

SARATOGA

commercial real estate

DOWNTOWN BELLINGHAM RESIDENTIAL FOUR-PLEX

'CASA BLANCA' : 1800 D STREET, BELLINGHAM, WA



DOWNTOWN BELLINGHAM RESIDENTIAL FOUR-PLEX

'CASA BLANCA' : 1800 D STREET, BELLINGHAM, WA

\$1,400,000

FULLY LEASED

VALUE-ADD OPPORTUNITY

WALKING DISTANCE TO RESTAURANTS, ENTERTAINMENT, CAFES, THE WATERFRONT

HISTORIC BUILDING WITH SPACIOUS AND CHARMING UNITS

DOWNTOWN URBAN VILLAGE ZONING



Amia Froese CCIM
amia@saratogacom.com
360.610.4331

Hannah Cano
hannah@saratogacom.com
360.610.4335

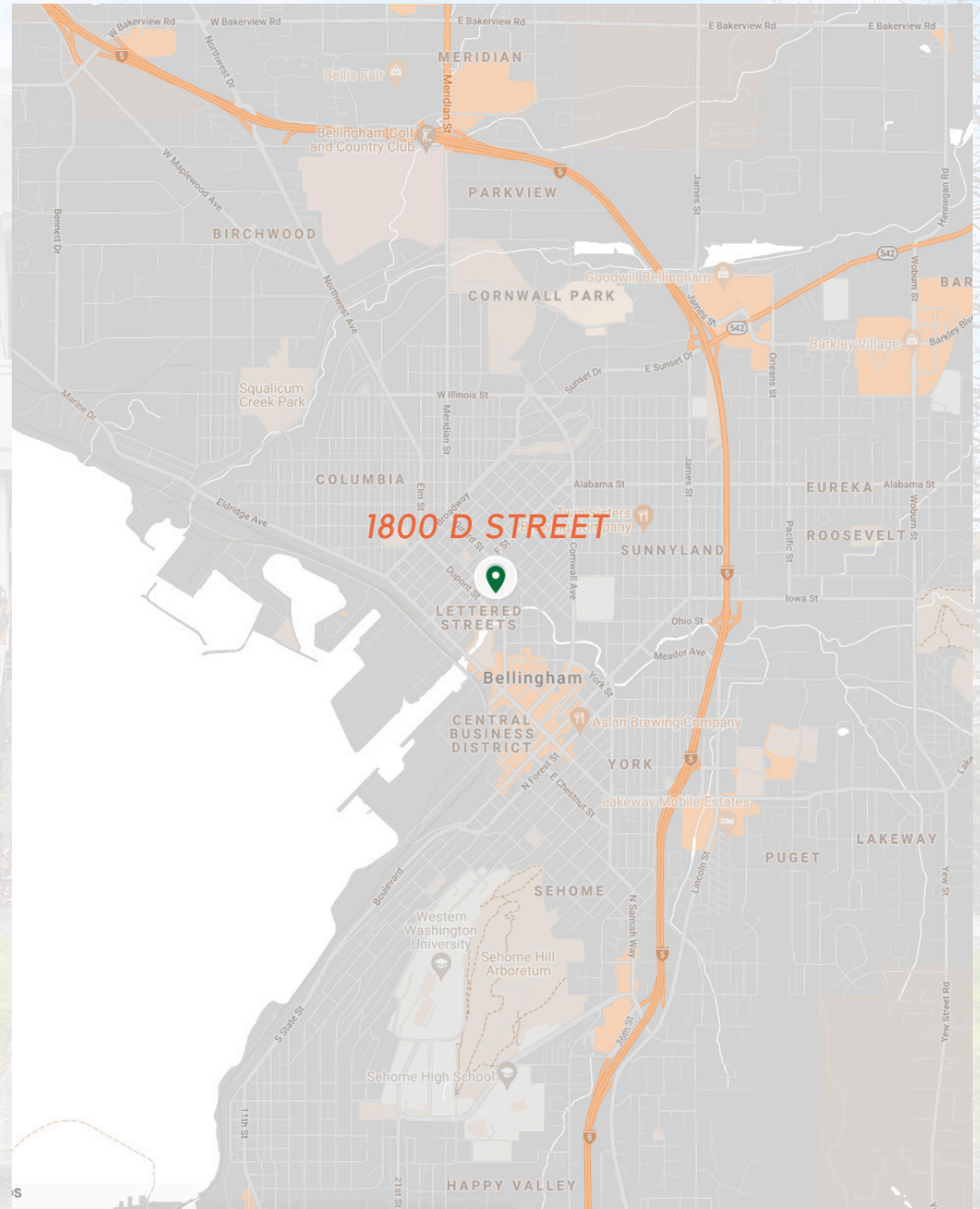
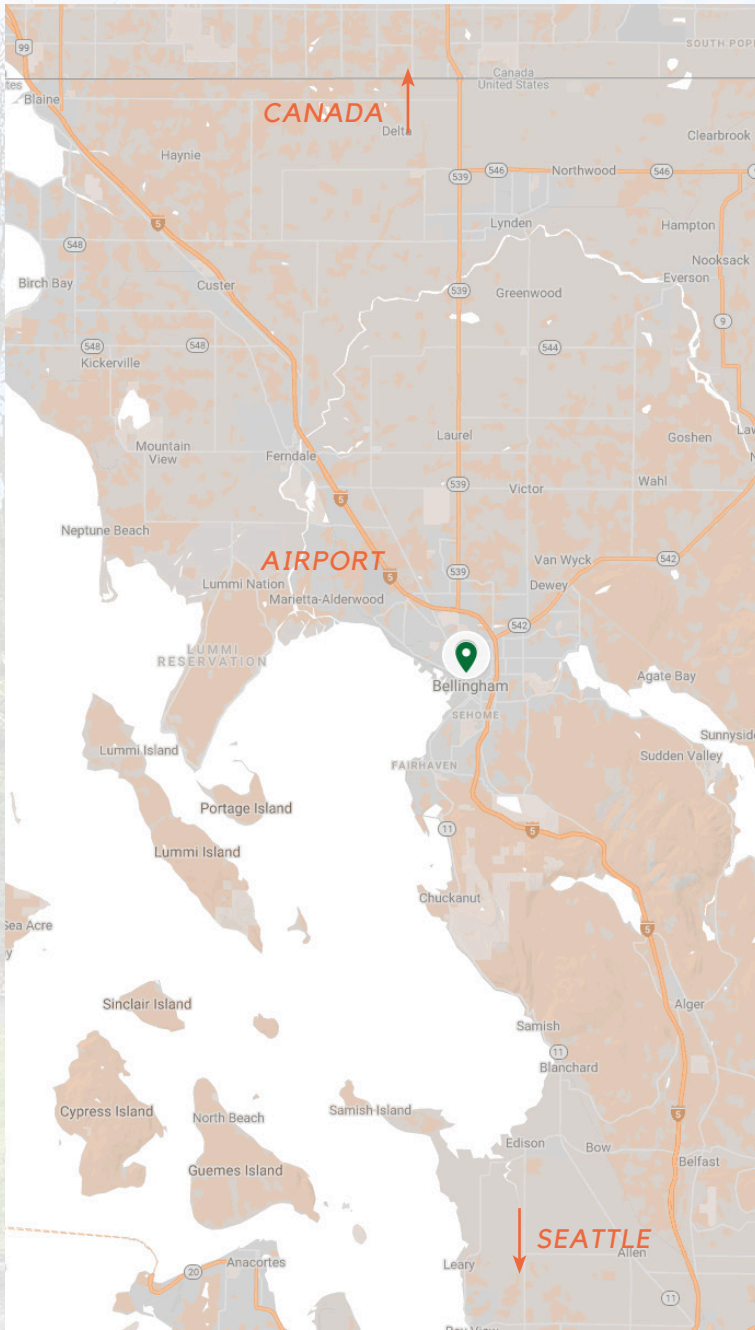
www.saratogacom.com
228 E CHAMPION, STE 102, BELLINGHAM, WA 98225

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INVESTMENT HIGHLIGHTS

TOTAL PRICE: \$1,400,000

- Units 4 (904 sq. ft. each)
- Year Built 1914
- Rentable Square Footage 3,616 sq. ft.
- Total Lot Size 5,000 sq. ft.
- Neighborhood Downtown
- Parcel Number 3803301044160000

FINANCIAL SUMMARY

SCHEDULED INCOME	CURRENT	MARKET
Unit One	\$18,600	\$19,200
Unit Two	\$14,100	\$19,200
Unit Three	\$9,600	\$19,200
Unit Four	\$9,300	\$19,200
Effective Gross Income	\$51,600	\$76,800
EXPENSES		
Property Taxes (2020)	\$5,762	\$5,762
Insurance	\$1,500	\$1,500
Water / Sewer / Garbage	\$3,800	\$3,800
Power	\$418	\$418
Other Expenses: Repairs + Management	\$5,800	\$5,800
Total Expenses	\$17,280	\$17,280
Net Operating Income	\$34,320	\$59,520

PROPERTY PHOTOS



PROPERTY PHOTOS

