

Lot:

Unit:

**5407 5419 Chicago Ave SW , Lakewood 98499**

Property Sub Type: **Multi-Family**



Status: **Active** Area: **37** List Price: **\$529,000**  
 Listing #: **135497** Map: **833**  
 County: **Pierce** Grid: **A-7** Year Built: **1951**  
 Community: **Lakewood**

Style: **56 - 6-9 Units** SF: **960 sf**  
 # of Units: **8** Total Rent SF: **8,000** Acreage: **1.340 ac**  
 Zoning: Lot Size: **58,370 sf**  
 General: **Multi-Family**

Gr Sch Inc: **\$75,900** Carport Spc: **0**  
 Vacancy Rt: **4%** Garage Spc: **0**  
 Gr Adj Inc: **\$72,864** Uncov'd Spc: **0**  
 Total Exp: **\$25,928** Tot Pkg Spc: **0**  
 Net Opr Inc: **\$46,936** Tax Year: **2010**  
 Annual Taxes: **\$6,196**

Amenities:  
 Energy Source: **Electric**  
 Heating/Cooling: **Baseboard**  
 Floor Covering: **Vinyl**  
 Terms:  
 Foundation:  
 Roof Type: **Composition**  
 Exterior: **Wood Products**  
 Sewer: **Septic**  
 Site Features: **Fenced-Fully**

Unit #:	<b>5407</b>	Beds:	<b>2</b>	Baths:	<b>2</b>	SqFt:		Rent:	<b>\$700</b>	# Fp:	
Rng/Ovn:		Refr:		Dish:		Wash/Dry:					
Unit #:	<b>5409</b>	Beds:	<b>3</b>	Baths:	<b>1</b>	SqFt:		Rent:	<b>\$1,000</b>	# Fp:	
Rng/Ovn:		Refr:		Dish:		Wash/Dry:					
Unit #:	<b>5411</b>	Beds:	<b>1</b>	Baths:	<b>1</b>	SqFt:		Rent:	<b>\$650</b>	# Fp:	
Rng/Ovn:		Refr:		Dish:		Wash/Dry:					
Unit #:	<b>5413</b>	Beds:	<b>1</b>	Baths:	<b>1</b>	SqFt:		Rent:	<b>\$650</b>	# Fp:	
Rng/Ovn:		Refr:		Dish:		Wash/Dry:					
Unit #:	<b>5415</b>	Beds:	<b>2</b>	Baths:	<b>1</b>	SqFt:		Rent:	<b>\$750</b>	# Fp:	
Rng/Ovn:		Refr:		Dish:		Wash/Dry:					
Unit #:	<b>5417</b>	Beds:	<b>2</b>	Baths:	<b>1</b>	SqFt:		Rent:	<b>\$750</b>	# Fp:	
Rng/Ovn:		Refr:		Dish:		Wash/Dry:					
Unit #:	<b>5419</b>	Beds:	<b>3</b>	Baths:	<b>1</b>	SqFt:		Rent:	<b>\$875</b>	# Fp:	
Rng/Ovn:		Refr:		Dish:		Wash/Dry:					
Unit #:	<b>5419</b>	Beds:	<b>3</b>	Baths:	<b>2</b>	SqFt:		Rent:	<b>\$950</b>	# Fp:	
Rng/Ovn:		Refr:		Dish:		Wash/Dry:					

Directions: **I-5 to Bridgeport Way SW exit San Francisco SW. Left on Lincoln, Right on Chicago Ave SW to property on Right.**

Marketing Remarks: **Excellent investment opportunity! 8 homes on 3 lots. Homes consistently rented within a day or two of vacancy. Continue to rent or develop the land for apartments or condos. Located right next to McChord ensures a continuous profit producing property for a savvy investor!**