

South Hill Portfolio

Spokane, WA 99204

Multifamily Portfolio For Sale



Portfolio Highlights

- 15 South Hill Apartment Buildings
- Rental Income of \$121,873/month
- Great Locations Close to I-90
- On Site Laundry Facilities at Each Property
- Recently Updated Units & Upside on Rents
- Walking Distance to Restaurants, Shopping & Parks

Offering Summary




- **Combined Sale Price:**
\$14,885,485
- Total # of Buildings: 15
- Total # of Units: 112
- \$/Unit: \$132,906
- NOI: \$1,060,859.77
- Cap Rate: 7.13%

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**REAL
ESTATE**

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 902 W Garland Avenue

1627 West 7th Avenue, Spokane, WA 99204



Property Highlights

- 4 - 1 Bed Units, 2 - 2 Bed Units & 2 Studios
- On Site Laundry Facilities
- Rental Income of \$8,273/Month
- Brick Exterior & Carport Parking
- Great South Hill Location Close to I-90
- Walking Distance to Restaurants, Shopping & Parks




Offering Summary

- # of Units: 8
- Building Size: 5,120 SF
- Lot Size: 7,100 SF
- Year Built: 1956
- NOI: \$65,222.22
- Parcel #: 25244.3506

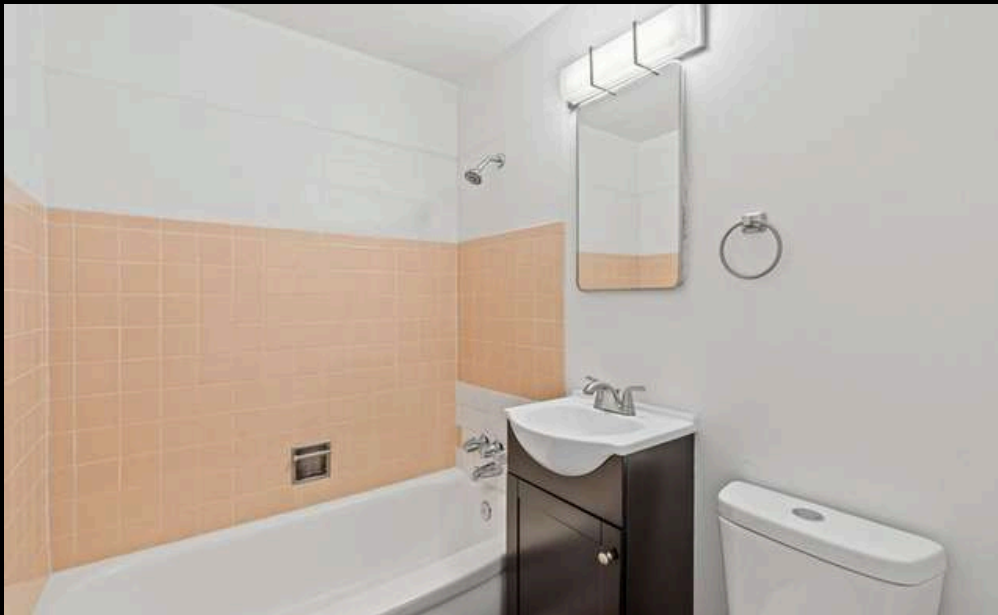
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2002 West 8th Avenue, Spokane, WA 99204



Property Highlights

- 4 - 1 Bed Units & 1 - 3 Bed Unit
- 2 Garages for Additional Rental Income
- Rental Income of \$5,400/Month
- On Site Laundry Facilities
- Potential to Add Additional Units
- Recent Unit Updates & Architectural Charm
- Great South Hill Location Close to I-90




Offering Summary

- # of Units: 5
- Building Size: 4,296 SF
- Lot Size: 10,000 SF
- Year Built: 1910
- NOI: \$49,193.18
- Parcel #: 25244.4803

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2003 West 10th Avenue, Spokane, WA 99204



Property Highlights

- 3 - 1 Bed Units, 1 - 2 Bed Unit, & 1 Studio
- Rental Income of \$5,192/Month
- On Site Laundry Facilities & Off Street Parking
- Recent Unit Updates & Architectural Charm
- Great South Hill Location Close to I-90
- Walking Distance to Restaurants, Shopping & Parks
- Potential to Add Additional Units




Offering Summary

- # of Units: 5
- Building Size: 4,278 SF
- Lot Size: 11,443 SF
- Year Built: 1900
- NOI: \$44,190.46
- Parcel #: 25244.2001

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1103 West 9th Avenue & 912 South Madison Avenue, Spokane, WA 99204



Property Highlights

- 2 Buildings on One Lot
- Fourplex: 4 - 2 Bed Units
- 7 Unit: 1 - Studio, 4 - 1 Bed Units, 2 - 2 Bed Units
- Rental Income of \$11,528/Month
- On Site Laundry Facilities
- Covered Carport Parking
- Great South Hill Location Close to I-90




Offering Summary

- # of Units: 11
- Building Size (Fourplex): 5,600 SF
- Building Size (7 Unit): 4,968 SF
- Lot Size: 13,200 SF
- Year Built (Fourplex): 1971
- Year Built (7 Unit): 1904
- NOI: \$103,712.21
- Parcel #: 35193.1001

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927 South Adams Spokane, WA 99204



Property Highlights

- 5 - 1 Bed Units, 1 - 2 Bed Unit
- Rental Income of \$6,604/Month
- On Site Laundry Facilities
- Brick Exterior
- Late 19th-Century Style- Natural Oak Floors, Woodwork, and Large Windows
- Walking Distance to Restaurants, Shopping & Parks




Offering Summary

- # of Units: 6
- Building Size: 4,798 SF
- Lot Size: 6,600 SF
- Year Built: 1909
- NOI: \$55,168.42
- Parcel #: 35193.1108

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1424 West 10th Avenue, Spokane, WA 99204



Property Highlights

- 5 - 1 Bed Units, 2 - 2 Bed Units, & 1 - 3 Bed Unit
- Rental Income of \$8,686/Month
- On Site Laundry Facilities
- Modern Upgrades & Open Floor Plans
- Overhead Dimmable Recess Lighting
- Close to Maple St Freeway Access
- Walking Distance to Restaurants, Shopping & Parks




Offering Summary

- # of Units: 8
- Building Size: 4,984 SF
- Lot Size: 7,100 SF
- Year Built: 1911
- NOI: \$78,957.73
- Parcel #: 25244.4106

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1428 West 10th Avenue, Spokane, WA 99204



Property Highlights

- 6 - 1 Bed Units, 1 - 2 Bed Unit, & 5 Studios
- Rental Income of \$11,407/Month
- On Site Laundry Facilities & Off Street Parking
- High Ceilings, Large Windows, & Hardwood Floors
- Recent Remodels
- Great South Hill Location Close to I-90

Offering Summary




- # of Units: 12
- Building Size: 7,524 SF
- Lot Size: 7,100 SF
- Year Built: 1909
- NOI: \$101,017.18

Parcel #: 25244.4105

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1733 West 10th Avenue Spokane, WA 99204



Property Highlights

- 4 - 1 Bed Units, 1 - 2 Bed Unit, 1- 3 Bed Unit, & 1 Studio
- Rental Income of \$7,610/Month
- 6 Garages for Additional Income
- On Site Laundry Facilities
- Original Hardwood Floors
- Great South Hill Location




Offering Summary

- # of Units: 7
- Building Size: 5,750 SF
- Lot Size: 9,600 SF
- Year Built: 1912
- NOI: \$69,383.44
- Parcel #: 25244.1701

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1828 West 9th Avenue Spokane, WA 99204



Property Highlights

- 3 - 1 Bed Units & 3 - 2 Bed Units
- Rental Income of \$6,588/Month
- On Site Laundry Facilities
- Recent Unit Updates & Architectural Charm
- Great South Hill Location
- Spacious Units
- Scenic Neighborhood




Offering Summary

- # of Units: 6
- Building Size: 4,353 SF
- Lot Size: 3,900 SF
- Year Built: 1908
- NOI: \$57,203.09
- Parcel #: 25244.5107

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901 South Lincoln Street, Spokane, WA 99204



Property Highlights

- 7 - 1 Bed Units, 2 - 2 Bed Units, 1 - 3 Bed Unit, & 1 Studio
- Rental Income of \$10,835/Month
- On Site Laundry Facilities
- Large Private Parking Lot
- Recent Unit Updates
- Close to I-90 & Downtown Spokane




Offering Summary

- # of Units: 11
- Building Size: 6,740 SF
- Lot Size: 23,192 SF
- Year Built: 1890
- NOI: \$94,675.95
- Parcel #: 35193.3801

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1204 West 8th Avenue/720 South Jefferson Street



Property Highlights

- 2 Buildings on One Lot
- Triplex: 2 - 3 Bed Units, 1 - 2 Bed Unit
- 9 Unit: 7 - 2 Bed Units, 2 - 1 Bed Units
- Rental Income of \$15,318/Month
- On Site Laundry Facilities
- 2 Apartments with In-Unit Laundry
- 8 Garages for Additional Rental Income




Offering Summary

- # of Units: 12
- Building Size (Triplex): 4,017 SF
- Building Size (9 Unit): 8,140 SF
- Lot Size: 14,200 SF
- Year Built (Triplex): 1941
- Year Built (9 Unit): 1971
- NOI: \$144,164.76
- Parcel #: 35193.0207

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903 South Adams Street



Property Highlights

- 7 - 1 Bed Units, 1 - 2 Bed Unit, 1 -Studio
- Rental Income of \$9,363/Month
- On Site Laundry Facilities
- Vaulted 9ft Ceilings on Main and Top Floors
- Former Martin Woldson Mansion
- 2 Furnished Short Term Rental Units




Offering Summary

- # of Units: 9
- Building Size: 6,104 SF
- Lot Size: 6,600 SF
- Year Built: 1917
- NOI: \$82,268.39
- Parcel #: 35193.1105

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2015 West 10th Street



Property Highlights

- 7 - 1 Bed Units, 5 - 2 Bed Units
- Rental Income of \$15,069/Month
- In-Unit Laundry
- Red Oak Hardwood Flooring
- Views of Hangman Creek Canyon
- Large Private Deck for Each Unit
- Covered Carport Parking




Offering Summary

- # of Units: 12
- Building Size: 10,455 SF
- Lot Size: 16,081 SF
- Year Built: 1959
- NOI: \$131,817.26
- Parcel #: 25244.2002

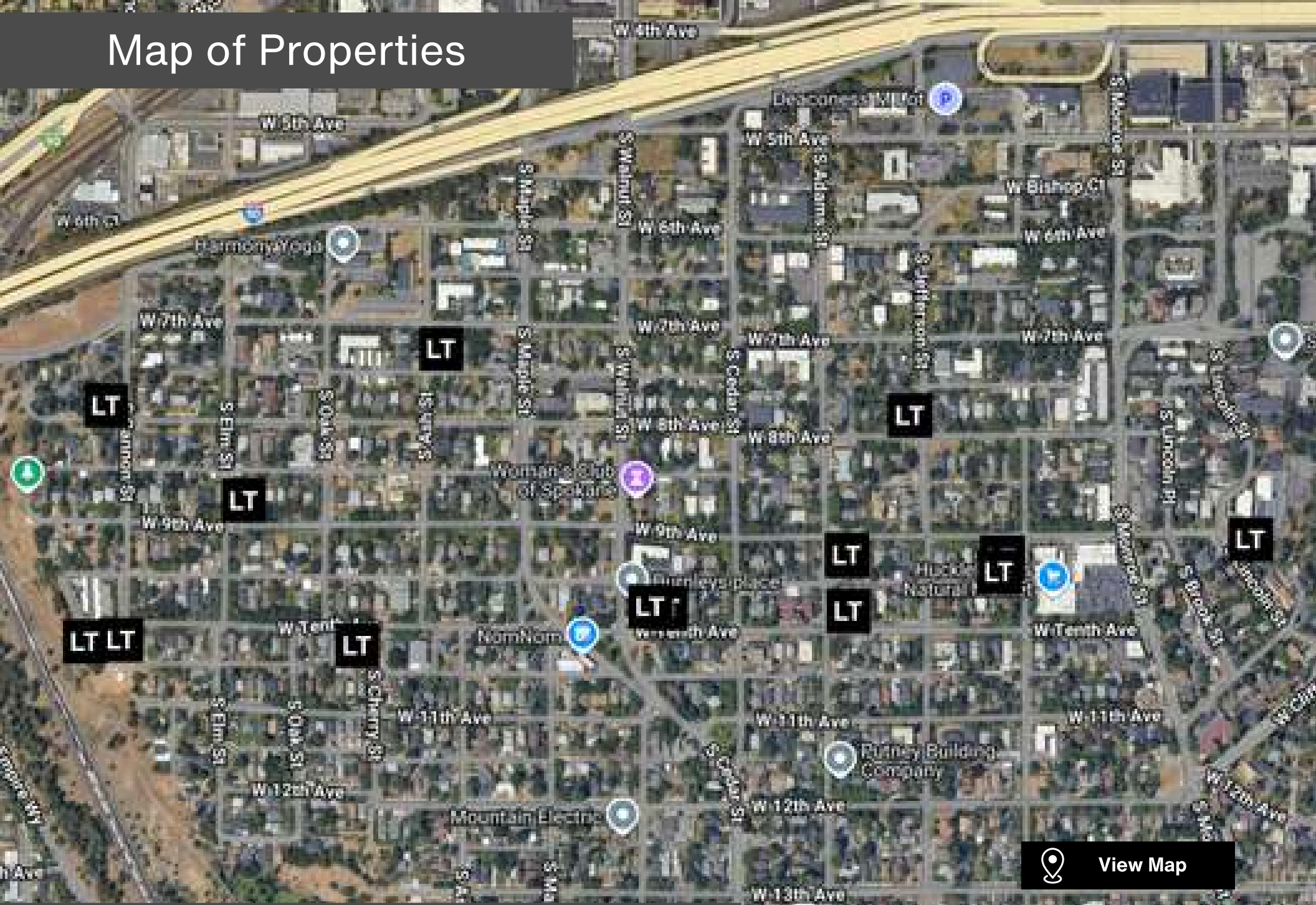
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Map of Properties



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