

SALE

8 Unit Apartment Complex

620 SOUTH WALNUT STREET

Spokane, WA 99201

PRESENTED BY:

MATTHEW BYRD
Senior Advisor
matt.byrd@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,345,000
BUILDING SIZE:	7,824 SF
PRICE / SF:	\$171.91
YEAR BUILT:	1964
RENOVATED:	2012
ZONING:	RHD
APN:	25244.3108

PROPERTY OVERVIEW

Great opportunity to own a high quality 8 unit apartment complex on Spokane's lower south hill. All major improvements have been completed, so there is very little expected maintenance.

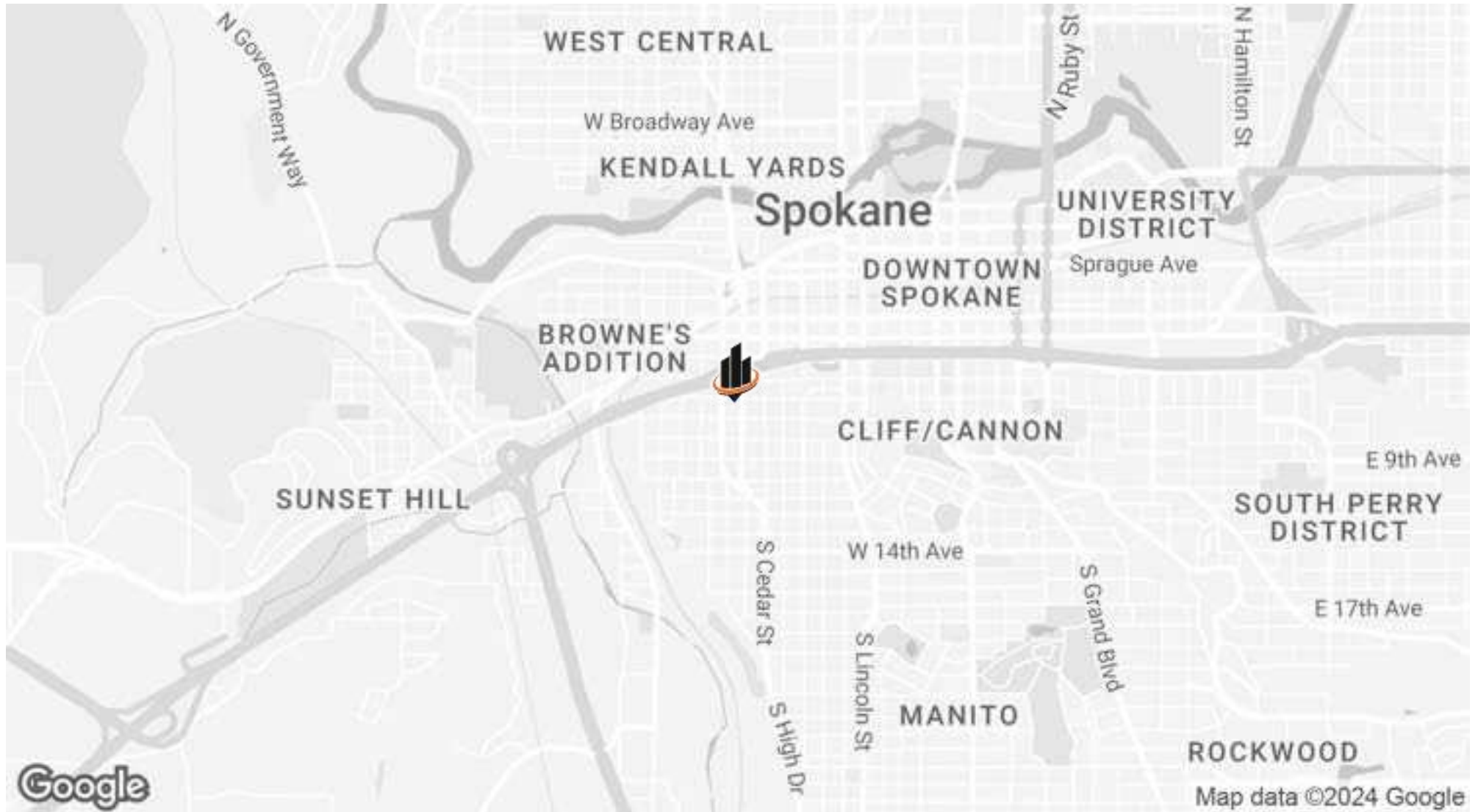
PROPERTY HIGHLIGHTS

- Covered parking with secure entry and interior mailroom
- Vinyl windows and sliders with weather free stairways
- Exterior is hardy board siding in excellent condition making for easy cleaning and low maintenance
- Upgraded appliances in place and all wiring is encased in conduit
- Washer and dryer on site with average monthly income of \$150
- Quality finish in both kitchens and bathrooms
- Covered patios with city views

MATTHEW BYRD

Senior Advisor
matt.byrd@svn.com

LOCATION MAP



MATTHEW BYRD

Senior Advisor

matt.byrd@svn.com

PROPERTY OUTLINE



MATTHEW BYRD
Senior Advisor
matt.byrd@svn.com

ADDITIONAL PHOTOS



MATTHEW BYRD
Senior Advisor
matt.byrd@svn.com

RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	% OF BUILDING
#1	2	1	945	\$950	\$1.01	\$1,200	\$1.27	12.08
#2	2	1	945	\$0	\$0.00	\$1,200	\$1.27	12.08
#3	1	1	800	\$650	\$0.81	\$950	\$1.19	10.22
#4	2	1	945	\$1,000	\$1.06	\$1,200	\$1.27	12.08
#5	2	1	945	\$850	\$0.90	\$1,200	\$1.27	12.08
#6	1	1	800	\$725	\$0.91	\$950	\$1.19	10.22
#7	1	1	800	\$1,000	\$1.25	\$950	\$1.19	10.22
#8	1	1	800	\$800	\$1.00	\$950	\$1.19	10.22
TOTALS/AVERAGES			6,980	\$5,975	\$0.86	\$8,600	\$1.23	

MATTHEW BYRD
 Senior Advisor
 matt.byrd@svn.com

ADVISOR BIO



MATTHEW BYRD

Senior Advisor

matt.byrd@svn.com

Direct: **509.499.9229** | Cell:

WA #44400

PROFESSIONAL BACKGROUND

Matthew Byrd is Senior Broker founding partner of SVN Cornerstone, a National Commercial Real Estate firm in Spokane, Washington offering services in office, retail, investment, multi-family, and development properties.

Matthew offers over 24 years experience in the Spokane real estate industry.

Matthew's primary focus is office, multi-family, multi-use, and investment properties, primarily in the Spokane Area. Matthew has been involved in over 20 sales and leasing transactions in the downtown core in the past 5 years. His client list includes the City and County of Spokane, Next IT, Venture Data, Avista Labs, DCI Engineers, Spokane CHAS Clinic, and People to People Ambassador Programs.

A native of the Spokane area, Matthew has many associations and relationships providing valuable experience and knowledge to his clients.

EDUCATION

Gonzaga University - Bachelor of Arts Finance

MEMBERSHIPS

Spokane Trader's Club

Spokane Association of Realtors

CCIM Candidate

MATTHEW BYRD

Senior Advisor

matt.byrd@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

MATTHEW BYRD

Senior Advisor

matt.byrd@svn.com