

Investment Opportunity Analysis: 111 4th Ave SW, Pacific, WA

THE PROPERTY TODAY (As-Is Condition)



Priced for Potential at \$399,000

Listed as an estate sale, sold "as-is".



A Vintage Home on a Sprawling Lot

Built 1923, 1,670 sq ft, 3 bed, 0.75 bath
on 16,500 sq ft (0.38 acre) lot.



Requires Full Renovation

Dated interiors, worn flooring, original kitchen.
"Fair" quality, Grade "8 Low Average".



Large Detached Shop Included

960 sq ft detached shop, ideal for workspace.

THE OPPORTUNITY (Highest and Best Use)



Zoned for Development (RS 6)

Allows density up to 6 dwelling units per acre.

RS 6 Zoning

Multiple Value-Add Scenarios



**Full Renovation
& Flip**



**Subdivide Lot
for Second Home**



**Add Detached
Accessory
Dwelling Unit
(DADU)**



Potential for Monthly Cash Flow

Estimated post-renovation rental value:
\$2,938/month.

THE PLAN (Renovation Scope)

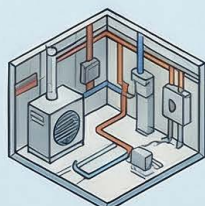


Exterior Revitalization

Clear overgrowth, extensive landscaping,
assess/repair roof, siding, chimney, porch.

Complete Interior Gut and Remodel

New kitchen, new
bathroom(s), new flooring,
drywall repairs, remove
dated wood paneling.



Systems and Structural Updates

Full assessment of electrical,
plumbing, HVAC, and detached
shop structural integrity.

THE PAYOFF (Projected Financials)



**1 After Repair Value (ARV)
\$595,000**

Based on comparable sales.

**Less: Purchase Price
-\$399,000**

Current list price.

**Less: Est. Selling Costs
-\$59,500**

Estimated at 10% of ARV for
commissions, closing, etc.

**Gross Profit Potential
\$136,500**

Available for Renovation
Budget & Net Profit.

AVAILABLE for ASSIGNMENT of CONTRACT

DEAL FOLDER: [LINK](#) | 111 4th Ave Sw, Pacific, WA 98047

COUNTY PARCEL - [LINK](#)

PROPERTY DETAILS:

111 4th Ave Sw, Pacific, WA 98047

- YB: **1923**

- Lot: **0.38 (16,500 sqft)**

- Beds: **3+**

- Bath: **1+**

- SQFT: **1,670** SqFt (Finished) + ~**800** SqFt **Detached Garage** (see photos)

- **Sewer**

Asking: **\$350k**

ARV*: **~\$550,000+*** (depending on Total Finished SqFt / Garage plan)

**NOT based on -or- including DADU potential*

COMPS [LINK](#) → SEE **COMPS PDF** in **DEAL FOLDER**

VALUE ADD OPPORTUNITY:

- ✓ **Finish SqFt (1,670)**
- ✓ **Add Half or Full Bath**
- ✓ **Finish Garage**
- ✓ **Convert / Scrape Garage + Build DADU**

DEAL FOLDER: [LINK](#) | 111 4th Ave Sw, Pacific, WA 98047

OFFERS DUE by 4:00 PM MONDAY JANUARY 19th

Text / Email Offers to:

Serena Lee | Call/Text: (360) 615-3606

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