

Best Choice

R E A L T Y

SUTTON PLACE

12003-12117 112th Avenue East
Puyallup, WA 98374



Jeff Huling
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An aerial photograph of a large residential property with multiple houses, a paved driveway, and a grassy area. The property is surrounded by a dense forest of tall evergreen trees. The sky is blue with some light clouds.

SUTTON PLACE

PROPERTY INFORMATION

Purchase Price
\$2,370,000.00

Property Address
12003-12117 112th Avenue East
Puyallup, WA 98374

Year Built
1991

Property Size
8 Units

Land Size
2.09 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

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PROPERTY OVERVIEW

Sitting on 2.09 acres of land in the South Hill of Puyallup, Sutton Place offers investors four 1991 built duplexes with long term tenants, recent capital improvements and the opportunity to add bedrooms at minimal cost.

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PROPERTY DETAILS

Located in a residential neighborhood minutes from the South Hill Mall and Hwy 512, this 8 unit property is comprised of four, two story duplex buildings on two parcels of land.

Two of the 8 units are 3 bedroom, 1.75 baths and the remaining 6 units are 2 bedroom, 1.75 baths with each having the potential to add an additional bedroom. Six of the 8 units are approximately 1,195 square feet in size and the remaining two are 1,281 square feet.

Flooring includes carpet, vinyl and laminate. Units are heated by electric baseboard and the roof is a composition shingle. All units come with a one car garage.

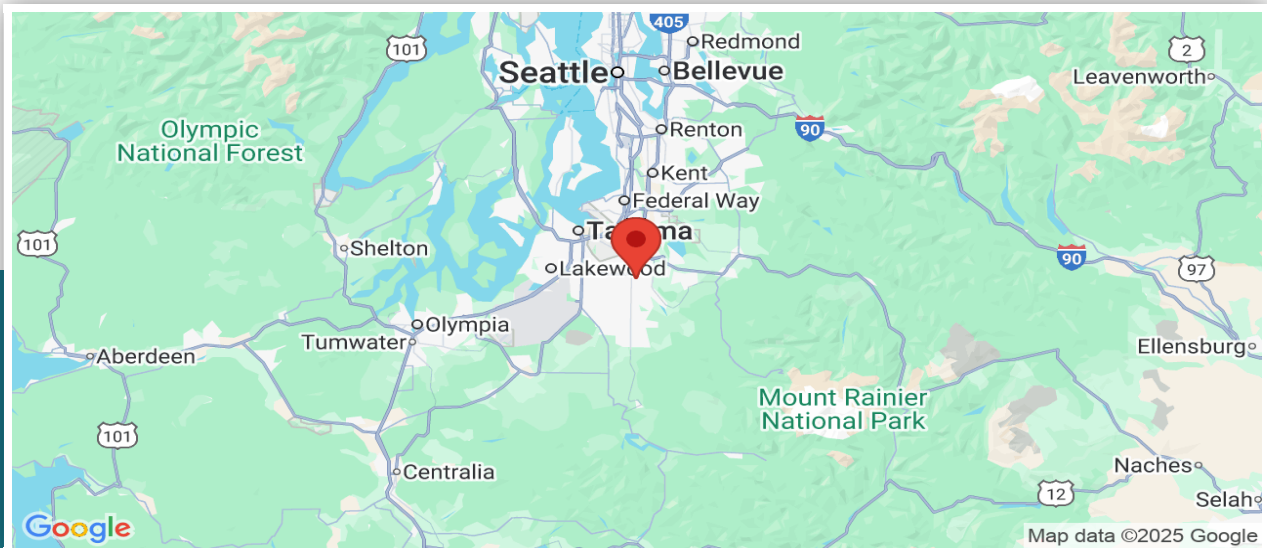
Power and garbage are paid direct by the tenants and water paid by the owner. All units come with a range oven, refrigerator, dishwasher and washer/dryer.

Capital improvements from 2024 totaling \$16,730 include replacing water heaters and appliances in several units and repairs made to the septic drain field and tanks.

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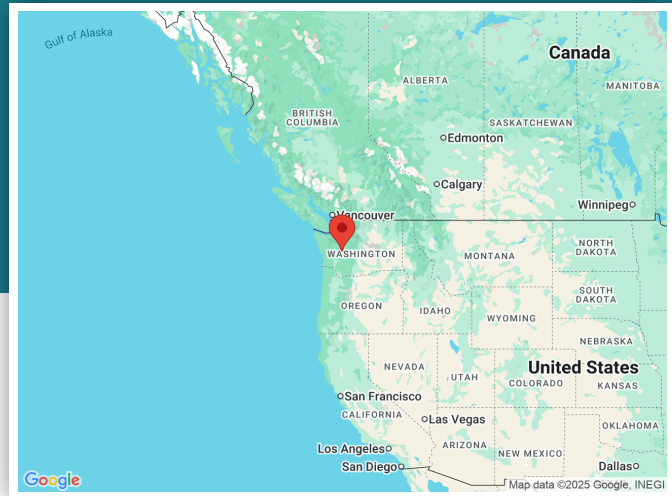
AREA LOCATION MAP



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AERIAL ANNOTATION MAP



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PROPERTY PHOTOS



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We've got you covered.

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Sutton Place Unit Mix / Rent Roll - As of 9/16/25

Unit #	Beds/ Baths	Unit SQFT.	Monthly Rent	Pet Rent	Utility	Liability Insurance	Total Monthly Rent	Move In Date	Lease End Date	Last Rent Increase	Deposit
12003	2/1.75	1,195	\$2,075	\$50	\$150	\$10.50	\$2,285.50	8/20/20	3/31/26	4/1/25	\$1,650
12005	3/1.75	1,195	\$2,450	\$0	\$150	\$10.50	\$2,610.50	10/1/25 renovating	9/30/26		TBD
12105	2/1.75	1,195	\$2,000	\$25	\$150	\$10.50	\$2,185.50	5/31/06	5/31/26	6/1/25	\$800
12107	3/1.75	1,195	\$2,095	\$25	\$175	\$10.50	\$2,305.50	12/29/23	11/30/25	12/1/24	\$1,945
12109	2/1.75	1,195	\$2,050	\$0	\$150	\$10.50	\$2,210.50	5/1/10	9/30/25	10/1/24	\$0
12111	2/1.75	1,195	\$2,095	\$0	\$150	\$10.50	\$2,255.50	6/10/08	7/31/26	8/1/25	\$750
12115	2/1.75	1,281	\$2,045	\$0	\$150	\$10.50	\$2,205.50	4/3/20	4/30/26	5/1/25	\$1,800
12117	3/1.75	1,281	\$2,245	\$0	\$150	\$10.50	\$2,405.50	Vacant	TBD		\$0
Total 8	18/14	9,732	\$17,055	\$100	\$1,225	\$84.00	\$18,464	88% Occupied			\$6,945

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5-YEAR CASH FLOW ANALYSIS

INITIAL INVESTMENT

Purchase Price	\$2,370,000
+ Acquisition Costs	\$47,400
- Mortgage(s)	\$1,540,500
+ Loan Fees Points	\$15,405
Initial Investment	\$892,305

MORTGAGE DATA

Loan Amount	\$1,540,500
Interest Rate (30/360)	5.650%
Amortization Period	30 Years
Loan Term	5 Years
Loan Fees Points	1.00%
Periodic Payment	\$8,892.32
Annual Debt Service	\$106,708

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 Sep-2026	Year 2 Sep-2027	Year 3 Sep-2028	Year 4 Sep-2029	Year 5 Sep-2030
POTENTIAL RENTAL INCOME (PRI)	\$220,368	\$226,979	\$233,788	\$240,802	\$248,026
- Vacancy / Credit Loss	\$6,611	\$6,809	\$7,014	\$7,224	\$7,441
EFFECTIVE RENTAL INCOME	\$213,757	\$220,170	\$226,774	\$233,578	\$240,585
+ Other Income	\$1,200	\$1,236	\$1,273	\$1,311	\$1,351
GROSS OPERATING INCOME (GOI)	\$214,957	\$221,406	\$228,047	\$234,889	\$241,936
- Operating Expenses	\$61,037	\$62,612	\$64,229	\$65,890	\$67,595
NET OPERATING INCOME (NOI)	\$153,920	\$158,794	\$163,818	\$168,999	\$174,341
NET OPERATING INCOME (NOI)	\$153,920	\$158,794	\$163,818	\$168,999	\$174,341
- Capital Expenses / Replacement Reserves	\$2,800	\$2,800	\$2,800	\$2,800	\$2,800
- Annual Debt Service 1st Lien	\$106,708	\$106,708	\$106,708	\$106,708	\$106,708
CASH FLOW BEFORE TAXES	\$44,412	\$49,286	\$54,310	\$59,491	\$64,833
Loan Balance	\$1,520,313	\$1,498,955	\$1,476,359	\$1,452,453	\$1,427,161
Loan-to-Value (LTV) - 1st Lien	54.57%	52.16%	49.79%	47.48%	45.23%
Debt Service Coverage Ratio	1.44	1.49	1.54	1.58	1.63
Before Tax Cash on Cash	4.98%	5.52%	6.09%	6.67%	7.27%
Return on Equity	3.94%	4.00%	4.05%	4.09%	4.13%
Equity Multiple	1.31	1.48	1.67	1.86	2.06

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$3,155,000
Cost of Sale	\$157,750
Mortgage Balance 1st Lien	\$1,427,161
Sales Proceeds Before Tax	\$1,570,089

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	16.80%
Acquisition CAP Rate	6.49%
Year 1 Cash-on-Cash	4.98%
Gross Rent Multiplier	10.75
Price Per Unit	\$296,250
Loan to Value	65.00%
Debt Service Coverage Ratio	1.44

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CASH FLOW DETAILS

INCOME

For the Year Ending	Year 1 Sep-2026	Year 2 Sep-2027	Year 3 Sep-2028	Year 4 Sep-2029	Year 5 Sep-2030
POTENTIAL RENTAL INCOME (PRI)	\$220,368	\$226,979	\$233,788	\$240,802	\$248,026
- Vacancy / Credit Loss	\$6,611	\$6,809	\$7,014	\$7,224	\$7,441
EFFECTIVE RENTAL INCOME (ERI)	\$213,757	\$220,170	\$226,774	\$233,578	\$240,585
+ Pet Rent	\$1,200	\$1,236	\$1,273	\$1,311	\$1,351
TOTAL OTHER INCOME	\$1,200	\$1,236	\$1,273	\$1,311	\$1,351
GROSS OPERATING INCOME (GOI)	\$214,957	\$221,406	\$228,047	\$234,889	\$241,936

EXPENSE DETAIL

Real Estate Taxes	\$26,395	\$27,187	\$28,002	\$28,843	\$29,708
Property Insurance	\$4,469	\$4,558	\$4,650	\$4,743	\$4,837
Property Management	\$14,630	\$14,923	\$15,221	\$15,525	\$15,836
Repairs And Maintenance	\$3,887	\$4,004	\$4,124	\$4,247	\$4,375
Utilities	\$4,928	\$5,076	\$5,228	\$5,385	\$5,547
Accounting And Legal	\$225	\$232	\$239	\$246	\$253
Landscape Maintenance	\$6,503	\$6,633	\$6,766	\$6,901	\$7,039
TOTAL OPERATING EXPENSES	\$61,037	\$62,612	\$64,229	\$65,890	\$67,595
NET OPERATING INCOME (NOI)	\$153,920	\$158,794	\$163,818	\$168,999	\$174,341

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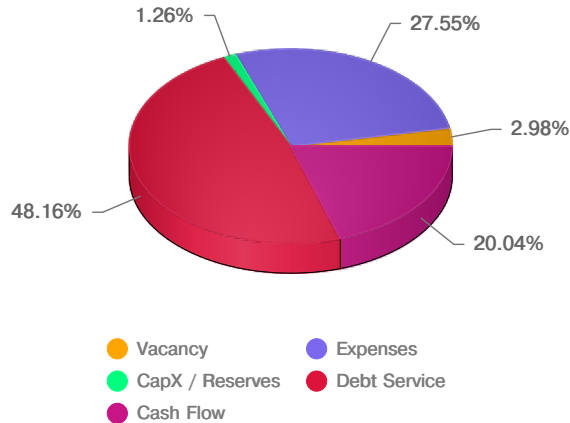
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5-YEAR CASH FLOW ANALYSIS

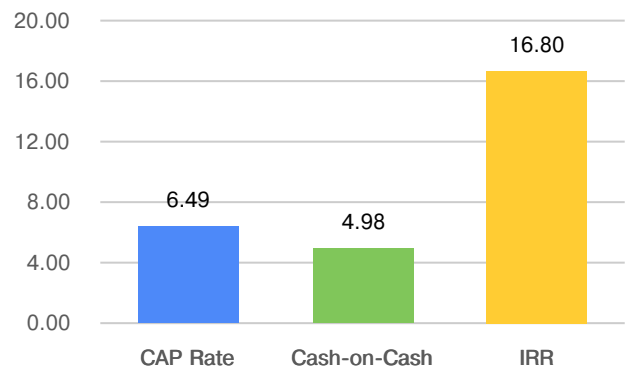
ASSUMPTION / INPUTS

Purchase Price	\$2,370,000
Year 1 Potential Income	\$220,368
Vacancy & Credit Loss	3.00%
Year 1 Expenses	\$61,037
Acquisition CAP Rate	6.49%
Sale Price - CAP Rate	5.70%

Acquisition Costs	2.00%
Annual Income Increase	3.00%
Other Income Increase	3.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		Financing Cash Flow		Equity Investment	
Cash Flow & 5-year Yield		& Effective Rate		Cash Flow & 5-year Yield	
N	\$	N	\$	N	\$
0	(\$2,417,400)	0	\$1,525,095	0	(\$892,305)
1	\$151,120	1	(\$106,708)	1	\$44,412
2	\$155,994	2	(\$106,708)	2	\$49,286
3	\$161,018	3	(\$106,708)	3	\$54,310
4	\$166,199	4	(\$106,708)	4	\$59,491
5	\$3,168,791	5	(\$1,533,868)	5	\$1,634,923

Property IRR/Yield = 10.51%

Effective Loan Rate = 5.85%

Equity IRR / Yield = 16.80%

Positive Leverage! Leverage INCREASED the Yield by 6.29%

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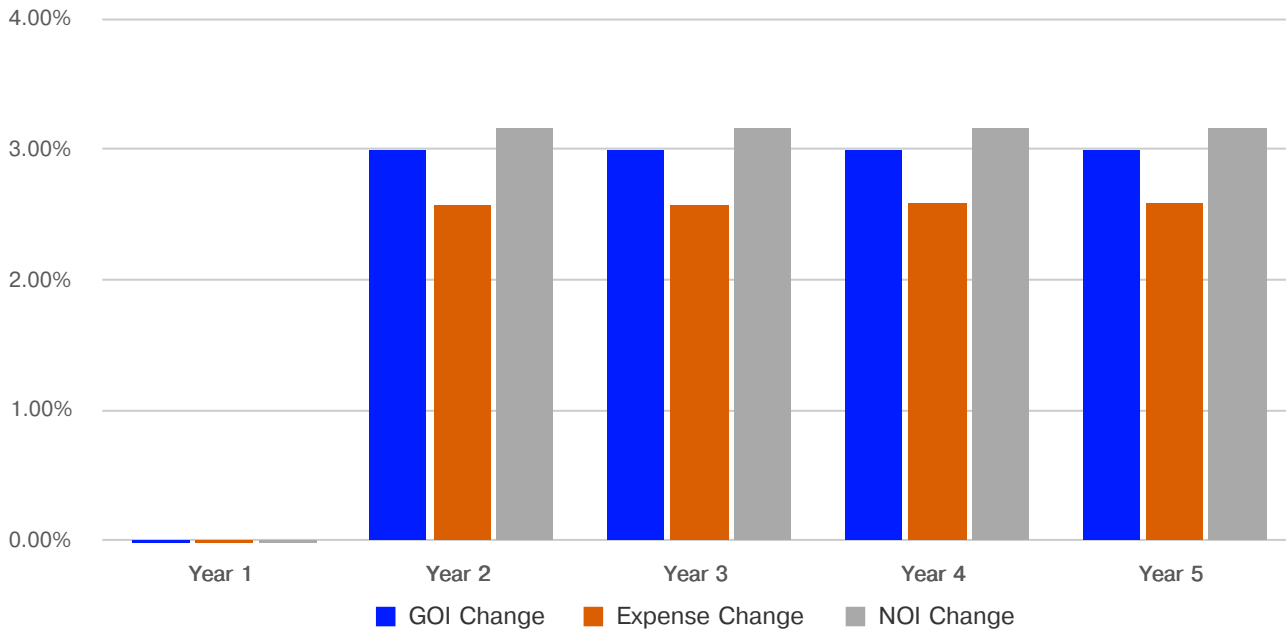
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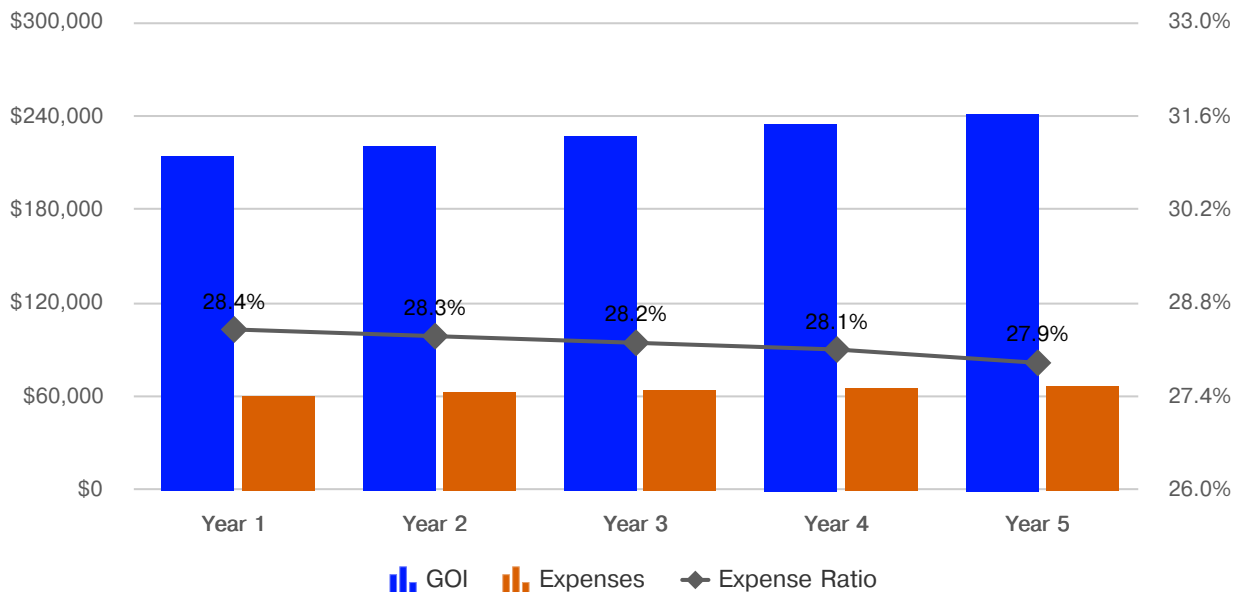
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ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI

Annual GOI, Expense and NOI Percent Change



Expense Ratio % of GOI



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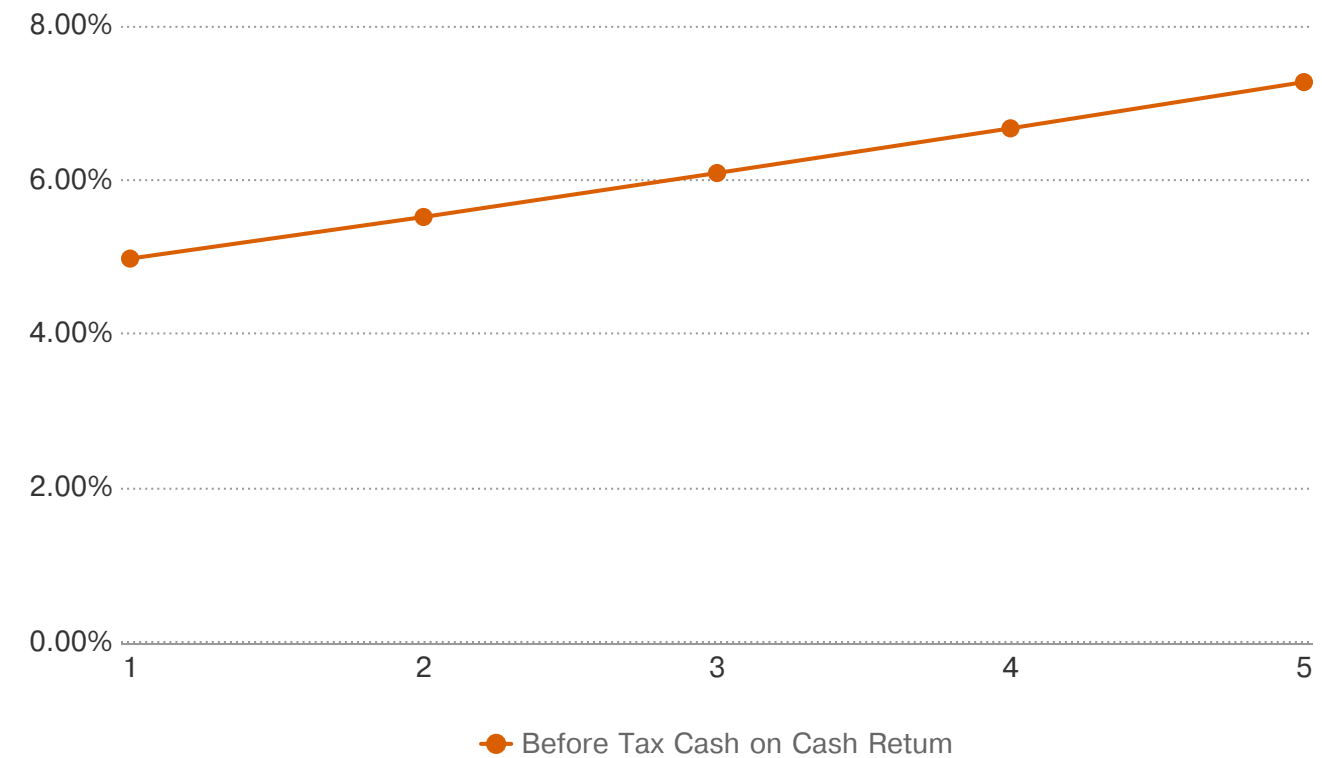
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CASH-ON-CASH ANALYSIS

Annual Cash-on-Cash Dividend Return



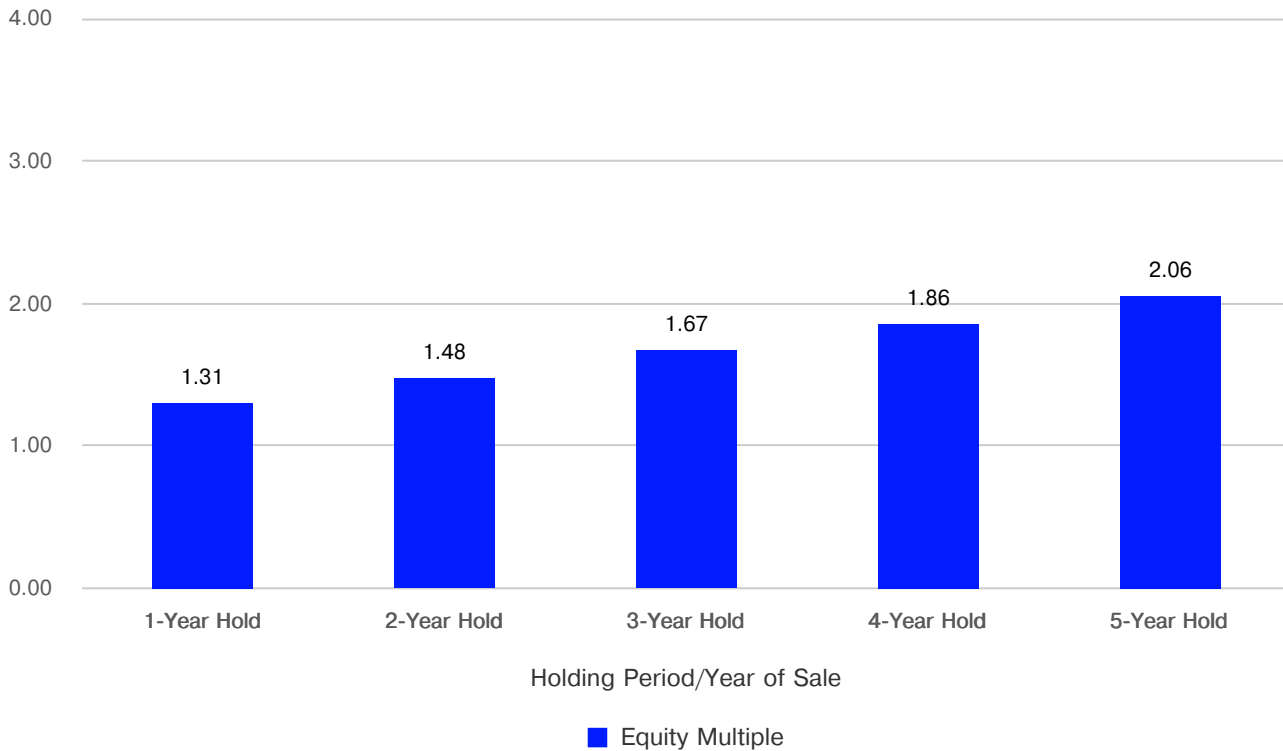
Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	4.98%	5.52%	6.09%	6.67%	7.27%

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EQUITY MULTIPLE

Equity Multiple



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Equity Multiple	1.31	1.48	1.67	1.86	2.06

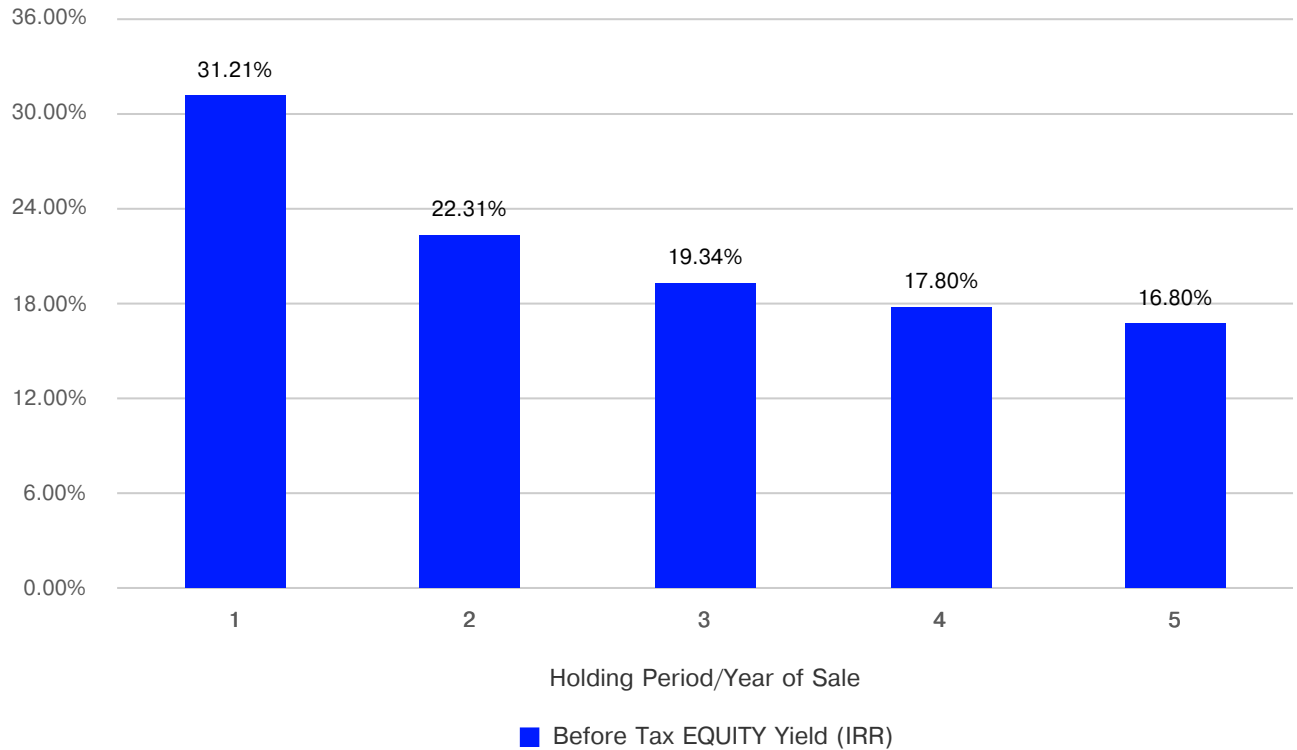
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OPTIMAL HOLDING PERIOD ANALYSIS

Before Tax Optimal Holding Period	1 Year
Before Tax Optimal Hold Annual Yield	31.21%

Optimal Holding Period by Annual Equity Yield (IRR)



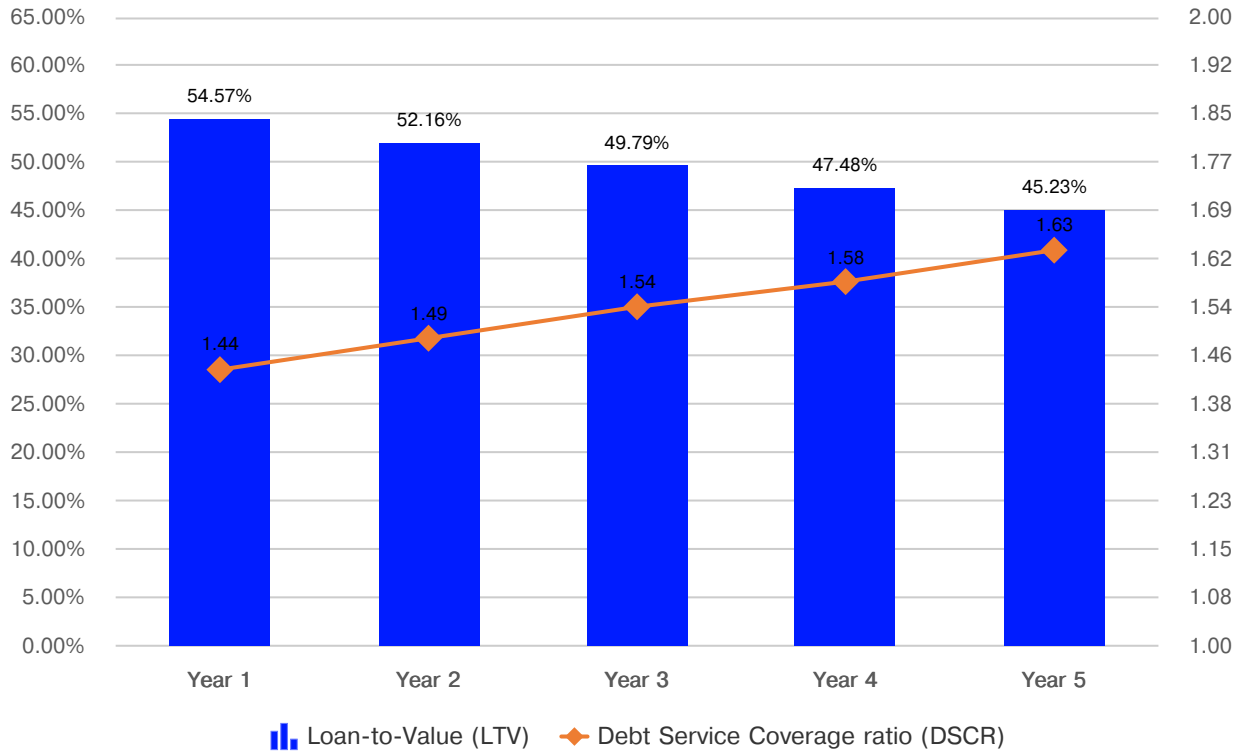
Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	31.21%	22.31%	19.34%	17.80%	16.80%

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LTV, DSCR & DEBT YIELD ANALYSIS

1st Lien Loan-to-Value (LTV) & Debt Service Coverage Ratio (DSCR)



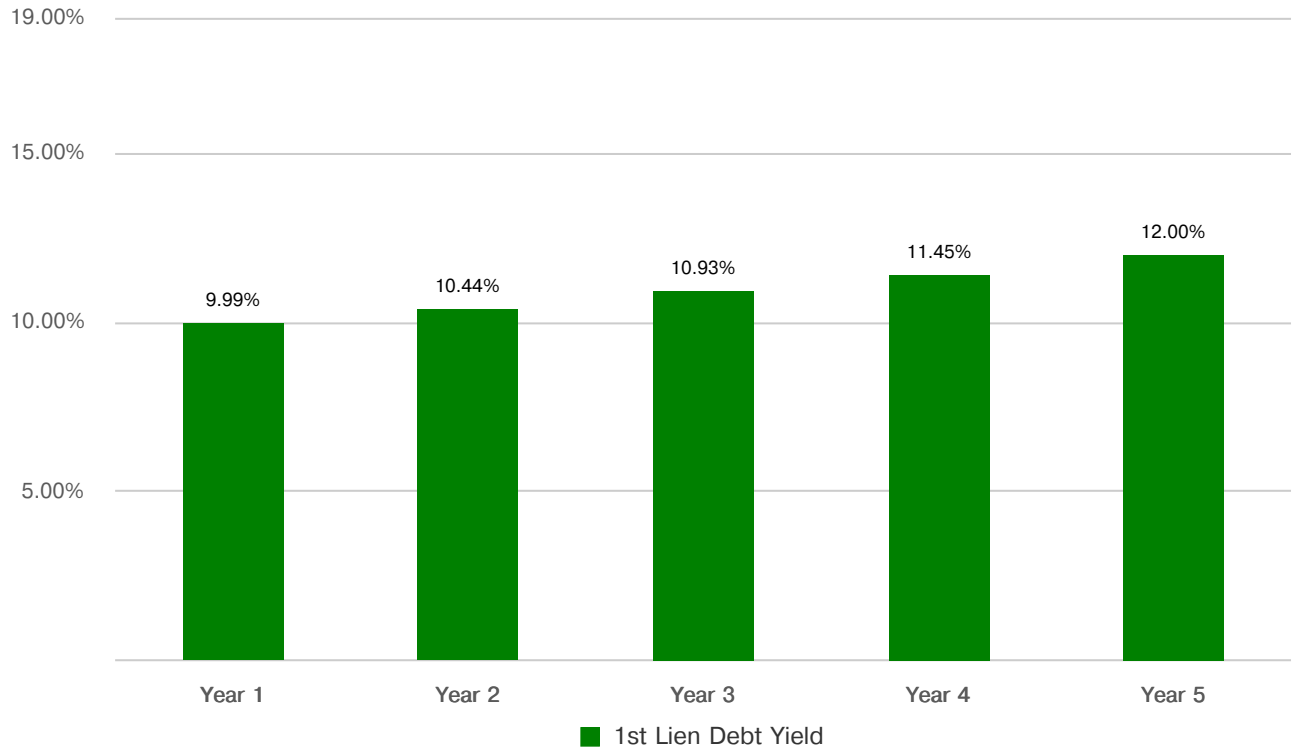
For the Year Ending	Year 1 Sep-2026	Year 2 Sep-2027	Year 3 Sep-2028	Year 4 Sep-2029	Year 5 Sep-2030
Loan-to-Value (LTV) - 1st Lien	54.57%	52.16%	49.79%	47.48%	45.23%
Debt Service Coverage Ratio - 1st Lien	1.44	1.49	1.54	1.58	1.63

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LTV, DSCR & DEBT YIELD ANALYSIS

Debt Yield Ratio (DYR)



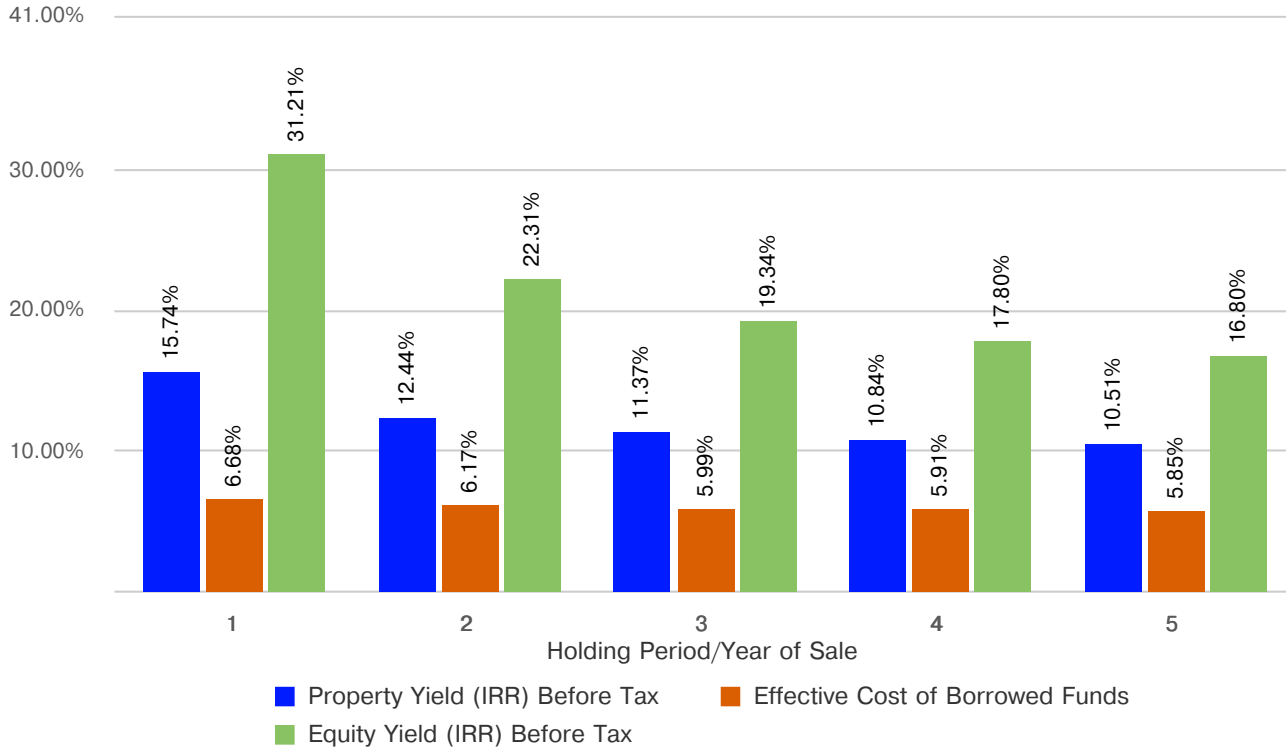
For the Year Ending	Year 1 Sep-2026	Year 2 Sep-2027	Year 3 Sep-2028	Year 4 Sep-2029	Year 5 Sep-2030
Debt Yield Ratio (DYR) - 1st Lien	9.99%	10.44%	10.93%	11.45%	12.00%

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IMPACT OF LEVERAGE ANALYSIS

Impact of Leverage Analysis (Before Tax)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Property Yield (IRR) Before Tax	15.74%	12.44%	11.37%	10.84%	10.51%
Effective Cost of Borrowed Funds	6.68%	6.17%	5.99%	5.91%	5.85%
Equity Yield (IRR) Before Tax	31.21%	22.31%	19.34%	17.80%	16.80%
Impact of Leverage on Yield	↑ 15.47%	↑ 9.87%	↑ 7.97%	↑ 6.96%	↑ 6.29%

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KEY INVESTMENT FACTS

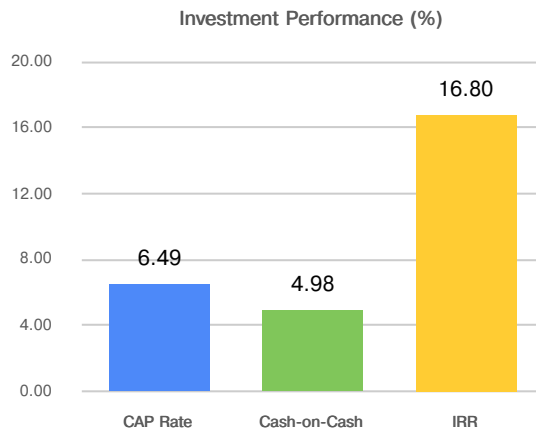


INITIAL INVESTMENT

Purchase Price	\$2,370,000
+ Acquisition Costs	\$47,400
- Mortgage(s)	\$1,540,500
+ Loan Fees Points	\$15,405
Initial Investment	\$892,305



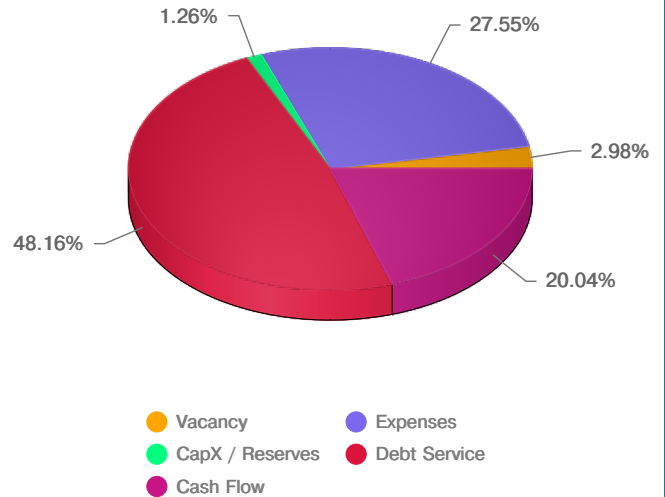
INVESTMENT PERFORMANCE



Internal Rate of Return (IRR)	16.80%
Acquisition CAP Rate	6.49%
Year 1 Cash-on-Cash	4.98%
Gross Rent Multiplier	10.75
Price Per Unit	\$296,250
Loan to Value	65.00%
Debt Service Coverage Ratio	1.44



CASH FLOW



For the Year Ending	Year 5 Aug-2030
POTENTIAL RENTAL INCOME (PRI)	\$248,026
- Vacancy / Credit Loss	\$7,441
EFFECTIVE RENTAL INCOME	\$240,585
+ Other Income	\$1,351
GROSS OPERATING INCOME (GOI)	\$241,936
- Operating Expenses	\$67,595
NET OPERATING INCOME (NOI)	\$174,341
- Capital Expenses / Replacement Reserves	\$2,800
- Annual Debt Service 1st Lien	\$106,708
CASH FLOW BEFORE TAXES	\$64,833

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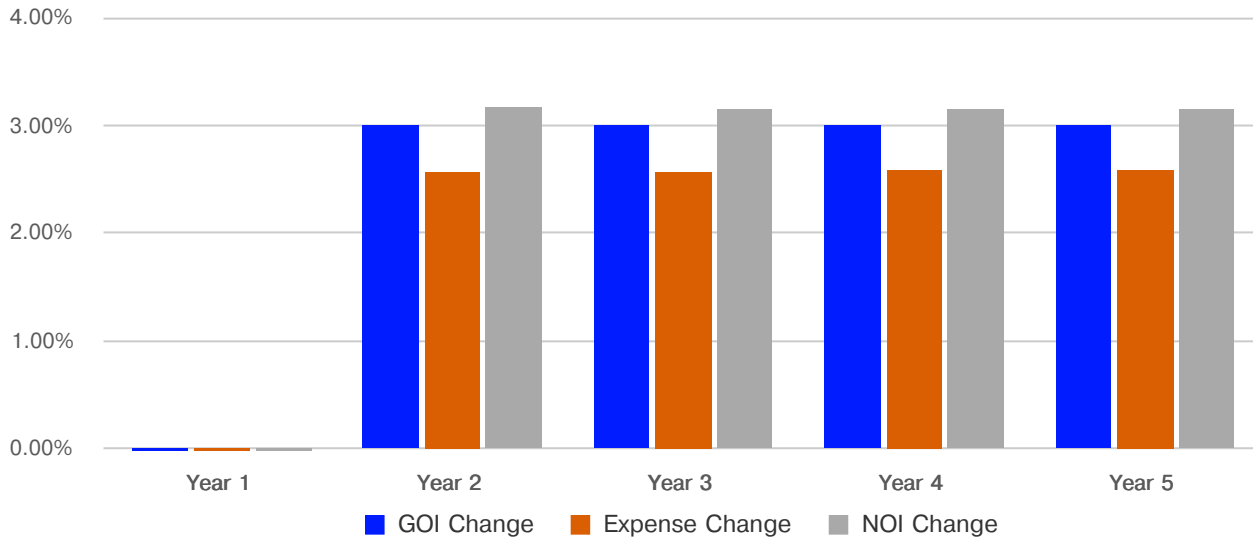
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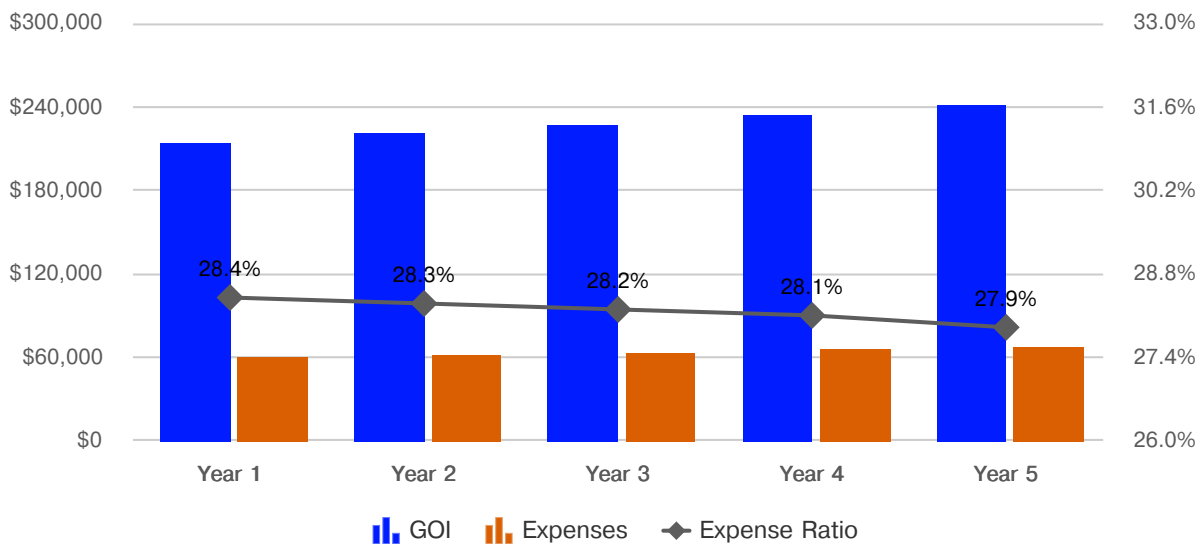
ANNUAL PERCENT CHANGE & EXPENSE RATIO



ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE



EXPENSE RATIO % OF GOI



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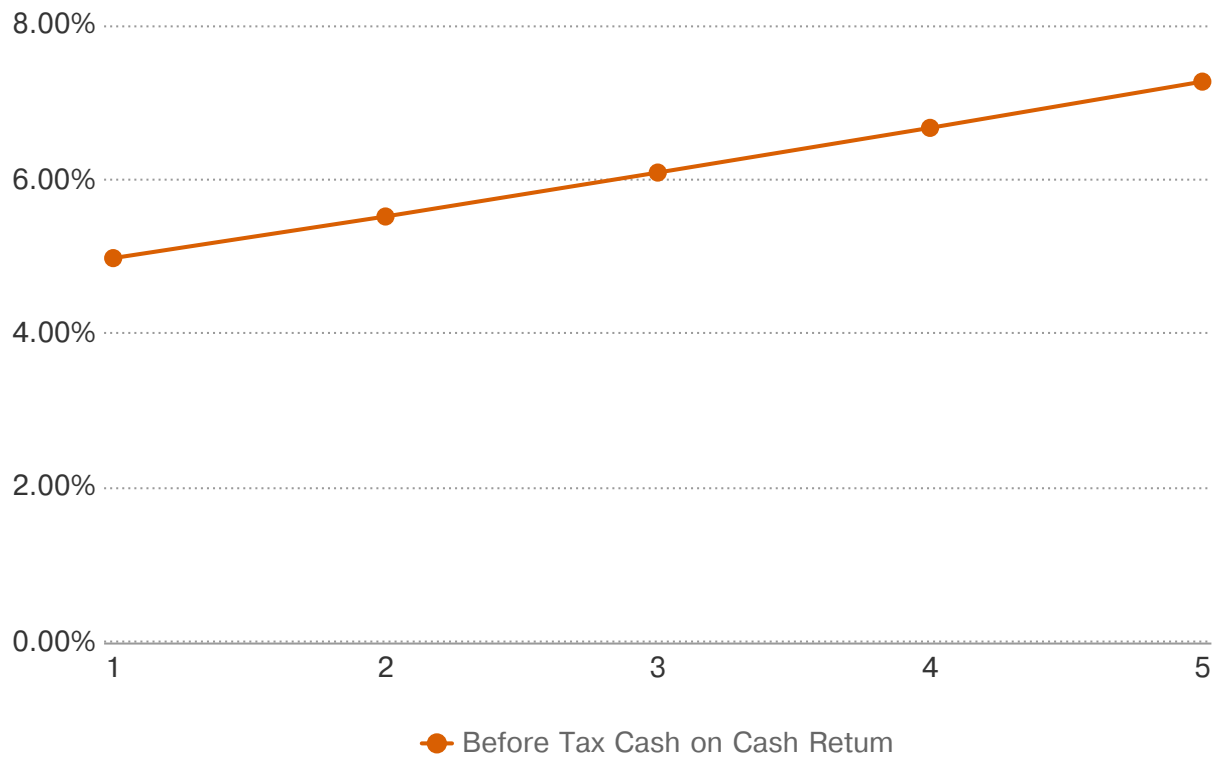
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CASH ON CASH RETURN



ANNUAL CASH-ON-CASH DIVIDEND RETURN



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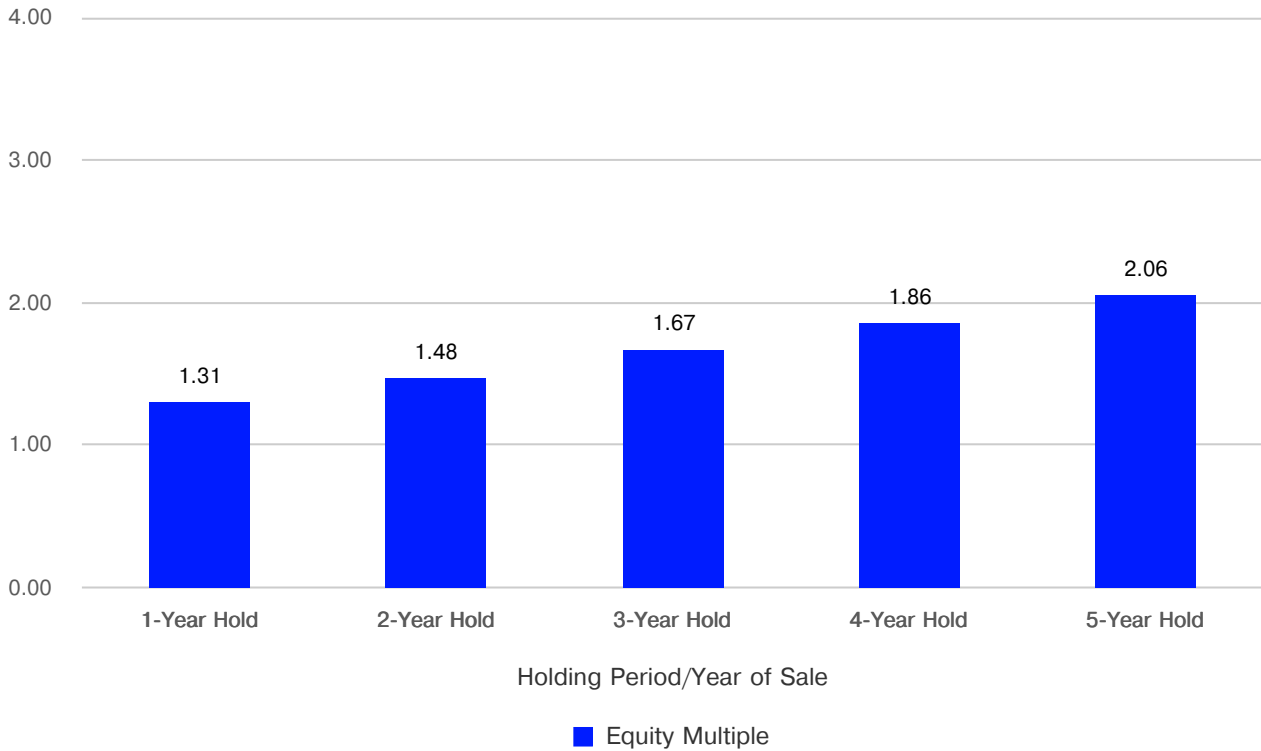
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EQUITY MULTIPLE



Equity Multiple



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Equity Multiple	1.31	1.48	1.67	1.86	2.06

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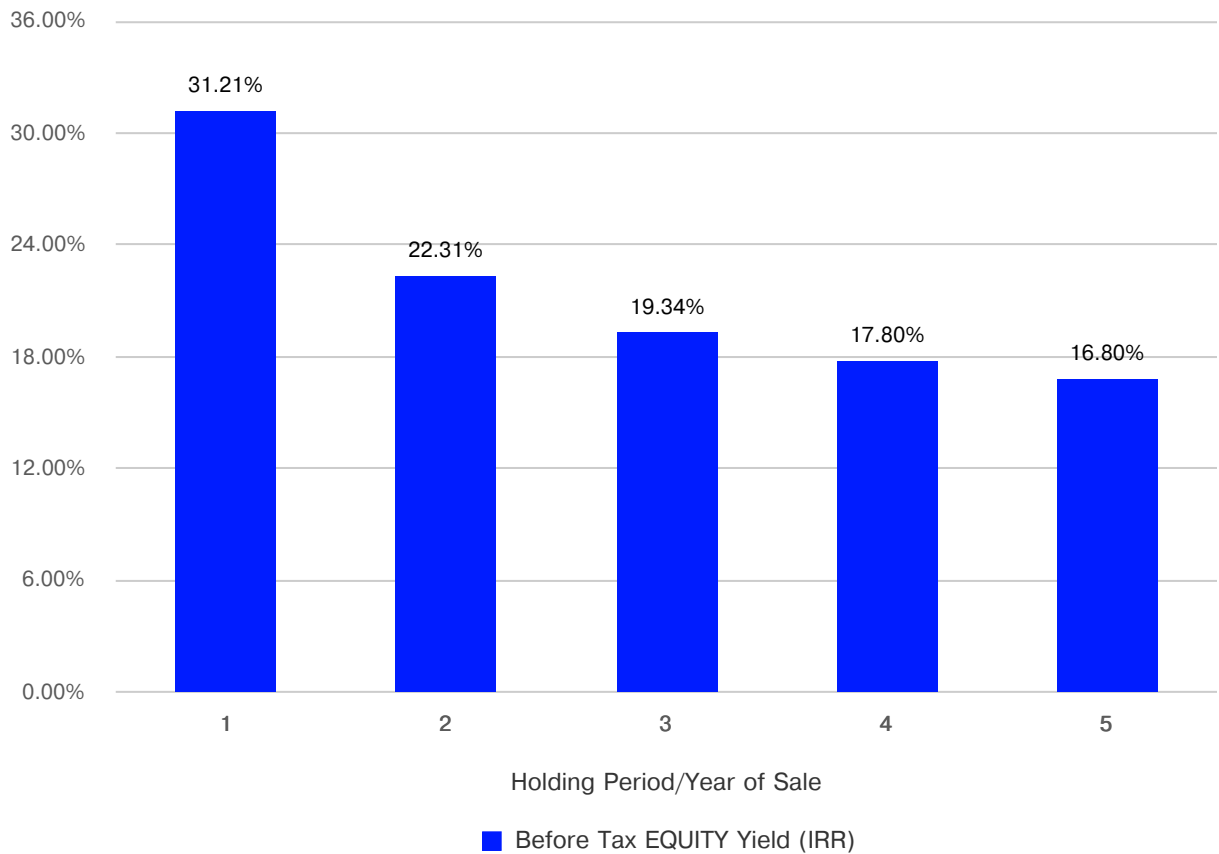
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OPTIMAL HOLDING PERIOD



OPTIMAL HOLDING PERIOD BY ANNUAL EQUITY YIELD (IRR)

Before Tax Optimal Holding Period	1 Year
Before Tax Optimal Hold Annual Yield	31.21%



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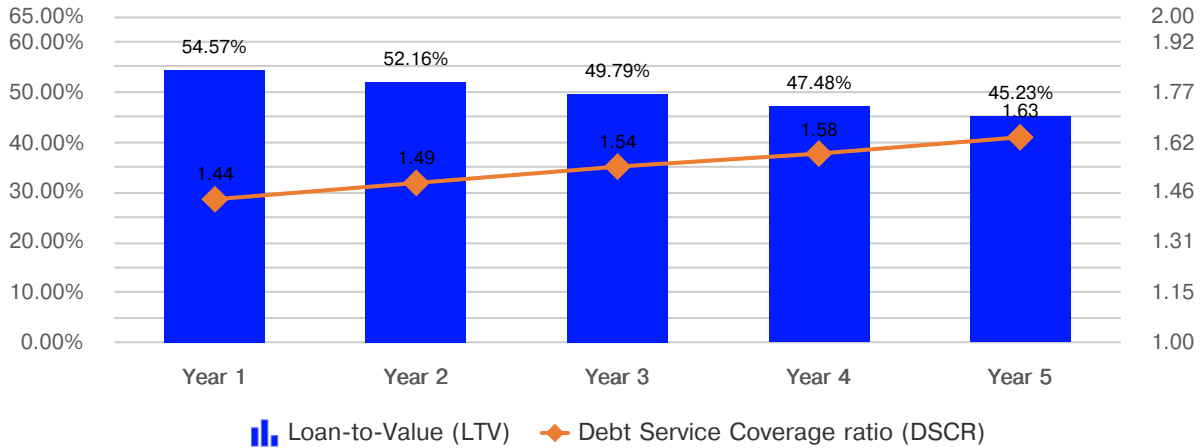
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LTV, DSCR & DEBT YIELD RATIO

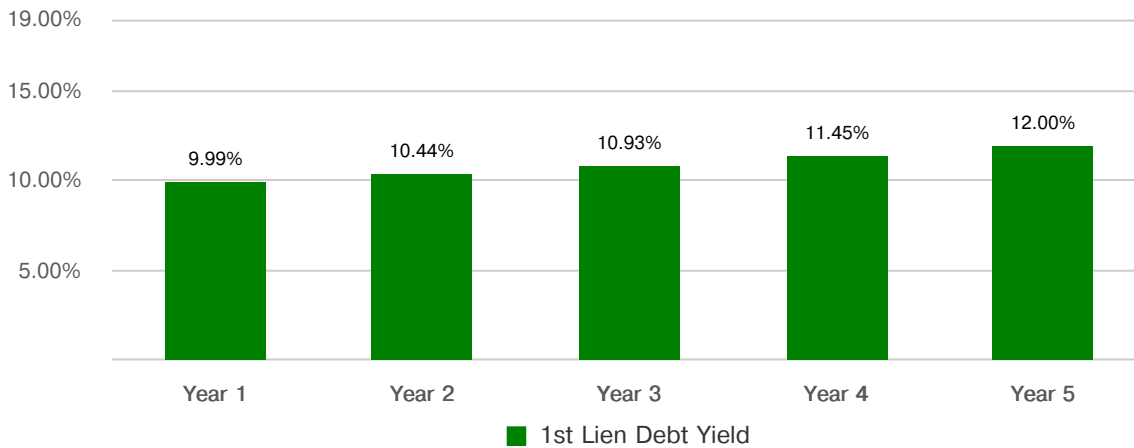


LTV & DEBT SERVICE COVERAGE RATIO (DSCR)

1st Lien Loan-to-Value (LTV) & Debt Service Coverage Ratio (DSCR)



Debt Yield Ratio (DYR)



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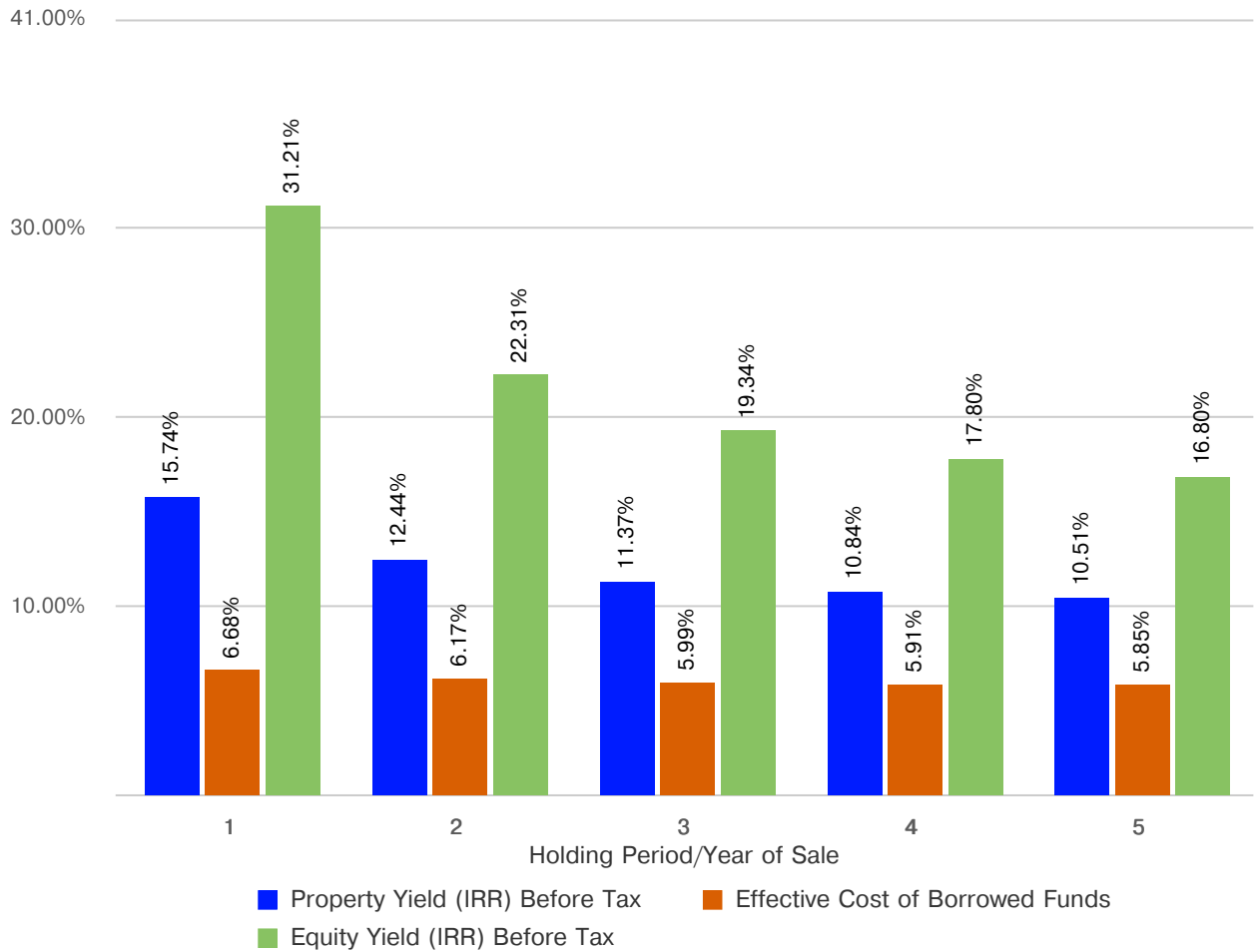
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FINANCING



IMPACT OF LEVERAGE ANALYSIS (BEFORE TAX)



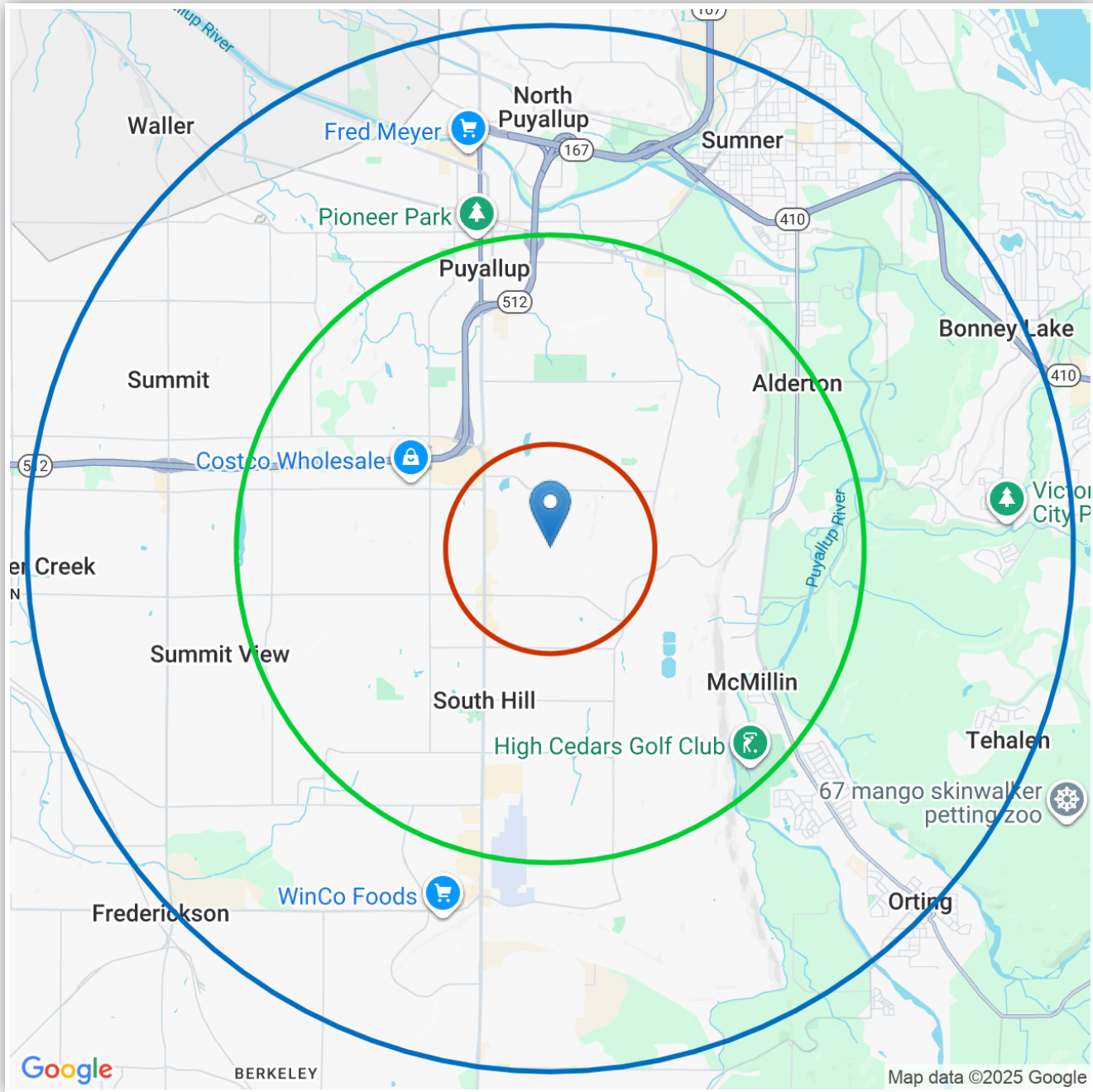
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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)

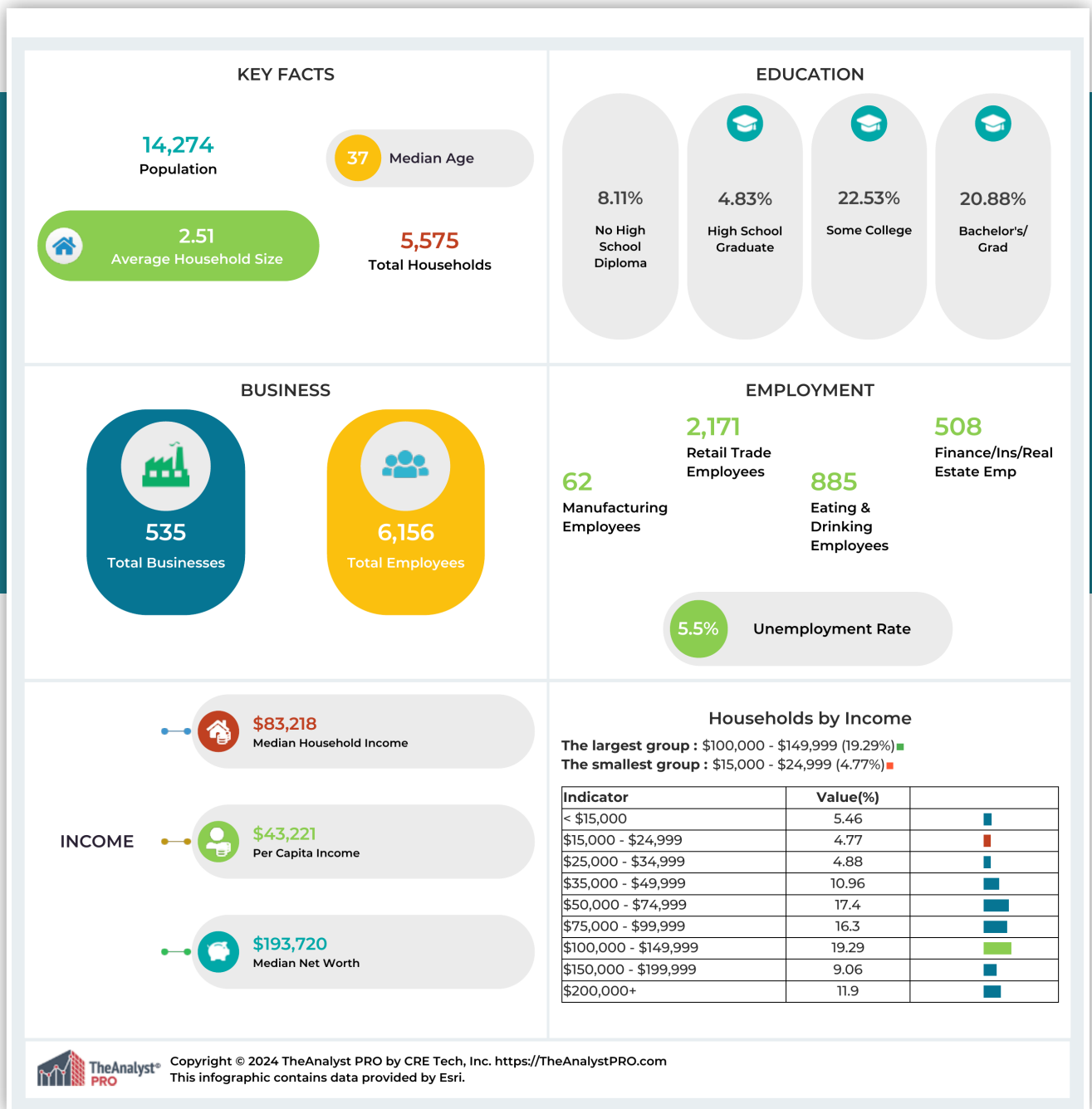


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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

78,679
Population

38.4 Median Age



2.71
Average Household Size

28,272
Total Households

EDUCATION

4.66%

No High
School
Diploma



9.83%

High School
Graduate



22.32%

Some College



19.68%

Bachelor's/
Grad

BUSINESS



2,020
Total Businesses



24,213
Total Employees

EMPLOYMENT

7,369

Retail Trade
Employees

367
Manufacturing
Employees

2,665
Eating &
Drinking
Employees

1,273

Finance/Ins/Real
Estate Emp

5.5%

Unemployment Rate

INCOME



\$105,374
Median Household Income



\$49,400
Per Capita Income



\$383,911
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (21.05%) ■

The smallest group : < \$15,000 (3.14%) ■

Indicator	Value(%)	
< \$15,000	3.14	■
\$15,000 - \$24,999	4.33	■
\$25,000 - \$34,999	3.61	■
\$35,000 - \$49,999	7.59	■
\$50,000 - \$74,999	14.23	■
\$75,000 - \$99,999	13.76	■
\$100,000 - \$149,999	21.05	■
\$150,000 - \$199,999	15.79	■
\$200,000+	16.51	■



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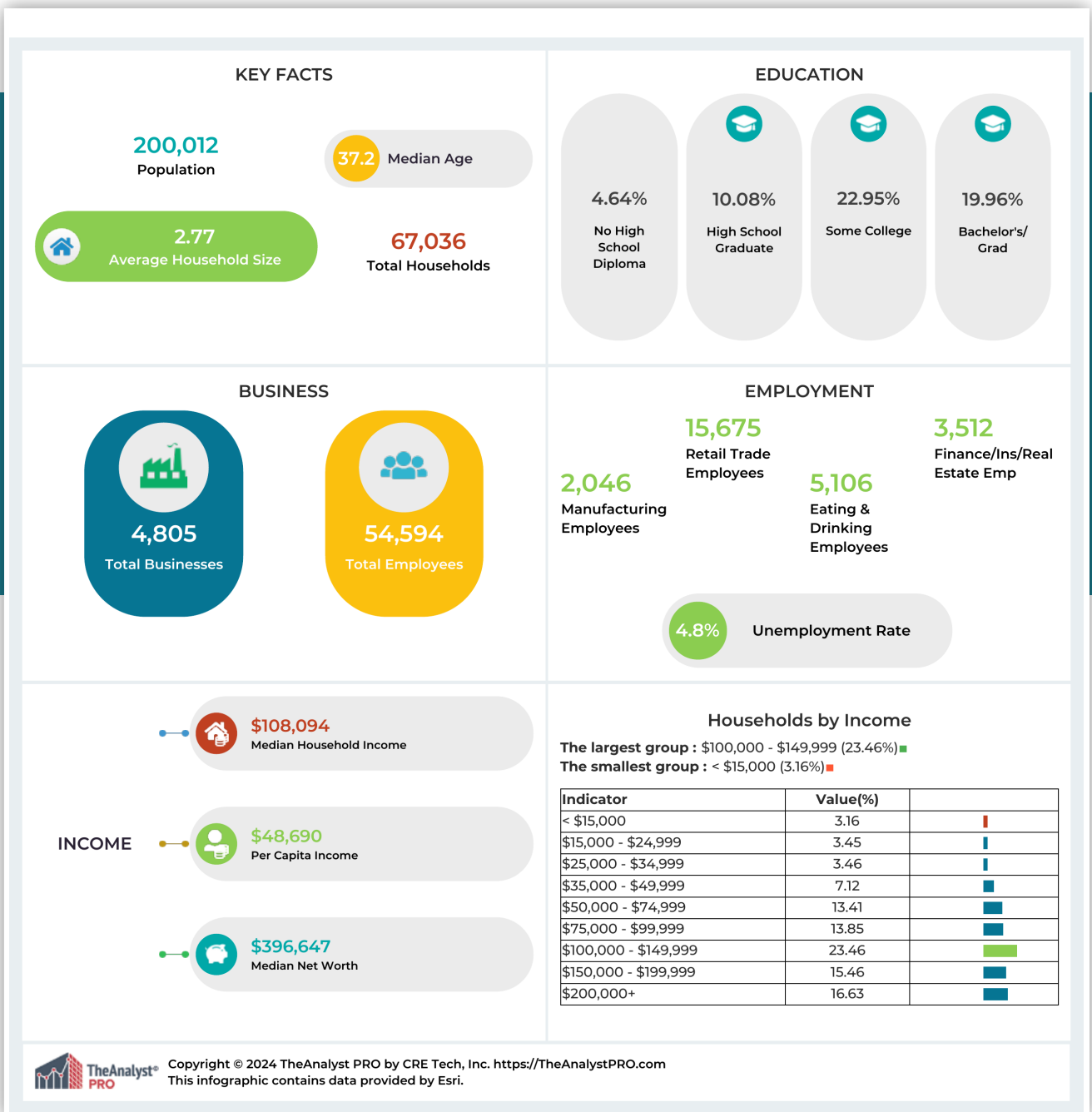
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jhuling@comcast.net

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REALTY

INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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R E A L T Y

INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

14,274

Population

5,620

Households

37

Median Age

2.51

Avg Size Household

\$83,218

Median Household
Income

\$539,556

Median Home Value

89

Wealth Index

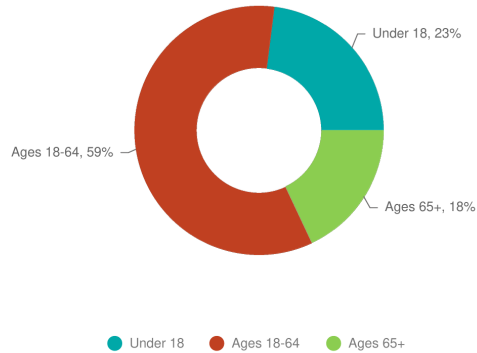
60

Housing Affordability

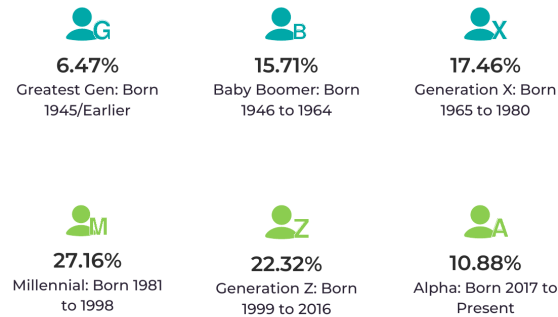
65.6

Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION



HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

0.23%

2024-2029
Forecasted
Growth Rate

0.21%



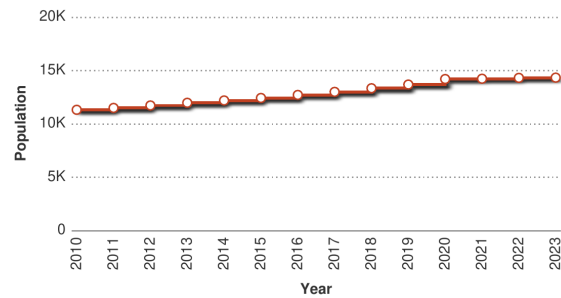
Household
Population

14,239



Population
Density

4,597



DAYTIME POPULATION



13,542

2024 Total Daytime Population



6,859

2024 Daytime Pop: Residents



6,683

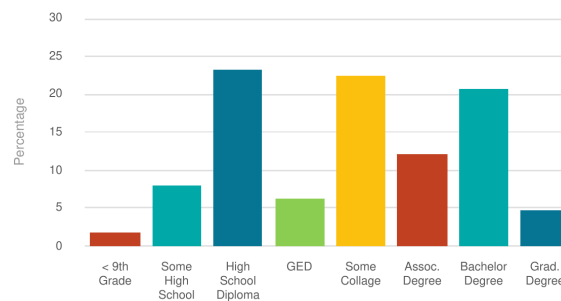
2024 Daytime Pop: Workers



4,314

2024 Daytime Pop Density

POPULATION BY EDUCATION



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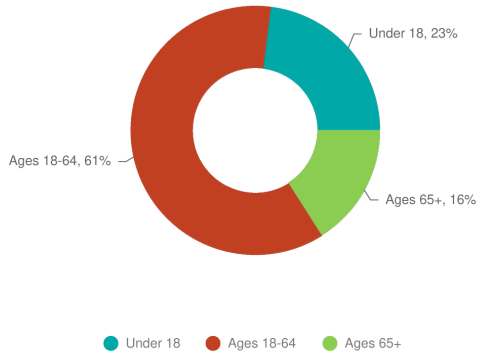
R E A L T Y

INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

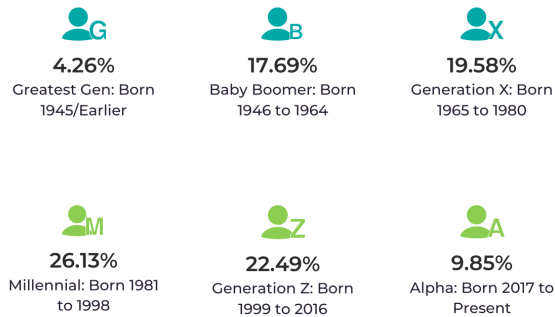
POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

78,679 Population	28,854 Households	38.4 Median Age
2.71 Avg Size Household	\$105,374 Median Household Income	\$593,635 Median Home Value
122 Wealth Index	69 Housing Affordability	61.5 Diversity Index

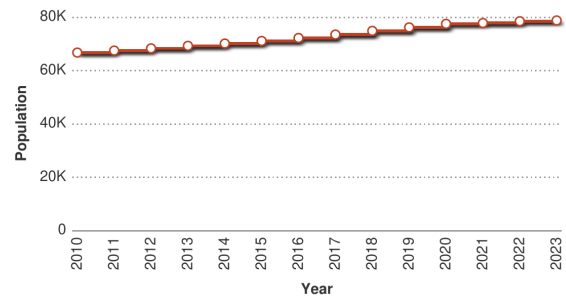
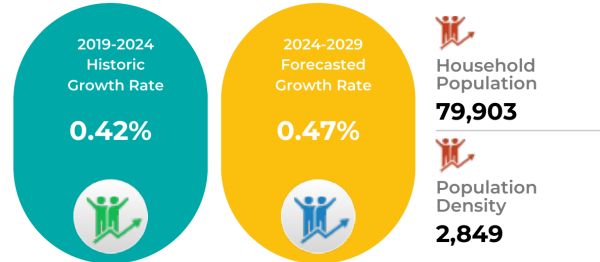
POPULATION BY AGE



POPULATION BY GENERATION



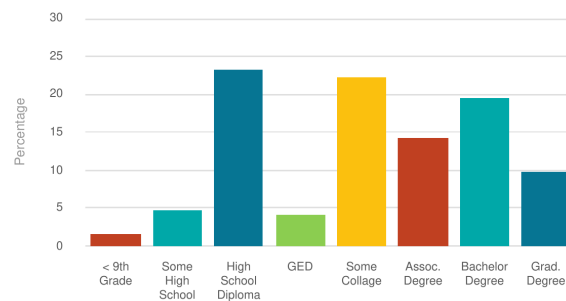
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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R E A L T Y

INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

200,012

Population

71,732

Households

37.2

Median Age

2.77

Avg Size Household

\$108,094

Median Household
Income

\$588,022

Median Home Value

121

Wealth Index

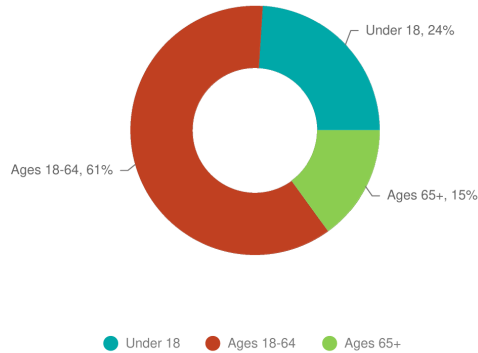
72

Housing Affordability

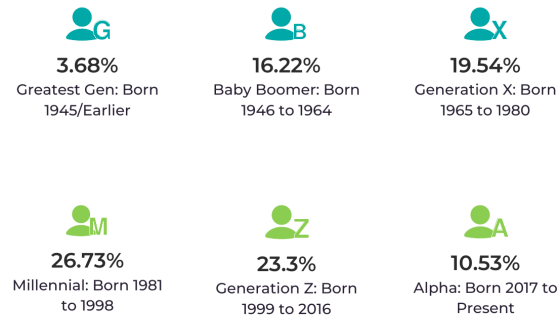
63.3

Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION



HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

1.72%

2024-2029
Forecasted
Growth Rate

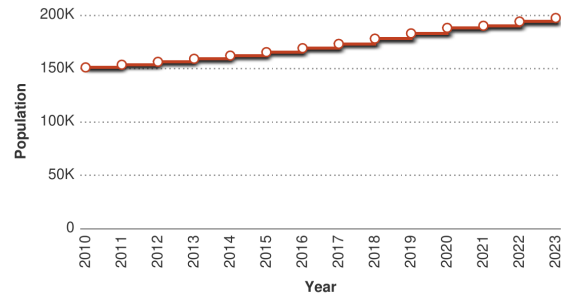
0.76%



Household
Population
206,567



Population
Density
2,645



DAYTIME POPULATION



169,502

2024 Total Daytime Population



102,334

2024 Daytime Pop: Residents



67,168

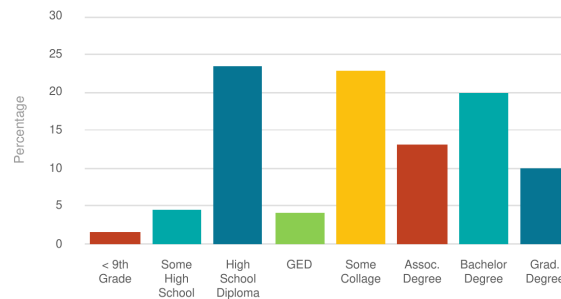
2024 Daytime Pop: Workers



2,159

2024 Daytime Pop Density

POPULATION BY EDUCATION



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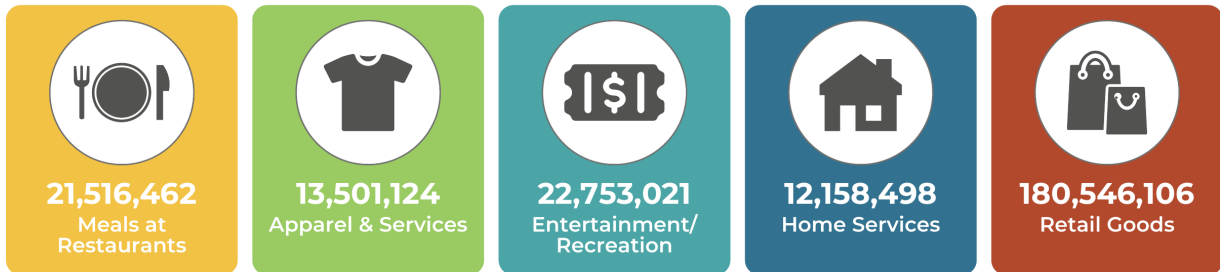
Best Choice

R E A L T Y

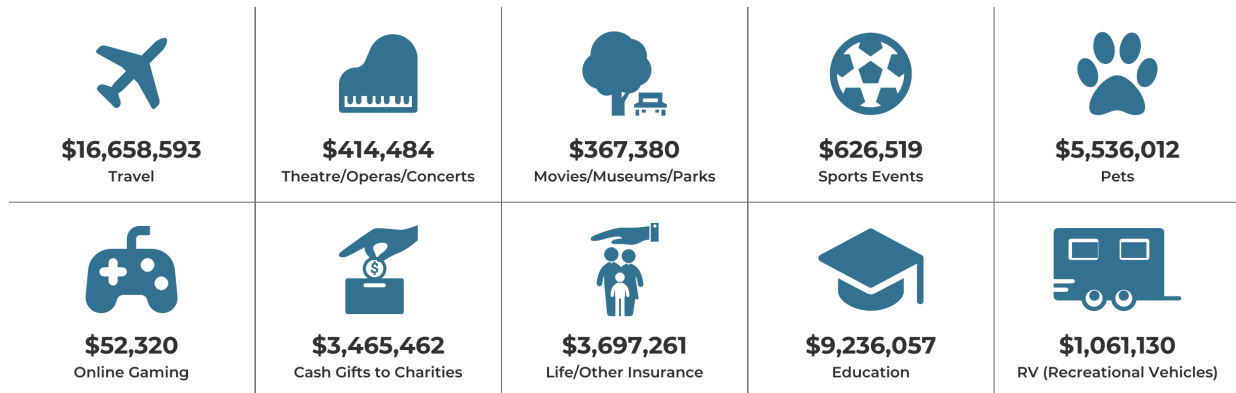
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

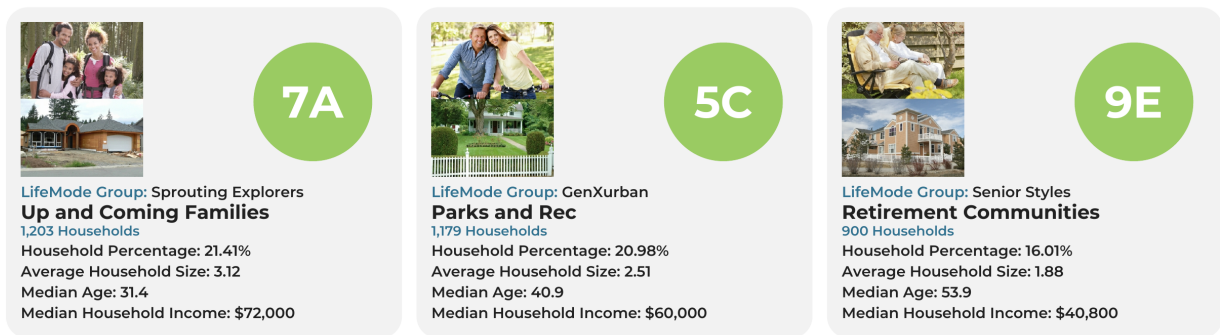
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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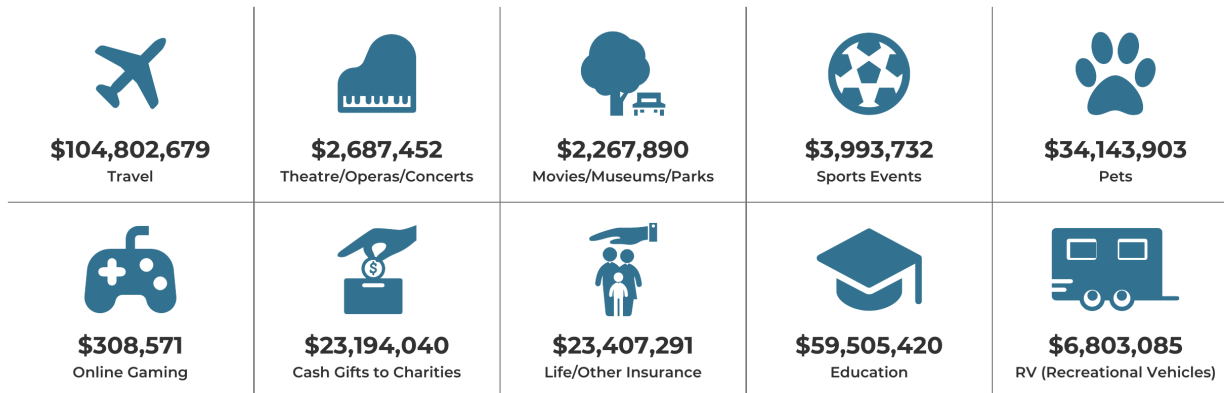
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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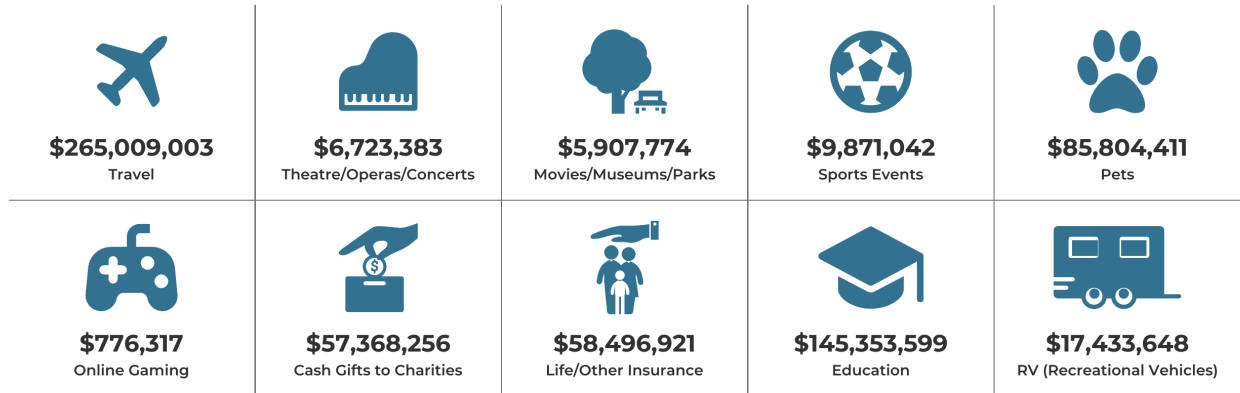
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

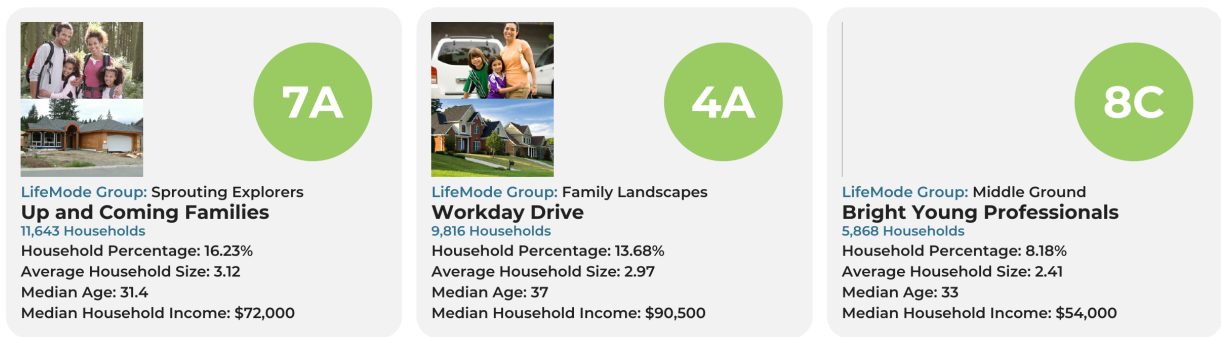
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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R E A L T Y

INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation







Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)

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R E A L T Y

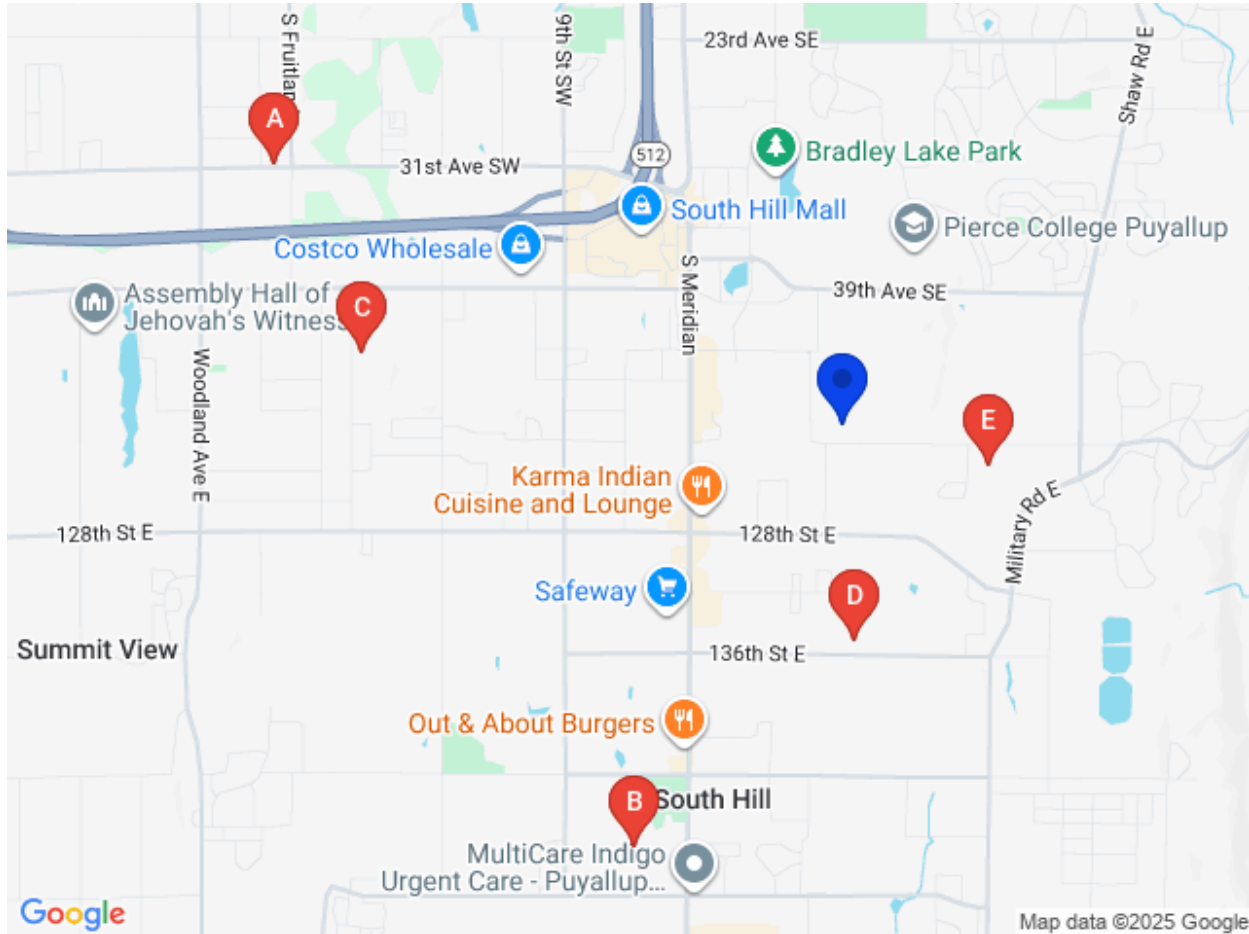
SALE COMPS

		PROPERTY	BLDG SIZE	SUITE	PRICE	CAP RATE	LAND SIZE	BUILT	OCCUPANCY	CLOSE DATE	DIST.(mi)
											
A		10318 75th Ave. E., Puyallup, WA	2,368 UNITS		\$ 687,500		13,504.00 Sq. Ft.	1985		2025-02-05	3
B		9817-9819 148th St. Ct. E., Puyallup, WA	2,472 UNITS		\$ 674,950		16,077.00 Sq. Ft.	1989	100.00 %	2024-07-11	2
C		8012 116th St. E. Puyallup, WA	2,142 UNITS		\$ 639,950		17,721.00 Sq. Ft.	1990		2024-07-11	2
D		13506-13508 113th Ave. E., Puyallup, WA	1,936 UNITS		\$ 635,000		32,234.00 Sq. Ft.	1978	100.00 %	2024-08-22	1
E		12315-12315 121st Ave. Ct. E., Puyallup, WA	2,068 UNITS		\$ 675,000		16,315.00 Sq. Ft.	1998		2023-10-23	1

Best Choice

R E A L T Y

SALE COMPS



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REALTY

SALE COMPS

10318 75th Ave. E., Puyallup, WA

1



BLDG UNITS	2,368
PRICE	\$ 687,500
PRICE/UNIT	\$ 290
LAND SIZE	13,504.00 Sq. Ft.
CLOSE DATE	2025-02-05
BUILT	1985

9817-9819 148th St. Ct. E., Puyallup, WA

2



BLDG UNITS	2,472
PRICE	\$ 674,950
PRICE/UNIT	\$ 273
LAND SIZE	16,077.00 Sq. Ft.
OCCUPANCY	100.00 %
CLOSE DATE	2024-07-11
BUILT	1989

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R E A L T Y

SALE COMPS

8012 116th St. E. Puyallup, WA

3



BLDG UNITS	2,142
PRICE	\$ 639,950
PRICE/UNIT	\$ 299
LAND SIZE	17,721.00 Sq. Ft.
CLOSE DATE	2024-07-11
BUILT	1990

13506-13508 113th Ave. E., Puyallup, WA

4



BLDG UNITS	1,936
PRICE	\$ 635,000
PRICE/UNIT	\$ 328
LAND SIZE	32,234.00 Sq. Ft.
OCCUPANCY	100.00 %
CLOSE DATE	2024-08-22
BUILT	1978

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R E A L T Y

SALE COMPS

12315-12315 121st Ave. Ct. E., Puyallup, WA

5



BLDG UNITS	2,068
PRICE	\$ 675,000
PRICE/UNIT	\$ 326
LAND SIZE	16,315.00 Sq. Ft.
CLOSE DATE	2023-10-23
BUILT	1998



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Best Choice
R E A L T Y

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