

# South Hill Portfolio

Spokane, WA 99204

## Multifamily Portfolio For Sale



### Portfolio Highlights

- 17 South Hill Apartment Buildings
- Potential for Seller Financing
- Rental Income of \$148,461/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:**  
**\$19,500,000**
- Total # of Buildings: 17
- Total # of Units: 130
- \$/Unit: \$150,000
- NOI: \$1,240,578.55
- Cap Rate: 6.36%

Ryan Towner | Broker  
509.481.0373  
ryan@ltrealestateco.com

Dallas Lightner | Broker  
509.315.8720  
dallas@ltrealestateco.com



 [www.ltrealestateco.com](http://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 \$8,647/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: \$69,585.23
- Parcel #: 25244.3506

Ryan Towner | Broker  
509.481.0373  
ryan@ltrealestateco.com

Dallas Lightner | Broker  
509.315.8720  
dallas@ltrealestateco.com



 [www.ltrealestateco.com](http://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



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 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 \$5,275/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: \$44,815.05
- Parcel #: 25244.4803

Ryan Towner | Broker  
509.481.0373  
ryan@ltrealestateco.com

Dallas Lightner | Broker  
509.315.8720  
dallas@ltrealestateco.com



 [www.ltrealestateco.com](http://www.ltrealestateco.com)  
 509.315.8660  
 902 W Garland Avenue




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Ryan Towner | Broker  
509.481.0373  
ryan@ltrealestateco.com

Dallas Lightner | Broker  
509.315.8720  
dallas@ltrealestateco.com



 [www.ltrealestateco.com](http://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 \$5,043/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: \$43,510.88
- Parcel #: 25244.2001

Ryan Towner | Broker  
509.481.0373  
ryan@ltrealestateco.com

Dallas Lightner | Broker  
509.315.8720  
dallas@ltrealestateco.com



 [www.ltrealestateco.com](http://www.ltrealestateco.com)  
 509.315.8660  
 902 W Garland Avenue




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Ryan Towner | Broker  
509.481.0373  
ryan@ltrealestateco.com

Dallas Lightner | Broker  
509.315.8720  
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 [www.ltrealestateco.com](http://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 \$11,840/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: \$98,738.65
- Parcel #: 35193.1001

Ryan Towner | Broker  
509.481.0373  
ryan@ltrealestateco.com

Dallas Lightner | Broker  
509.315.8720  
dallas@ltrealestateco.com



 [www.ltrealestateco.com](http://www.ltrealestateco.com)  
 509.315.8660  
 902 W Garland Avenue






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Ryan Towner | Broker  
509.481.0373  
ryan@ltrealestateco.com

Dallas Lightner | Broker  
509.315.8720  
dallas@ltrealestateco.com



 [www.ltrealestateco.com](http://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: \$102,565.88
- Parcel #: 25244.4511

Ryan Towner | Broker  
509.481.0373  
ryan@ltrealestateco.com

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509.315.8720  
dallas@ltrealestateco.com



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 509.315.8660  
 902 W Garland Avenue




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509.481.0373  
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Dallas Lightner | Broker  
509.315.8720  
dallas@ltrealestateco.com



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 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

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509.481.0373  
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509.315.8720  
dallas@ltrealestateco.com



 [www.ltrealestateco.com](http://www.ltrealestateco.com)  
 509.315.8660  
 902 W Garland Avenue




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



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 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 \$6,695/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: \$55,030.41
- Parcel #: 35193.1108

Ryan Towner | Broker  
509.481.0373  
ryan@ltrealestateco.com

Dallas Lightner | Broker  
509.315.8720  
dallas@ltrealestateco.com



 [www.ltrealestateco.com](http://www.ltrealestateco.com)  
 509.315.8660  
 902 W Garland Avenue




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Ryan Towner | Broker  
509.481.0373  
ryan@ltrealestateco.com

Dallas Lightner | Broker  
509.315.8720  
dallas@ltrealestateco.com



 [www.ltrealestateco.com](http://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 Floorplans
- 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: \$88,433.01
- Parcel #: 25244.4106

Ryan Towner | Broker  
509.481.0373  
ryan@ltrealestateco.com

Dallas Lightner | Broker  
509.315.8720  
dallas@ltrealestateco.com



 [www.ltrealestateco.com](http://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](http://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 \$11,295/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: \$92,728.95
- Parcel #: 25244.4105

Ryan Towner | Broker  
509.481.0373  
ryan@ltrealestateco.com

Dallas Lightner | Broker  
509.315.8720  
dallas@ltrealestateco.com



 [www.ltrealestateco.com](http://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



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 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: \$66,227.94
- Parcel #: 25244.1701

Ryan Towner | Broker  
509.481.0373  
ryan@ltrealestateco.com

Dallas Lightner | Broker  
509.315.8720  
dallas@ltrealestateco.com



 [www.ltrealestateco.com](http://www.ltrealestateco.com)  
 509.315.8660  
 902 W Garland Avenue




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Ryan Towner | Broker  
509.481.0373  
ryan@ltrealestateco.com

Dallas Lightner | Broker  
509.315.8720  
dallas@ltrealestateco.com



 [www.ltrealestateco.com](http://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



 [www.ltrealestateco.com](http://www.ltrealestateco.com)  
 509.315.8660  
 902 W Garland Avenue




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Ryan Towner | Broker  
509.481.0373  
ryan@ltrealestateco.com

Dallas Lightner | Broker  
509.315.8720  
dallas@ltrealestateco.com



 [www.ltrealestateco.com](http://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](http://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](http://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](http://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](http://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 \$16,078/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: \$134,594.13
- Parcel #: 25244.2002

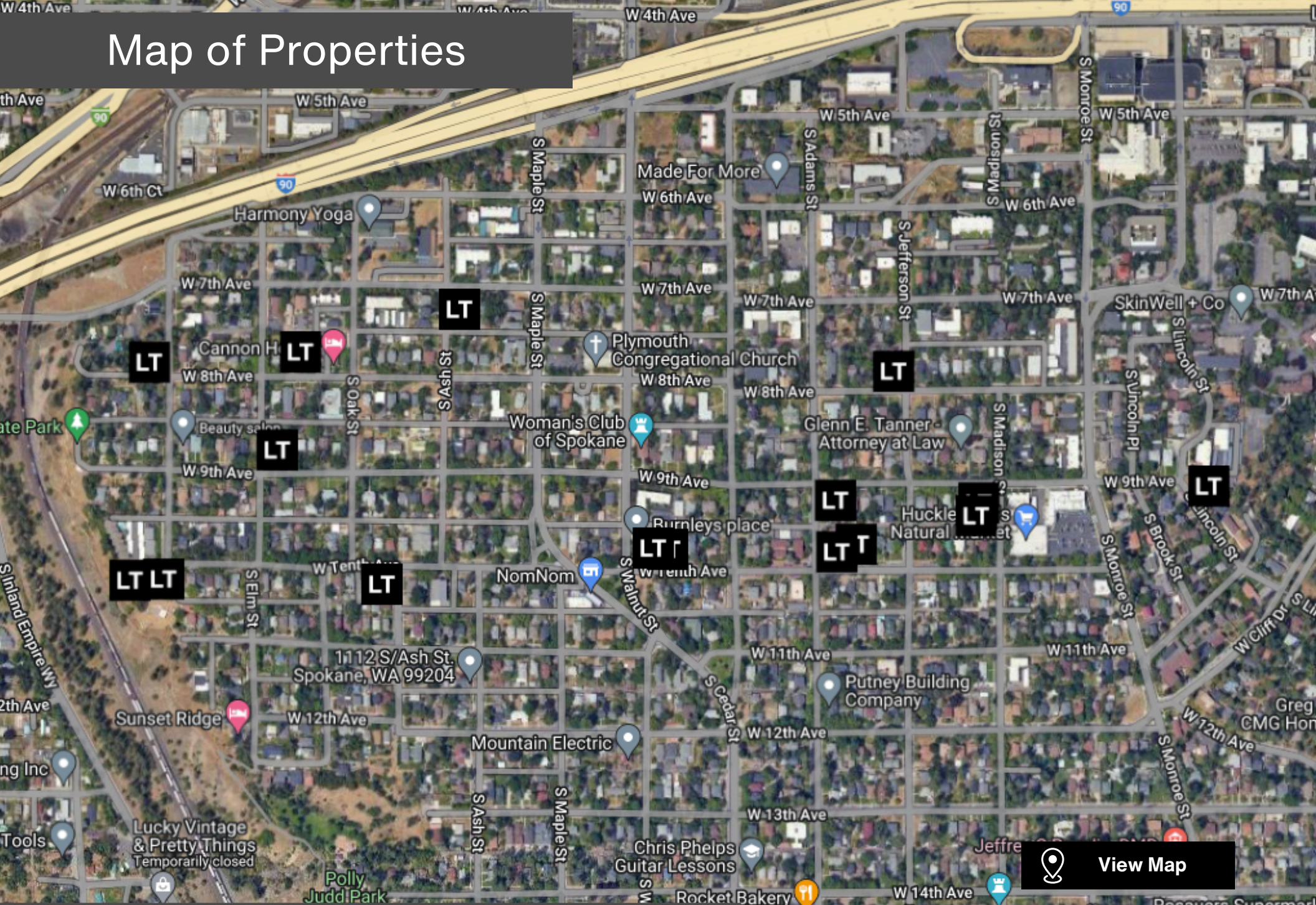
Ryan Towner | Broker  
509.481.0373  
ryan@ltrealestateco.com

Dallas Lightner | Broker  
509.315.8720  
dallas@ltrealestateco.com



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 902 W Garland Avenue

# Map of Properties



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509.315.8660  
902 W Garland Avenue

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