

# University District Portfolio

Spokane, WA 99207

## Gonzaga Housing Portfolio For Sale



### Portfolio Highlights

- 9 University District Multifamily Properties
- Rental Income of \$88,575/Month
- Great Locations Near Gonzaga University
- Strong Rental History
- Newer Construction Buildings
- Turnkey Investment Opportunity
- Walking Distance to Restaurants, Shopping & Parks




### Offering Summary

- **Combined Sale Price:**  
**\$16,000,000**
- Total # of Units: 34
- Total # of Beds: 150
- \$/Bed: \$106,667
- NOI: \$859,439.43
- Cap Rate: 5.37%

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 509.315.8660  
 902 W Garland Avenue



815 E Sharp Ave, Spokane, WA 99202



## Property Highlights

- 6 - 4 Bed/4.5 Bath Units
- Central Heating
- Off-Street Parking
- Rental Income of \$15,600/Month
- Walking Distance to Gonzaga University
- Close to Restaurants, Shopping & Parks




## Offering Summary

- # of Units: 6
- # of Beds: 24
- Building Size: 10,464 SF
- Lot Size: 7,100 SF
- Year Built: 2015
- Parcel #: 35171.0409

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# PHOTOS



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930 E Sharp Ave, Spokane, WA 99202



## Property Highlights

- 6 - 4 Bed/4.5 Bath Units
- Central Heating
- Multi-Family Urban Housing Tax Exemption
  - In Effect Until 2027
- Off-Street Parking
- Rental Income of \$15,600/Month
- Walking Distance to Gonzaga University




## Offering Summary

- # of Units: 6
- # of Beds: 24
- Building Size: 10,674 SF
- Lot Size: 7,100 SF
- Year Built: 2019
- Parcel #: 35171.1201

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228 E Baldwin Ave, Spokane, WA 99207



## Property Highlights

- 4 - 4 Bed/4.5 Bath Units
- Multi-Family Urban Housing Tax Exemption
  - In Effect Until 2031
- Central Heating
- Off-Street Parking
- Rental Income of \$10,400/Month
- Walking Distance to Gonzaga University




## Offering Summary

- # of Units: 4
- # of Beds: 16
- Building Size: 6,552 SF
- Lot Size: 7,100 SF
- Year Built: 2018
- Parcel #: 35083.2601

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820 E Nora Ave, Spokane, WA 99207



## Property Highlights

- 4 - 5 Bed/2.5 Bath Units
- Central Heating
- In-Unit Laundry
- Rental Income of \$10,250/Month
- Walking Distance to Gonzaga University
- Close to Restaurants, Shopping & Parks

## Offering Summary




- # of Units: 4
- # of Beds: 20
- Building Size: 6,160 SF
- Lot Size: 7,100 SF
- Year Built: 2015
- Parcel #: 35084.3502

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911/913 E Nora Ave, Spokane, WA 99207



## Property Highlights

- 4 - 5 Bed/2.5 Bath Units
- Central Heating
- Off-Street Parking
- Rental Income of \$9,925/Month
- Walking Distance to Gonzaga University
- Close to Restaurants, Shopping & Parks




## Offering Summary

- # of Units: 4
- # of Beds: 20
- Building Size: 9,336 SF
- Lot Size: 7,100 SF
- Year Built: 2012
- Parcel #: 35084.2912

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915 E Augusta Ave, Spokane, WA 99207



### Property Highlights

- 4 - 5 Bed/2.5 Bath Units
- Central Heating
- In-Unit Laundry
- Rental Income of \$9,650/Month
- Walking Distance to Gonzaga University
- Close to Restaurants, Shopping & Parks




### Offering Summary

- # of Units: 4
- # of Beds: 20
- Building Size: 9,336 SF
- Lot Size: 7,100 SF
- Year Built: 2013
- Parcel #: 35084.3414

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922 E Sinto Ave, Spokane, WA 99202



## Property Highlights

- 6 Bed/3 Bath Home
- Detached 2 Car Garage
- Central Heating
- In-Unit Laundry
- Rental Income of \$3,900/Month
- Walking Distance to Gonzaga University
- Close to Restaurants, Shopping & Parks




## Offering Summary

- # of Units: 1
- # of Beds: 6
- Building Size: 2,319 SF
- Lot Size: 7,100 SF
- Year Built: 1901
- Parcel #: 35171.0602

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912 E Sinto Ave, Spokane, WA 99202



## Property Highlights

- Duplex & 5 Bed/3 Bath House on One Parcel
- Forced Air Heat
- Duplex:
  - 1- 2 Bed/1 Bath Unit
  - 1- 5 Bed/2 Bath Unit
- Rental Income of \$8,050/Month
- Walking Distance to Gonzaga University




## Offering Summary

- # of Units: 3
- # of Beds: 12
- Building Size: 3,854 SF
- Lot Size: 7,100 SF
- Year Built:
  - Duplex: 1910
  - House: 2010
- Parcel #: 35171.0604

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1011 E Indiana Ave, Spokane, WA 99207



## Property Highlights

- 2 - 4 Bed/2 Bath Units
- Forced Air Heating
- In-Unit Laundry
- Rental Income of \$5,200/Month
- Walking Distance to Gonzaga University
- Close to Restaurants, Shopping & Parks




## Offering Summary

- # of Units: 2
- # of Beds: 8
- Building Size: 3,270 SF
- Lot Size: 7,100 SF
- Year Built: 2002
- Parcel #: 35084.2313

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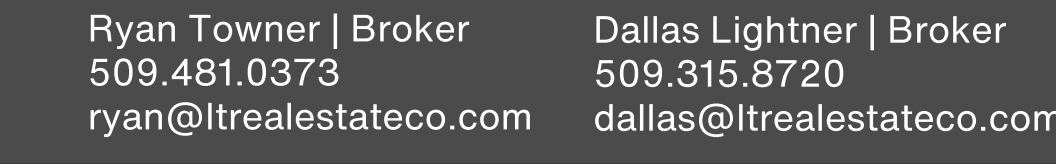
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