

FOR SALE

VINTAGE PARK TOWNHOME APARTMENTS

28 UNITS BUILT IN 2024

5801 ROAD 92, PASCO, WA



PRICE
\$10,650,000

CODY FIELDING | DESIGNATED BROKER | 509.492.8611 | CODY@LFRE.COM

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NOTICE: Seller is a
licensed real estate broker
in Washington State.



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PROPERTY DETAILS

PRICE	\$10,650,000 (\$380,357 per unit)
NO. UNITS	28
NOI (TTM)	\$558,589
CAP RATE	5.24%
ADDRESS	5801 Road 92 Pasco, WA 99301
COUNTY	Franklin
PARCEL NO.	115392068
YEAR BUILT	2024
NO. OF BLDGS.	7 'fourplex' buildings
UNIT TYPE	All units are two story, 3 bed, 2.5 bath, 1449 Fin. Sq. Ft, with a one-car garage.
BACKYARDS	Dedicated backyards with a concrete patio, artificial turf, and fencing.
LAND SIZE	1.91 acres (14.6 units per acre)
PARKING	Dedicated two-car driveways and one-car garage, and 28 common parking stalls.
CONSTRUCTION	Wood frame
WINDOWS	Vinyl
SIDING	Stucco and cement fiber board
ROOF	Composite asphalt shingles
LAUNDRY	Private washers / dryers
FIRE SPRINKLERS	Installed in all units

INVESTMENT HIGHLIGHTS

- **TURN-KEY STABILIZED ASSET** with property management in place.
- **NEWER PROPERTY WITH NO DEFERRED MAINTENANCE**, allowing the owner to focus on operations and cash flow.
- **VACANCY RATE OF 2.3%** based on trailing 12 months, indicating strong market performance and potential upside in rents.
- **FOUR PARKING STALLS PER UNIT**, well above the market average and helpful for tenant retention.
- **CENTRALLY-LOCATED** in the growing Tri-Cities, WA metro.
- **WITHIN WALKING DISTANCE** to public transportation (0.2 miles).
- **EXCELLENT FREEWAY ACCESS** (0.8 miles).
- **A SHORT DRIVE OR WALK TO AMENITIES** including grocery stores, restaurants, shopping, and entertainment (1.3 miles to Road 68).
- **CLOSE PROXIMITY TO THE BROADMOOR AREA**, the Tri-Cities' largest future development site with 1,200 acres of commercial, residential, and mixed-use (0.7 miles).



TRAILING 12
SEPT 2025 - AUG 2026



REVENUE		
Rent	\$	729,916
Vacancies	\$	(16,613)
Concessions	\$	(19,503)
Delinquent Rent	\$	4,090
Water/Sewer Income	\$	24,063
Other Income	\$	35,055
Effective Gross Income	\$	757,008
EXPENSES		
Landscaping Maint./Supply	\$	5,220
Repairs / Maint.	\$	15,541
Snow Removal	\$	360
Admin	\$	1,550
Unit Turnover	\$	23,743
Electricity	\$	1,887
Electricity - Vacant Units	\$	1,194
Water/Sewer	\$	25,724
Utilities - Occupied Tenants	\$	189
Advertising Expenses	\$	3,925
Professional Fees	\$	2,500
Collection Expense	\$	1,144
Lease renewal Fee	\$	396
Management	\$	37,726
Tenant Placement Fee	\$	9,000
Insurance	\$	9,026
Property Tax	\$	59,293
Total Operating Expense	\$	198,419
Operating Expenses per Unit	\$	7,086
% of EGI		26.2%
NET OPERATING INCOME	\$	558,589







Primary Bedroom





Floor Plan

MAIN LEVEL

UPSTAIRS



West Pasco

Reynolds Middle School
and Columbia River
Elementary School

BROADMOOR AREA
1,200 acres of
commercial, residential,
and mixed-use

BROADMOOR BLVD

SUBJECT
PROPERTY

Delta High
School

SANDIFUR PKWY

New Aquatic
Center

Tri-Cities Prep
High School

Island Park

Chiawana
High School

Maya Angelou
Elementary
School

Vintage Park

Sageview
High School



POPEYES

