

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

\$1,250,000

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, CPM
amia@saratogacom.com
360.610.4331

Hannah Cano
hannah@saratogacom.com
360.610.4335

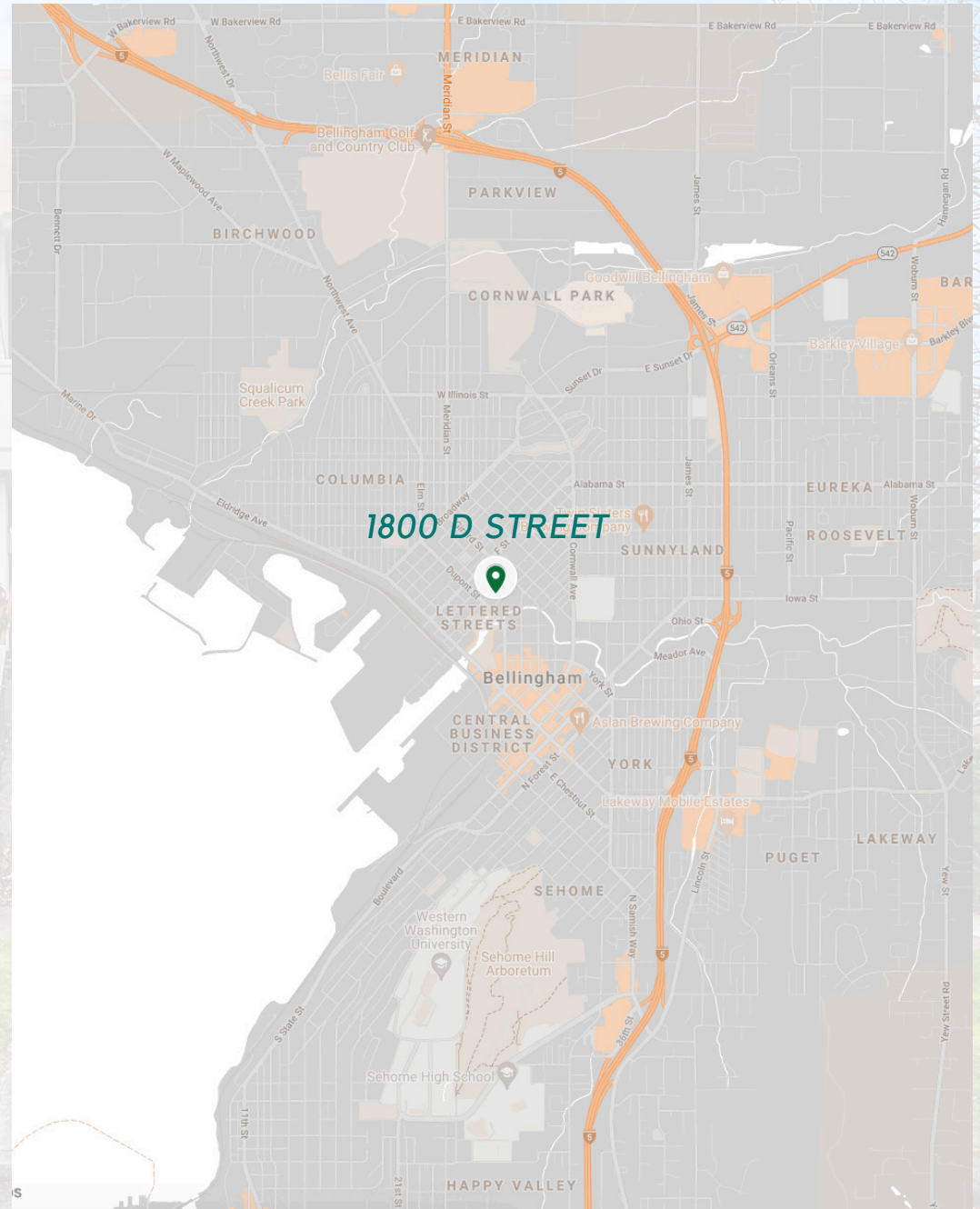
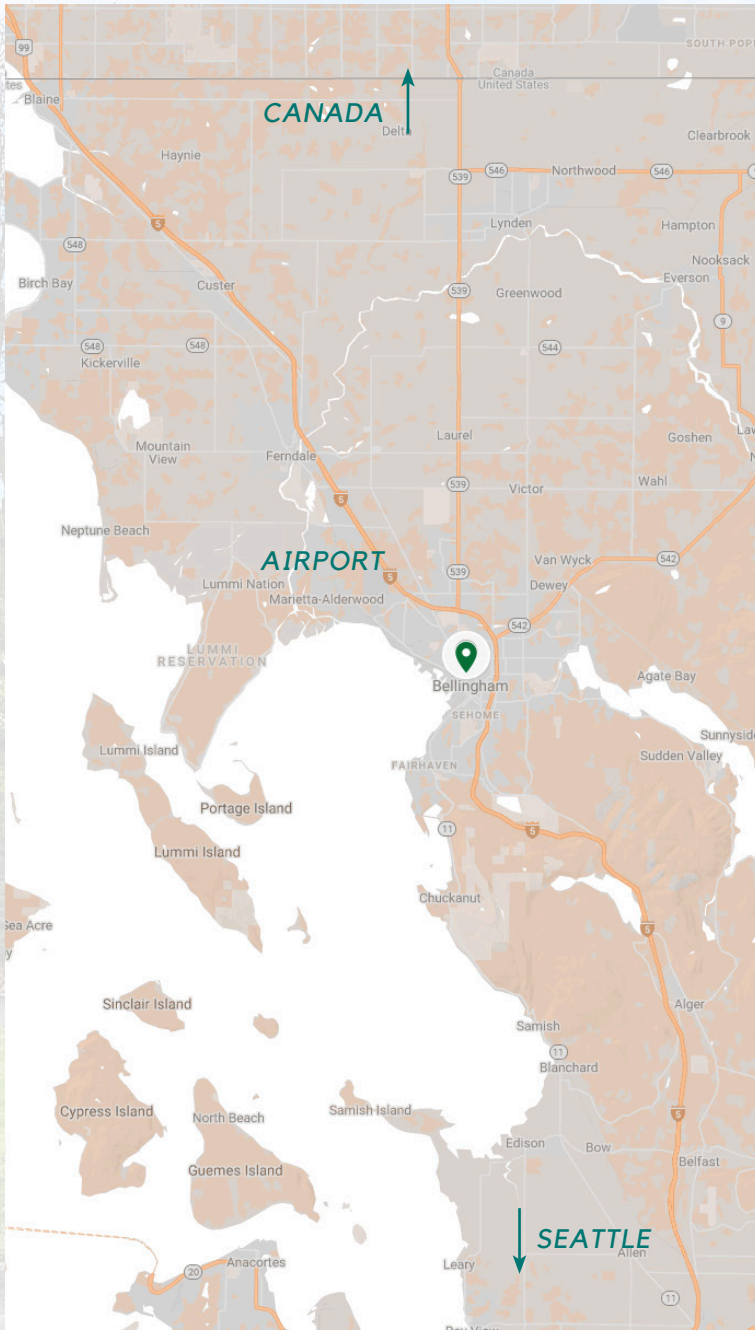
www.saratogacom.com
228 E CHAMPION, STE 102, BELLINGHAM, WA 98225

INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE,
BUT NOT GUARANTEED. BUYER TO VERIFY.

DOWNTOWN BELLINGHAM RESIDENTIAL FOUR-PLEX

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





INVESTMENT HIGHLIGHTS

TOTAL PRICE: \$1,250,000

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

