

South Hill Portfolio

Spokane, WA 99204

Multifamily Portfolio For Sale



Portfolio Highlights

- 17 South Hill Apartment Buildings
- Potential for Seller Financing
- Rental Income of \$148,553/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:**
\$17,948,526
- Total # of Buildings: 17
- Total # of Units: 130
- \$/Unit: \$138,066
- NOI: \$1,259,666.40
- Cap Rate: 6.36%

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



**REAL
ESTATE**

 www.ltrealestateco.com
 509.315.8660
 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 \$8,573/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: \$65,967.42
- Parcel #: 25244.3506

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue




PHOTOS



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue

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 \$5,475/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: \$46,098.87
- Parcel #: 25244.4803

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue




PHOTOS



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue

2003 West 10th Avenue, Spokane, WA 99204



Property Highlights

- 3 - 1 Bed Units, 1 - 2 Bed Unit, & 1 Studio
- Rental Income of \$5,363/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: \$45,244.33
- Parcel #: 25244.2001

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue




PHOTOS



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue

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 \$11,836/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: \$99,865.51
- Parcel #: 35193.1001

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue


PHOTOS



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue

1818 West 8th Avenue, Spokane, WA 99204



Property Highlights

- 8 - 1 Bed Units, 2- 3 Bed Units
- Rental Income of \$12,419/Month
- On Site Laundry Facilities
- 7 Garages for Extra Income
- Recent Unit Updates & Architectural Charm
- Walking Distance to Restaurants, Shopping & Parks




Offering Summary

- # of Units: 10
- Building Size: 10,548 SF
- Lot Size: 10,650 SF
- Year Built: 1910
- NOI: \$103,723.94
- Parcel #: 25244.4511

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue


PHOTOS



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue

1218 West 10th Spokane, WA 99204



Property Highlights

- 5 - 1 Bed Units, 2 - 2 Bed Units, & 1 Studio
- Rental Income of \$8,952/Month
- On Site Laundry Facilities
- 5 Garages for Extra Income
- Recent Unit Updates & Architectural Charm
- Great South Hill Location Close to I-90
- Walking Distance to Restaurants, Shopping & Parks




Offering Summary

- # of Units: 8
- Building Size: 5,280 SF
- Lot Size: 6,920 SF
- Year Built: 1956
- NOI: \$73,060.47
- Parcel #: 35193.1109

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue




PHOTOS



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue

927 South Adams Spokane, WA 99204



Property Highlights

- 5 - 1 Bed Units, 1 - 2 Bed Unit
- Rental Income of \$6,478/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: \$52,866.85
- Parcel #: 35193.1108

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue


PHOTOS



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue

1424 West 10th Avenue, Spokane, WA 99204



Property Highlights

- 5 - 1 Bed Units, 2 - 2 Bed Units, & 1 - 3 Bed Unit
- Rental Income of \$10,441/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: \$89,051.74
- Parcel #: 25244.4106

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue



PHOTOS



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue

1428 West 10th Avenue, Spokane, WA 99204



Property Highlights

- 6 - 1 Bed Units, 1 - 2 Bed Unit, & 5 Studios
- Rental Income of \$11,470/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: \$96,626.47




Parcel #: 25244.4105

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



REAL
ESTATE

 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue


PHOTOS



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue

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 \$7,995/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: \$69,963.58
- Parcel #: 25244.1701

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



REAL
ESTATE

 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue


PHOTOS



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue

1828 West 9th Avenue Spokane, WA 99204



Property Highlights

- 3 - 1 Bed Units & 3 - 2 Bed Units
- Rental Income of \$6,563/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: \$54,772.58
- Parcel #: 25244.5107

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



REAL
ESTATE

 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue




PHOTOS



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue

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 \$11,280/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: \$92,019.88
- Parcel #: 35193.3801

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue




PHOTOS



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue

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 \$15,645/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: \$131,903.10
- Parcel #: 35193.0207

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue

903 South Adams Street



Property Highlights

- 7 - 1 Bed Units, 1 - 2 Bed Unit, 1 -Studio
- Rental Income of \$10,213/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: \$87,488.72
- Parcel #: 35193.1105

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue

2015 West 10th Street



Property Highlights

- 7 - 1 Bed Units, 5 - 2 Bed Units
- Rental Income of \$15,903/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: \$136,860.39
- Parcel #: 25244.2002

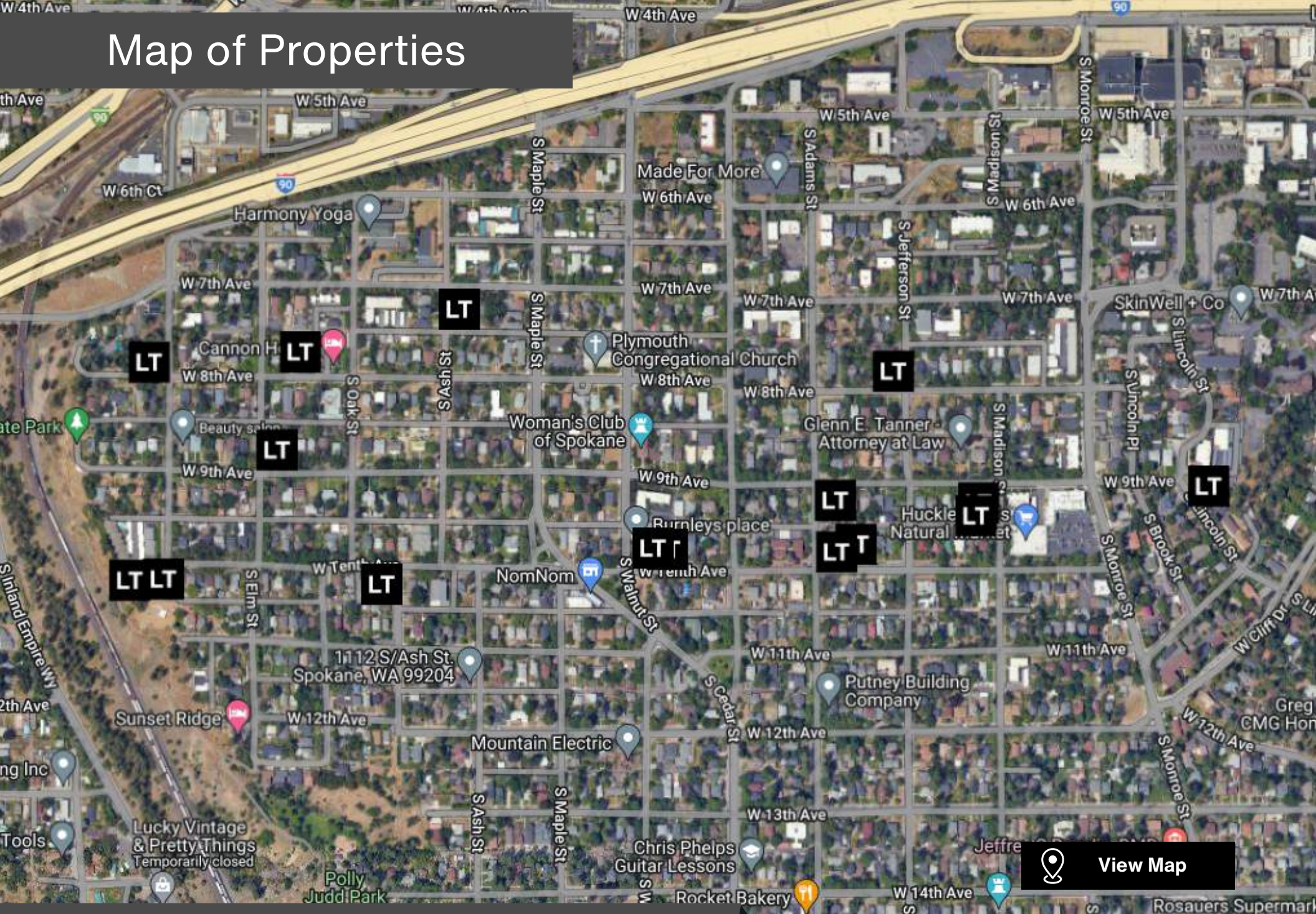
Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue




Map of Properties



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue

Disclaimer

All materials and information received or derived from LT Real Estate & Property Management its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither LT Real Estate & Property Management its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. LT Real Estate & Property Management will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. LT Real Estate & Property Management makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. LT Real Estate & Property Management does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

