

4708 N Napa Street
Spokane WA 99207

Multifamily Property For Sale






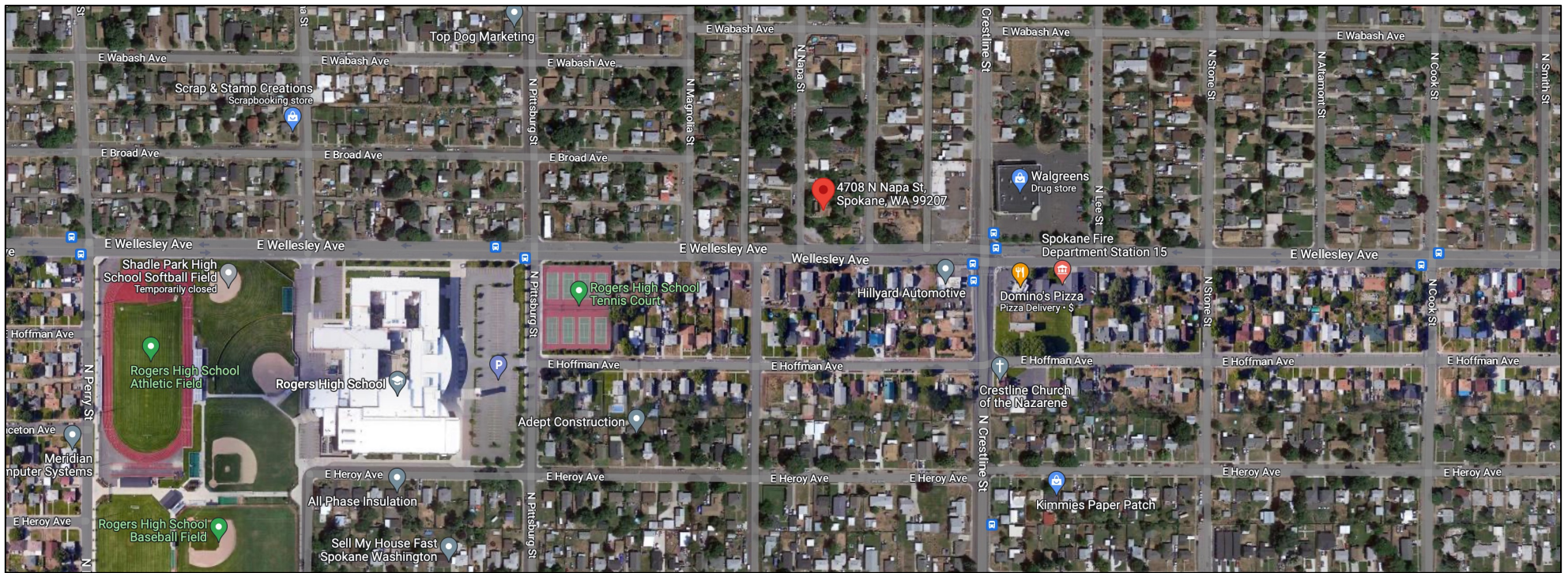
Presented By:

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Property Highlights

- Four-Plex on Oversized Lot
- 2 – 2 Bed/1 Bath & 2 – 1 Bed/1 Bath Units
- Great Centralized Location
- Upside on Rents
- Tenant Parking
- Rental Income of \$3,170/Month
- Parcel # 36333.1111

Offering Summary

- Sale Price: **\$535,000**
- Number of Units: 4
- Lot Size: .26 Acres
- Building Size: 2,586 SF
- NOI: \$22,940.20
- Cap Rate: 4.29%

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PHOTOS



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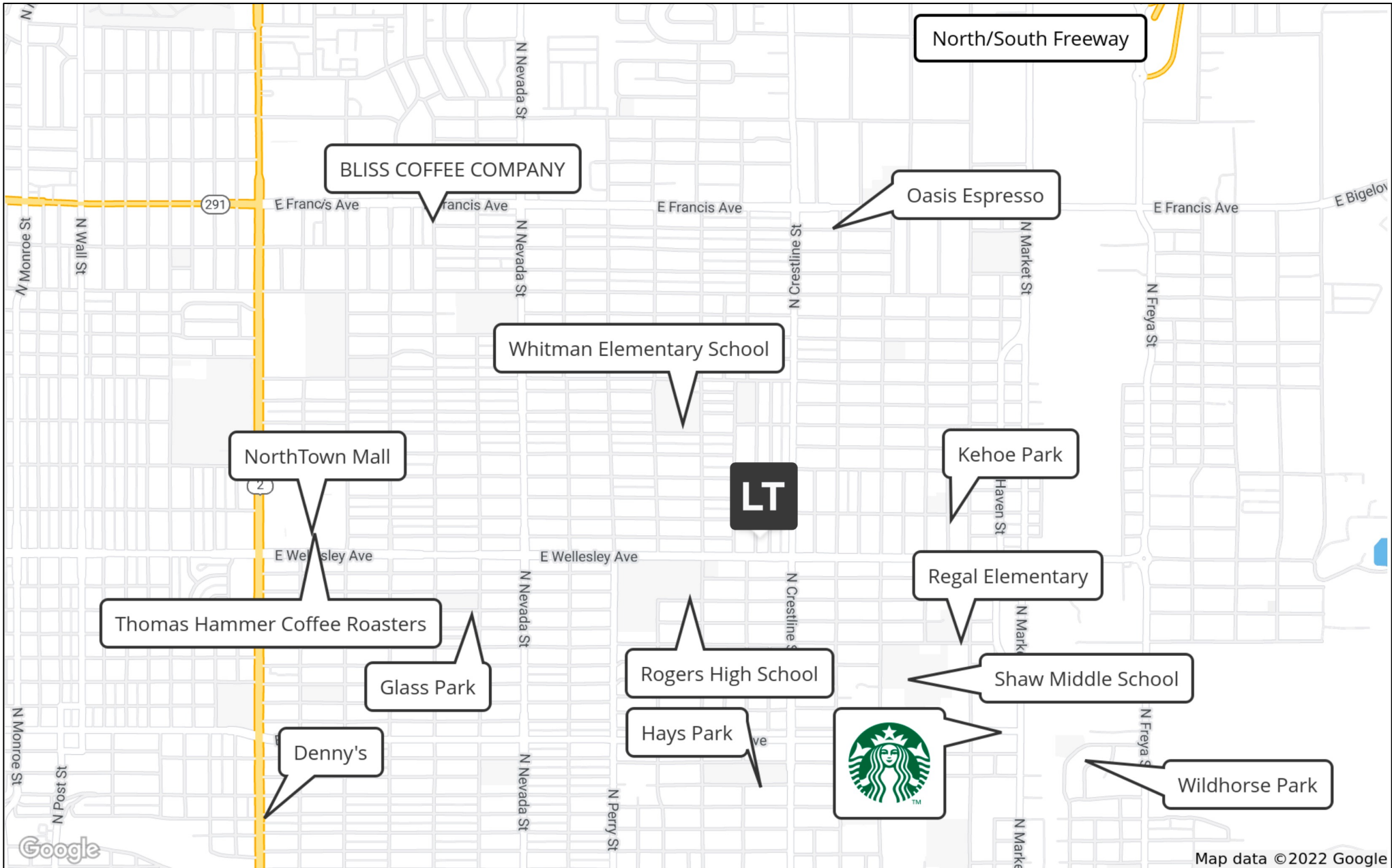
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MAP LOCATION



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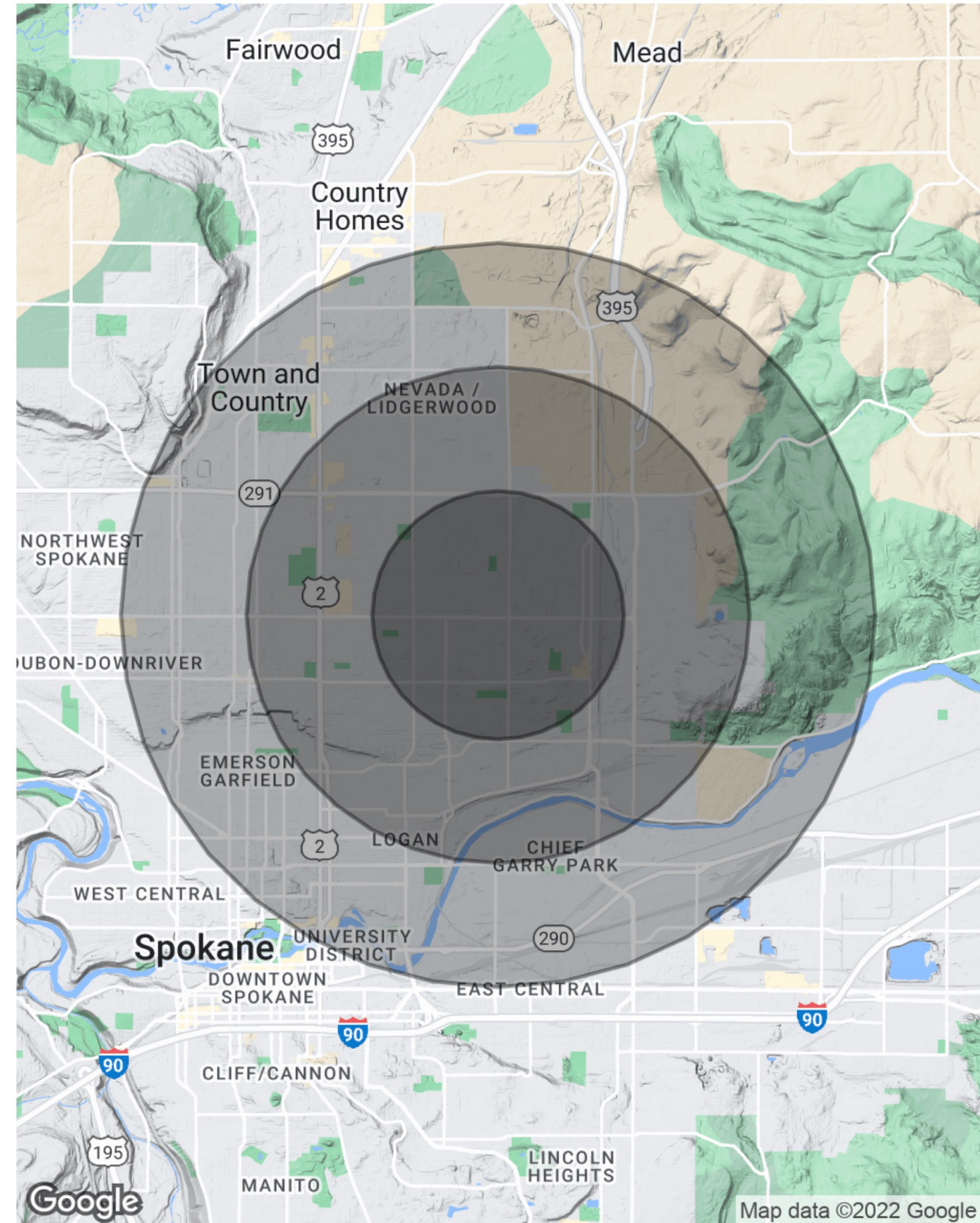
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DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,665	56,423	103,208
Average Age	32.7	31.8	31.2
Average Age (Male)	32.3	31.0	30.6
Average Age (Female)	32.7	33.0	32.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,411	23,364	42,678
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$37,891	\$38,165	\$40,490
Average House Value	\$119,872	\$124,618	\$137,321

* Demographic data derived from 2020 ACS - US Census



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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.

