

DUPLEX & TRIPLEX RENTAL PORTFOLIO FOR SALE

DUPLEX

1027 N Elm Street
Spokane WA

**RECENT PRICE REDUCTION &
SELLER CREDIT OFFERED!*



TRIPLEX

6408-6412 N Normandie Street
Spokane WA

**RECENT PRICE REDUCTION*



MARY KIENBAUM

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KIEMLEHAGOOD

DUPLEX PROPERTY

MULTI FAMILY OPPORTUNITY **FOR SALE**
1027 N Elm Street – Spokane, WA

~~SALE PRICE: \$399,000~~

NEW SALE PRICE: \$379,000

**NOW offering \$10,000 in Seller Credit at closing!*

CAP RATE: 5.76% (6.89% PRO FORMA)

Parcel Number: 25131.5601
Building Type: Duplex
Building Size: ±1,820 SF
Year Built: 1995
Layout: 2 Units - 2 bed, 1 bath
Zoning: RHD Residential High Density (Spokane)

IMPROVEMENTS

UNIT A – New Flooring & fridge (2023)

UNIT B – New carpet (2021)



Unit	Current Lease Period	Unit Info	Current Rent (monthly)	Additional W/S/G Charge (monthly)	Rent (Annually) includes W/S/G charge
A	9/1/2023-8/31/2024	2 bed 1 bath	\$1,145.00	\$100.00	\$14,940.00
B	4/1/2024-3/31/2025	2 bed 1 bath	\$1,100.00	\$100.00	\$14,400.00
Totals	-	4 Bed 2 Bath	\$2,245.00	\$200.00	\$29,340.00

Upside potential in rents

Contact list agent for further financial information – NDA required

Please do not disturb Tenants. Access to be provided upon accepted offer.

Buyer and/or Buyer's agent to verify all aspects

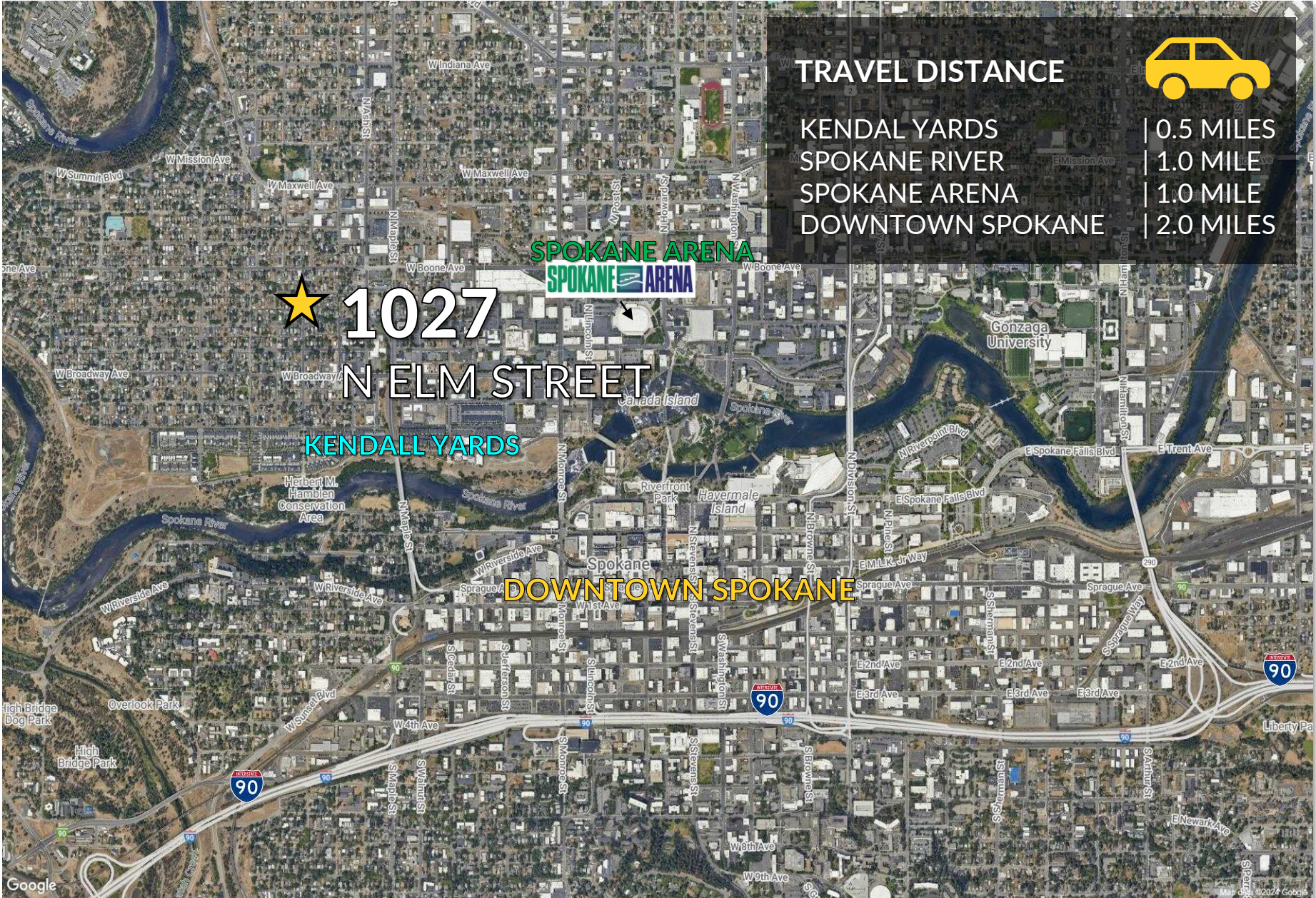
PROPERTY PHOTOS

1027 N ELM STREET – SPOKANE, WA



SURROUNDING AREA

1027 N ELM STREET – SPOKANE, WA



TRAVEL DISTANCE



KENDAL YARDS	0.5 MILES
SPOKANE RIVER	1.0 MILE
SPOKANE ARENA	1.0 MILE
DOWNTOWN SPOKANE	2.0 MILES

★ 1027
N ELM STREET

SPOKANE ARENA

KENDALL YARDS

DOWNTOWN SPOKANE

TRIPLEX PROPERTY

MULTI FAMILY OPPORTUNITY **FOR SALE**
6408-6412 N Normandie Street – Spokane, WA

SALE PRICE: \$540,000

NEW SALE PRICE: \$520,000

CAP RATE: 6.03% (6.95% PRO FORMA)

Parcel Number: 36304.3117
 Building Type: Triplex
 Building Size: ±1,968 SF
 Year Built: 1958
 Layout: 2 bed, 1 bath (2 Units); 1 bed, 1 bath (1 unit)
 Zoning: RHD Residential High Density (Spokane)
 Carport: 3 Spaces

IMPROVEMENTS

UNIT 6410 - New water heater (2022)
 UNIT 6412 - New range (2023)
 Laundry Room - New water heater, flooring, electrical sub-panel (2022)
 New washer/dryer (2023)
 Exterior - New paint, new gutters, new landscaping bed and shrubs (2022)



Unit	Current Lease Period	Unit Info	Current Rent (monthly)	Additional W/S/G Charge (monthly)	Rent (Annually) W/S/G charge & DSC Fee
6408	3/1/2024 - 2/28/2025	2 bed 1 bath	\$1,100.00	\$125.00	\$14,700.00
6410	4/1/2024 - 3/31/2025	1 bed 1 bath	\$1,000.00	\$125.00	\$13,500.00
6412	VACANT	2 bed 1 bath	Advertised for lease at \$1,200.00	\$100.00	\$15,600.00
Totals			\$3,300.00	\$350.00	\$43,800.00

Upside potential in rents

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*Some tenants fall under section 8 housing, please contact agent for more information

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PROPERTY PHOTOS

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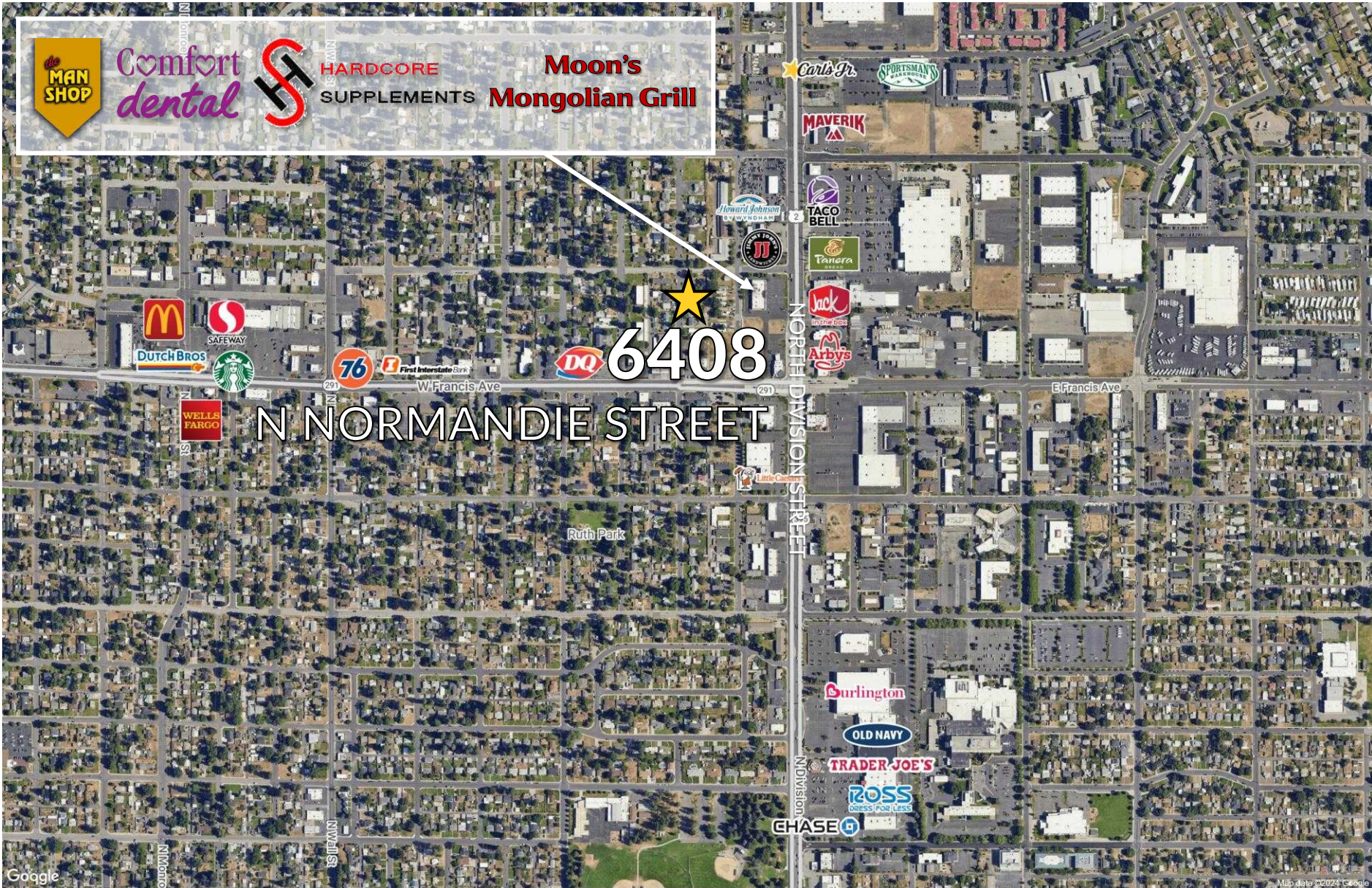
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6408-6412 N Normandie Street – SPOKANE, WA



SURROUNDING AREA

6408-6412 N Normandie Street – SPOKANE, WA



INVESTMENT OPPORTUNITY

DUPLEX & TRIPLEX RENTAL PORTFOLIO

1027 N Elm Street
6408 N Normandie Street
SPOKANE, WA



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For more information on this opportunity:

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CREATING REAL ESTATE SOLUTIONS 