6/2011	\$1,560	\$18,720
12927	2BD/1.5BA	1,100	3/1/2011	\$1,560	\$18,720
				\$10,865	\$130,380

UNIT BREAKDOWN

WINSOME TERRACE III

UNIT	TYPE	SQFT	MOVE IN	MONTHLY RENT	ANNUAL RENT
12902	2BD/1.5BA	1,100	1/6/2010	\$1,560	\$18,720
12904	2BD/1.5BA	1,100	2/1/2025	\$1,795	\$21,540
12906	2BD/1.5BA	1,100	10/11/2025	\$1,675	\$20,100
12908	2BD/1.5BA	1,100	3/18/2016	\$1,560	\$18,720
12910	Managers Office/ Single Unit	1740	11/13/2019	\$1,685	\$20,220
				\$8,275	\$99,300

UNIT BREAKDOWN WINSOME TERRACE III					Additional Garages/Storage
UNIT	TYPE	SQFT	RENT	ANNUAL RENT	
12910-1	STORAGE	260	\$260	\$3,120	
12910-2	STORAGE	260	\$260	\$3,120	
12910-3	STORAGE	260	\$260	\$3,120	
12910-3	STORAGE	260	\$260	\$3,120	
12910-4	STORAGE	260	\$260	\$3,120	
12910-5	STORAGE	260	\$260	\$3,120	
12910-6	STORAGE	260	\$260	\$3,120	
12910-7	STORAGE	260	\$260	\$3,120	
12910-8	STORAGE	260	\$260	\$3,120	
12910-9	STORAGE	260	\$260	\$3,120	
			\$2,340	\$28,080	

2025
OPERATING
STATEMENT

17 UNITS-ANNUAL INCOME		\$337,560
9 STORAGE UNITS		\$28,080
GROSS SCHEDULED INCOME		\$365,640
EXPENSES		
PROPERTY TAXES		\$47,763
INSURANCE		\$13,623
ADMIN EXPENSES		\$12,957
UTILITIES - WATER/GARBAGE		\$10,427.79
MAINTENANCE REPAIRS		\$36,878.25
REPLACEMENT REPAIRS		\$9,283
TOTAL ANNUAL EXPENSES		\$130,940
NET OPERATING INCOME		\$234,699.80

INTERIOR PHOTO'S

Downstairs Photo's of unit 12923
Unit updated in 2026



Front Door/Living room



Living room



Front Door/Living room



Living room



Living room to upsatairs



Down Stairs Bathroom

INTERIOR PHOTO'S

Downstairs Photo's of unit 12923
Unit updated in 2026



Hall from living room dining area



Kitchen



Kitchen



Kitchen Washer/Dryer



Kitchen to dining area

INTERIOR PHOTO'S

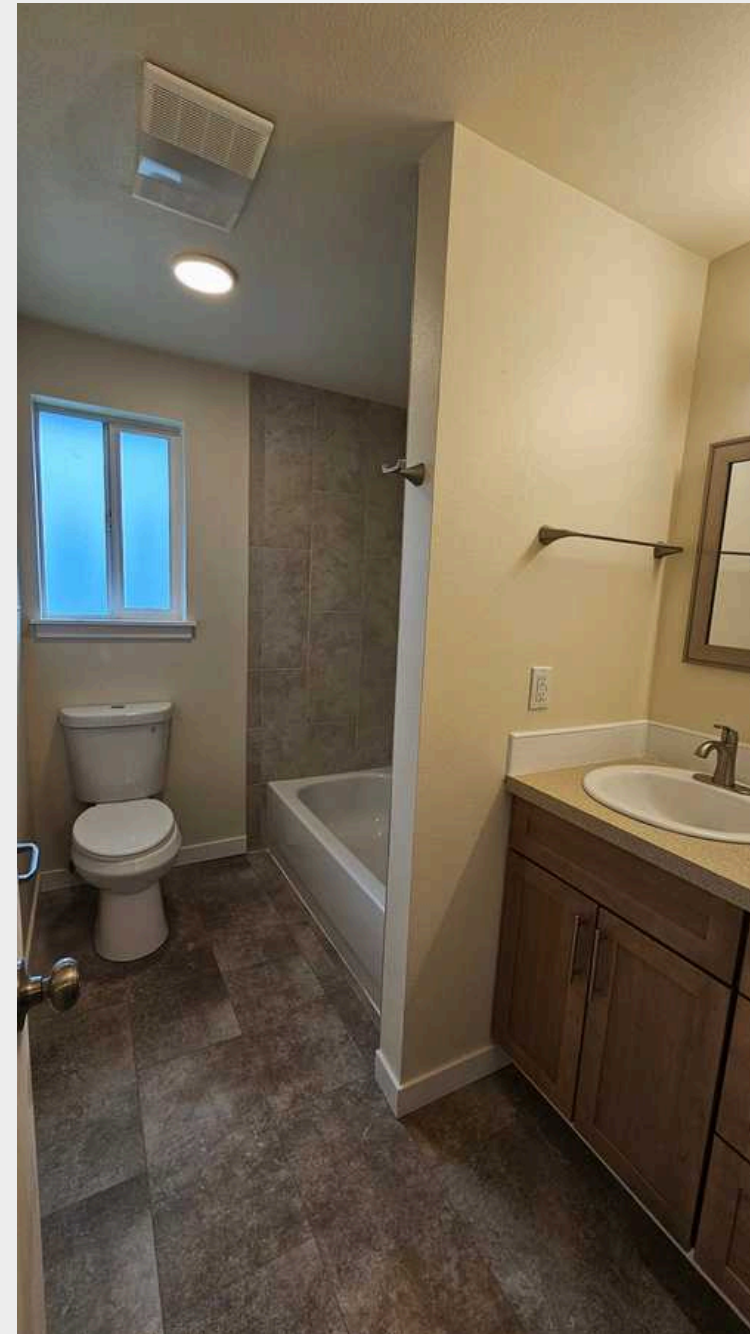
Upstairs Photo's of unit 12923
Unit updated in 2026



Upstairs Bedroom 1



Upstairs Hallway



Upstairs Bathroom



Upstairs Bedroom 2



Upstairs Bedroom 1



Upstairs Bedroom 2

EXTERIOR PHOTO'S

1 - 12910 109th Ave Ct E
Winsome Terrace III Manager Unit
Plus 9 Additioanl Garages

2 - 12902 to 12908 109th Ave Ct E
Winsome Terrace III 4-Plex

3 - 12905 to 12915 109th Ave Ct E
Winsome Terrace I 6-Plex

4 - 12917 to 12927 109th Ave Ct E
Winsome Terrace II 6-Plex



Manager Unit /Plus Additional Income Garages



4 Plex

EXTERIOR PHOTO'S



6 - Plex



6 - Plex



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