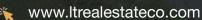


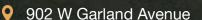
Presented By:

Ryan Towner | Broker 509.481.0373 ryan@ltrealestateco.com Dallas Lightner | Broker 509.315.8720 dallas@ltrealestateco.com











## **Property Highlights**

- 1 2 Bed/1 Bath Unit & 3 1 Bed/1 Bath Units
- Combined Rental Income of \$4,035/Month
- Triplex with Seperate ADU Unit
- New Roofs on Both Buildings
- New Exterior Paint & Vinyl Windows
- 2 Bed Unit Completely Updated with In Unit Laundry

## Offering Summary

Sale Price: \$515,000

Number of Units: 4

• Building SF: 2,534 SF

• NOI: \$44,053

• Cap Rate: 8.55%

Parcel #: 35182.2403

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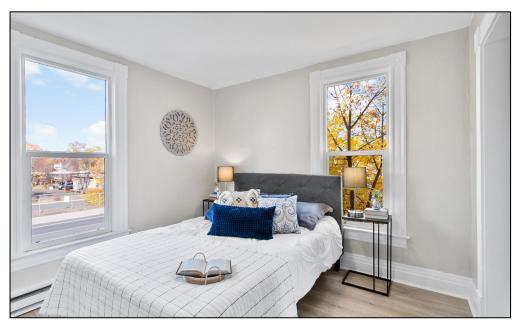
509.315.8660

902 W Garland Avenue

## **UPDATED UNIT**









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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by LT Real Estate & Property Management in compliance with all applicable fair housing and equal opportunity laws.



