

# HARBOR CONDOS

HOQUIAM 12-UNIT



WESTLAKE  
ASSOCIATES

701 L STREET  
HOQUIAM, WA 98550





HOQUIAM

6TH STREET

7TH STREET

M STREET

L STREET

HARBOR CONDOS



# HARBOR CONDOS

**701 L STREET**  
HOQUIAM, WA 98550

**PRICE: \$1,095,000**

COUNTY	Grays Harbor
MARKET	Hoquiam
APN#	055900000100...055900001200
ZONING	C2
LOT SIZE	16,516 SF
YEAR BUILT	1981
# OF BUILDINGS	1
# OF STORIES	2
# OF UNITS	12
GROSS BLDG SF	9,200 SF
NET RENTABLE SF	9,141 SF (approx.)
EXTERIOR	Wood
HEAT	Electric Baseboard
ROOF	Composition
LAUNDRY	Common (2 Rooms - 1 Stack/Rm)
PARKING	22 Total Spaces (12 Covered)





## HARBOR CONDOS | 12 UNITS

701 L Street, Hoquiam

2020 AUGUST	Roof Replacement	\$72,235.28
2023 DECEMBER	Retro Fit Windows	\$25,817.80
2025 AUGUST	Painting	\$11,000.00
2026 MARCH	Windows - Unit 5	\$154.85
2026 APRIL	Windows - Unit 2	\$1,845.86
<b>TOTAL</b>		<b>\$111,053.79</b>



# RENT ROLL

## UNIT MIX

# OF UNITS	UNIT TYPE	SF	CURRENT	MARKET
1	STUDIO	411	\$825	\$1,000
7	1 BD   1 BA	511 - 970	\$825 - \$1,000	\$1,100
4	2 BD   1.5 BA	970 - 1,001	\$975 - \$1,200	\$1,550
<b>12 UNITS</b>		<b>9,141 SF</b>	<b>\$11,345</b>	<b>\$14,900</b>

## RENT ROLL

UNIT #	UNIT TYPE	SF	CURRENT	PSF	MARKET	PSF
1	1 BD   1 BA	539	\$875	\$1.62	\$1,100	\$2.04
2	STUDIO	411	\$725	\$1.76	\$1,000	\$2.43
3	1 BD   1 BA	511	\$825	\$1.61	\$1,100	\$2.15
4	1 BD   1 BA	970	\$1,000	\$1.03	\$1,100	\$1.13
5	2 BD   1.5 BA	970	\$975	\$1.01	\$1,550	\$1.60
6	1 BD   1 BA	692	\$900	\$1.30	\$1,100	\$1.59
7	1 BD   1 BA	692	\$975	\$1.41	\$1,100	\$1.59
8	2 BD   1.5 BA	1001	\$1,200	\$1.20	\$1,550	\$1.55
9	2 BD   1.5 BA	1001	\$1,000	\$1.00	\$1,550	\$1.55
10	1 BD   1 BA	692	\$900	\$1.30	\$1,100	\$1.59
11	1 BD   1 BA	692	\$995	\$1.44	\$1,100	\$1.59
12	2 BD   1.5 BA	970	\$975	\$1.01	\$1,550	\$1.60
<b>12 UNITS</b>		<b>9,141 SF</b>	<b>\$11,345</b>	<b>\$1.24</b>	<b>\$14,900</b>	<b>\$1.63</b>



EXTERIOR PHOTOS



INTERIOR PHOTOS



# RENT COMPARABLES

## 2 BEDROOM

	ADDRESS	UNIT TYPE	SF	RENT	PSF	YEAR BUILT	UTILITIES	NOTES
01	113 N Newell St, #4 Aberdeen	2 BD   1 BA	800	\$1,350	\$1.69	1972	W/S/G not included	Semi-renovated: features an open living/dining floor plan with peninsula kitchen and a renovated full bath, plus a private deck overlooking the river. Coin-operated laundry is on-site.
02	402 W 1st St, #5 Aberdeen	2 BD   1 BA	800	\$1,350	\$1.69	1941	Includes W/S/G	Fully renovated: all-new interior with luxury vinyl plank flooring, fresh paint, new kitchen cabinets/countertops, and new stainless-steel appliances.
03	919 W Heron St, #919 Aberdeen	2 BD   1 BA	900	\$1,500	\$1.67	1924	W/S/G not included	Duplex unit (upper/lower in vintage house): managed by Home Sweet Home PM, was advertised with in-unit laundry
04	400 Beacon Hill Dr, Hoquiam	2 BD   1 BA	900	\$1,550	\$1.72	1950	Includes W/S/G	Off street parking. Large private balcony. Shared coin-op laundry room and storage available.
05	1715 S Boone St, Aberdeen	2 BD   1 BA	850	\$1,325	\$1.56	1980	Unconfirmed	Property offers a small-town neighborhood setting with on-site management. Mostly remodeled units.
06	2425 Bay Ave, #8 Hoquiam	2 BD   1 BA	900	\$1,399	\$1.55	1978	Includes W/S/G	Fully renovated: new floors, doors, lights, paint; brand-new stainless stove, dishwasher, fridge & vent hood; W/D hookups
<b>AVERAGES</b>			<b>858 SF</b>	<b>\$1,412</b>	<b>\$1.65</b>			



# SALES COMPARABLES

## SALE COMPARABLES

	PROPERTY	UNITS	NRSF	SALE PRICE	PRICE / UNIT	PRICE / SF	CAP RATE	YEAR BUILT	SALE DATE
01	<b>SILVER SPRUCE</b> 1405 E Beacon Ave Montesano	18	14,092	\$2,500,000	\$138,889	\$177	6.10%	1980	6/10/24
02	<b>MONTE VILLA</b> 610 E Pioneer Ave Montesano	24	16,680	\$2,400,000	\$100,000	\$144	8.78%	1967	7/17/25
03	<b>ALDER CREEK</b> 816-912 W Marion St Aberdeen	24	21,600	\$2,350,475	\$98,000	\$109	6.49%	1978	4/21/26
04	<b>100 CURTIS</b> 100 W Curtis St Aberdeen	12	10,488	\$1,720,000	\$143,333	\$164	8.50%	2009	3/7/25
05	<b>ELMA ARMS</b> 322 S 2nd St Elma	24	20,480	\$1,999,000	\$83,292	\$98	-	1978	4/25/25
06	<b>BAY AVE 12-UNIT</b> 2425 Bay Ave Hoquiam	12	11,000	\$1,000,000	\$83,333	\$91	8.24%	1978	1/4/25
	<b>AVERAGES</b>				<b>\$107,808</b>	<b>\$130</b>	<b>7.62%</b>		



# FINANCIAL SUMMARY

## PRICE ANALYSIS

**PRICE** **\$1,095,000**

Number of Units:	12
Price per Unit:	\$91,250
Price per Net RSF:	\$120
Current GRM:	8.02
Current Cap:	6.76%
ProForma GRM:	6.05
ProForma Cap:	8.56%
Year Built:	1981
Approximate Lot Size:	16,516 SF
Approximate Net RSF:	9,141 SF

## PROPOSED FINANCING

Loan Amount:	\$810,344
Down Payment:	\$284,656
Down Payment %:	26%
Interest Rate:	6.15%
Term:	5 Years
Amortization:	30 Years
Annual Payment:	\$49,836
Monthly Payment:	\$4,153

## INCOME

	CURRENT	PROFORMA
Scheduled Rent Income	\$11,345	\$14,900
+ Utility Bill Back	\$0	\$0
+ Pet Rent	\$0	\$30
+ Laundry Income	\$5	\$125
+ Other Income	\$33	\$33
<b>Scheduled Monthly Income</b>	<b>\$11,383</b>	<b>\$15,088</b>
<b>Annual Scheduled Income</b>	<b>\$136,600</b>	<b>\$181,060</b>

## EXPENSES

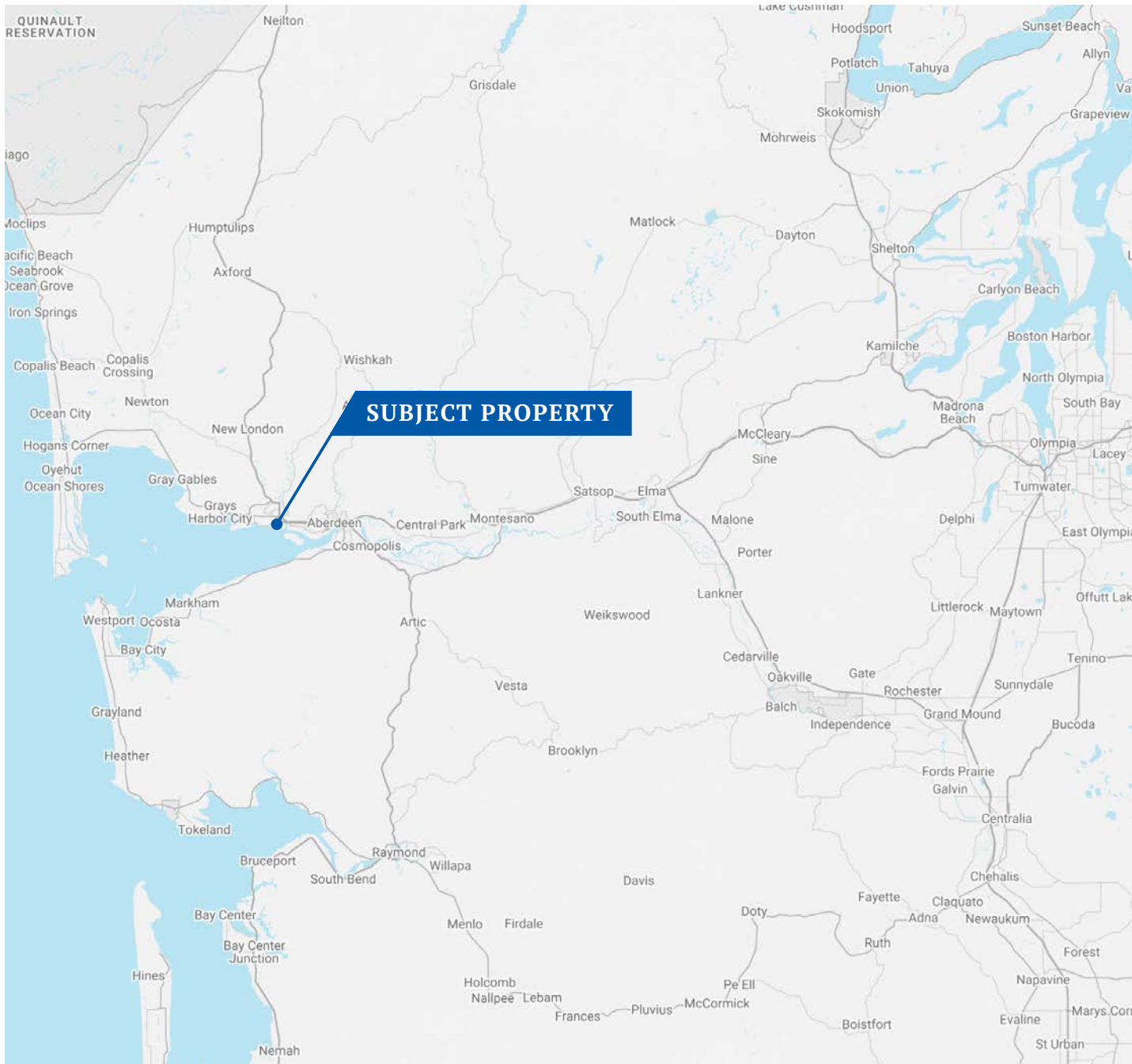
	CURRENT	PROFORMA
Property Taxes	\$7,024	\$8,045
Insurance	\$4,259	\$12,000
Utilities: W/S/G/E	\$22,434	\$23,107
Repairs & Maintenance	\$9,938	\$10,200
Marketing	\$0	\$900
Leasing	\$0	\$2,000
Property Management	\$9,086	\$11,798
Reserves	\$3,000	\$3,000
Admin / Miscellaneous	\$0	\$1,800
Grounds	\$0	\$2,000
<b>Total Expenses</b>	<b>\$55,740</b>	<b>\$74,850</b>
<b>Expenses per Unit</b>	<b>\$4,645</b>	<b>\$6,238</b>
<b>Expenses per Net RSF</b>	<b>\$6.10</b>	<b>\$8.19</b>

## OPERATING DATA

	CURRENT		PROFORMA	
Scheduled Gross Income	\$136,600		\$181,060	
Less Physical Vacancy	-\$6,807	5.00%	-\$12,516	7.00%
<b>Gross Operating Income</b>	<b>\$129,793</b>		<b>\$168,544</b>	
Less Total Expenses	-\$55,740	40.81%	-\$74,850	41.34%
<b>Net Operating Income</b>	<b>\$74,053</b>		<b>\$93,694</b>	
Less Loan Payments	-\$49,836		-\$59,242	
<b>Pre-Tax Cash Flow</b>	<b>\$24,216</b>	<b>6.33%</b>	<b>\$34,452</b>	<b>9.00%</b>
Debt Service Coverage Ratio	1.49		1.58	
Plus Principal Reduction	\$0		\$9,676	
Total Return Before Taxes	\$24,216	6.33%	\$44,128	11.53%



# LOCATION



## COMMUTER TIME & DISTANCE

<b>ABERDEEN</b>	<b>4 miles</b> 12 Min
<b>MONTESANO</b>	<b>15 miles</b> 17 Min
<b>WESTPORT</b>	<b>24 miles</b> 36 Min
<b>OCEAN SHORES</b>	<b>19 miles</b> 25 Min
<b>OLYMPIA</b>	<b>53 miles</b> 60 Min
<b>CENTRALIA</b>	<b>57 miles</b> 70 Min
<b>JOINT BASE LEWIS-MCCHORD</b>	<b>57 miles</b> 68 Min
<b>TACOMA</b>	<b>81 miles</b> 85 Min



# SITE AMENITIES & DEMOGRAPHICS



## SCHOOLS & SERVICES

- Hoquiam High School
- Hoquiam Fire Dept
- Hoquiam Middle School
- Emerson Elementary
- Harbor Regional Health
- Hoquiam Timberland Library
- Hoquiam Municipal Court
- Olympic Stadium
- John Gable Community Park
- Bowerman Airport



## SHOPPING

- Emerson Grocery
- Dahlstrom Lumber
- The Home Depot
- Swanson's
- Ray's Place
- Harbor Books
- CVS
- Dollar Tree
- Harbor Drug & Gifts



## FOOD & DRINK

- Ashley's Pub Haus
- Brunch 101 of Hoquiam
- Jitter House
- 9th Street Ale House
- Rose's Mexican
- Buddy Moos
- Al's Hum-Dinger
- SpeedBowl
- Go Dog Go Espresso
- Golden Dragon
- Solid Coffee
- Ace of Clubs Tavern
- Two Broke Chics Deli
- Domino's Pizza
- Subway
- McDonald's
- Casa Mia of Hoquiam
- DJ's Coffee & Waffles
- Grizzly Den
- Welcome Inn Bar & Grill

### POPULATION

	1-MILE	3-MILE	5-MILE
Total Population	2,490	20,961	30,729
Growth 2024 - 2029 (est.)	5.70%	6.41%	6.56%
Median Age	38.2	39.4	40.0

### HOUSEHOLDS & INCOME

	1-MILE	3-MILE	5-MILE
Total Households	956	8,001	11,911
Median HH Income	\$48,596	\$45,110	\$46,525
Renter Occupied Housing	43.31%	44.01%	42.30%



# HOQUIAM & ABERDEEN

Located in Grays Harbor County along the southwestern coast of Washington State, Hoquiam offers a relaxed, small-town lifestyle with rich history, natural beauty and a strong sense of community. The neighboring town of Aberdeen serves as a regional hub for commerce, industry, and culture on the Olympic Peninsula. Known as the “Gateway to the Olympic Peninsula,” Hoquiam and Aberdeen are strategically positioned at the confluence of the Wishkah and Chehalis Rivers, offering both scenic natural beauty and logistical accessibility via U.S. Route 101 and State Route 12.

Life in Hoquiam is shaped by its coastal location and timber-town heritage; the city grew up around logging and pulping industries, and that legacy still threads through local identity and community events. Residents value the outdoors, with easy access to beaches, forests, and rivers, making recreation like fishing, hiking, and beach walks common weekend pastimes.

Historically a center for the timber and maritime industries, Aberdeen has undergone a gradual economic diversification in recent years. Today, it supports a growing base of small businesses, healthcare providers, educational institutions, and tourism-related services, anchored by nearby attractions such as the Olympic National Forest and Pacific Ocean beaches.

Key employment sectors include healthcare, education, retail, and government services, with Grays Harbor Community Hospital and the Aberdeen School District among the top employers. The Port of Grays Harbor also plays a critical role in trade and logistics, supporting economic stability.

With ongoing revitalization efforts, including investment in downtown redevelopment and infrastructure, Aberdeen is attracting increased interest from both residents and investors seeking affordable real estate opportunities in a scenic, community-oriented setting.



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