

# 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

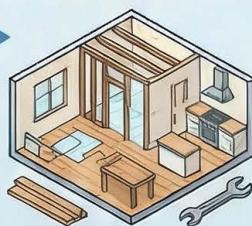
960 sq ft detached shop, ideal for workspace.

## THE PLAN (Renovation Scope)



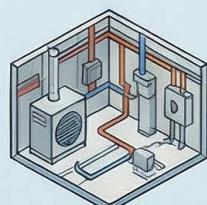
### Exterior Revitalization

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 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 PAYOFF (Projected Financials)



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

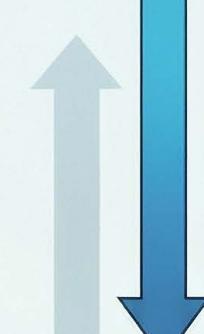
Based on comparable sales.

### 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 19<sup>th</sup>**

**Text / Email Offers to:**

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

**SerenaL@FathomTeam.com**