

**308-318 W 3rd St &
17-21 5th St
Cheney WA 99004**

Multifamily Investment Portfolio For Sale






Presented By:

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Property Highlights

- 3 Duplexes - All 4 Bed/2.5 Bath Units
- Triplex Has 1 - 1 Bed/1 Bath & 2 - 3 Bed/2 Bath Units
- Combined Rental Income of \$14,100/Month
- All Units At 3rd Have An Attached 2 Car Garage
- Close Proximity to Eastern Washington University
- Both Buildings Have In Unit Washers & Dryers




Offering Summary

- Sale Price: **\$1,995,000**
- Total Number of Units: 9
- Building Total SF (3rd): 9,450 SF
- Building Total SF (5th): 3,024 SF
- NOI: \$128,406
- Cap Rate: 6.44%

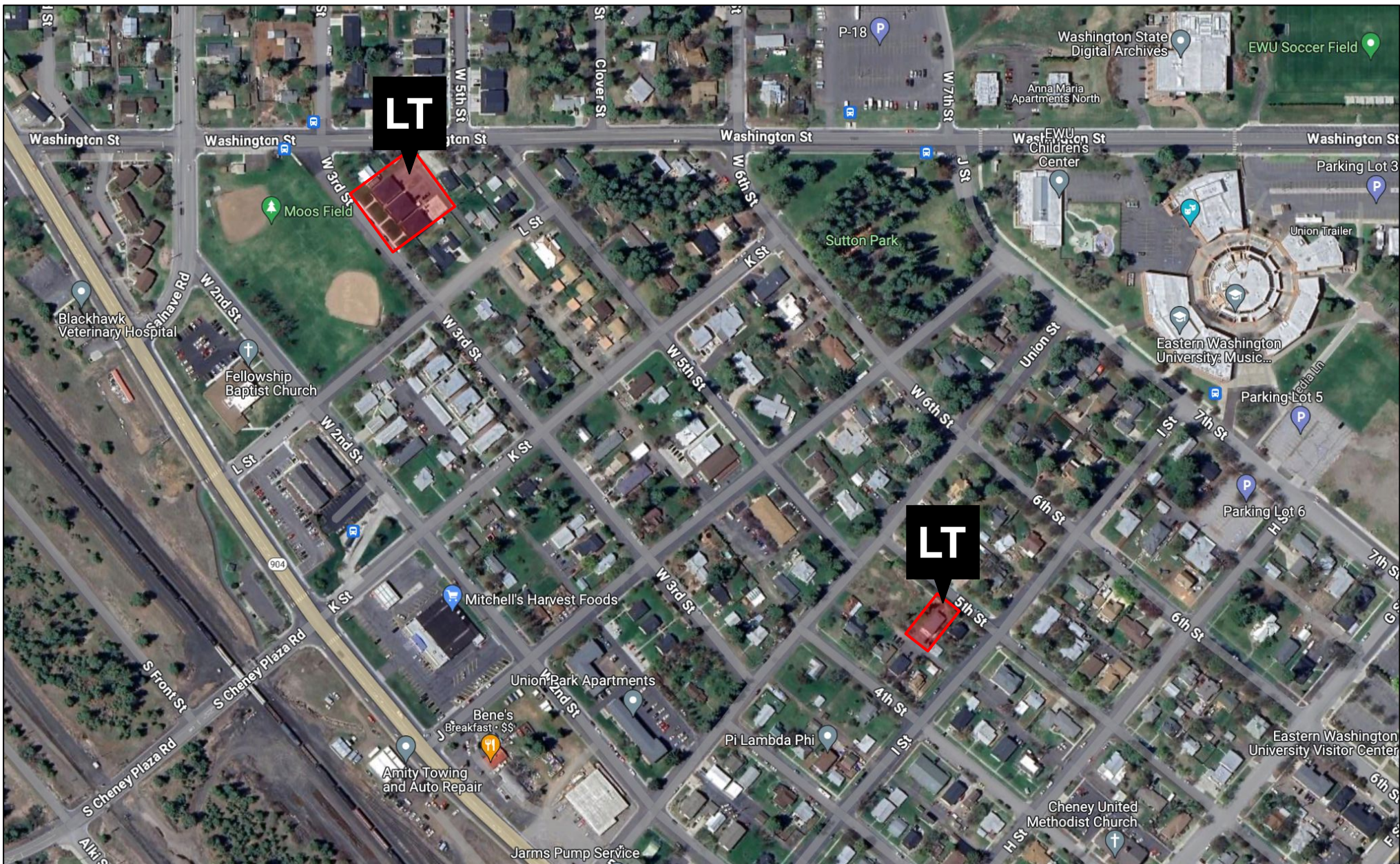
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Parcel Outline



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3rd Photos



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3rd Photos



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5th Photos



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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.

