

# 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*



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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
<b>Totals</b>	-	<b>4 Bed 2 Bath</b>	<b>\$2,245.00</b>	<b>\$200.00</b>	<b>\$29,340.00</b>

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

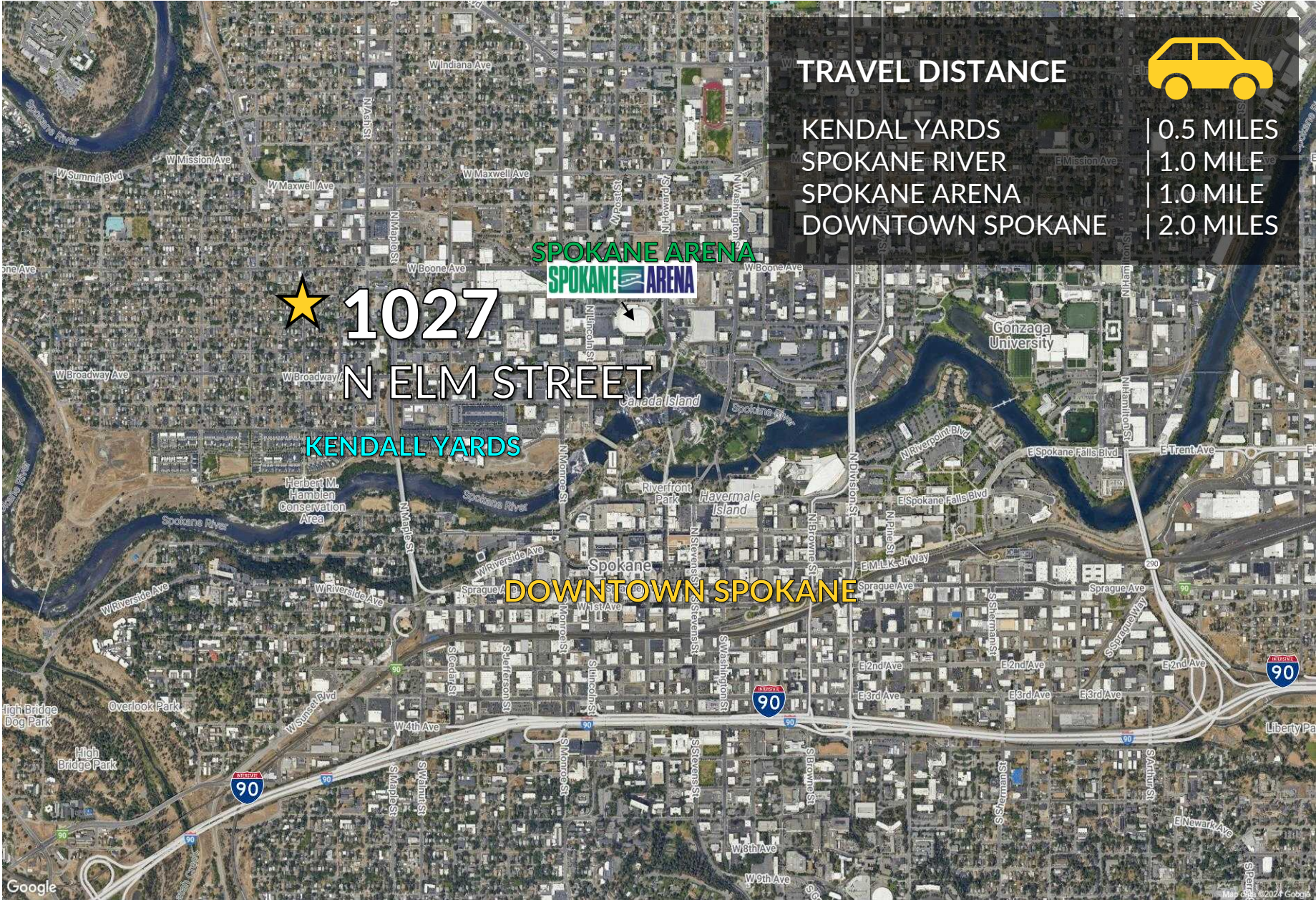
# PROPERTY PHOTOS

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
<b>Totals</b>			\$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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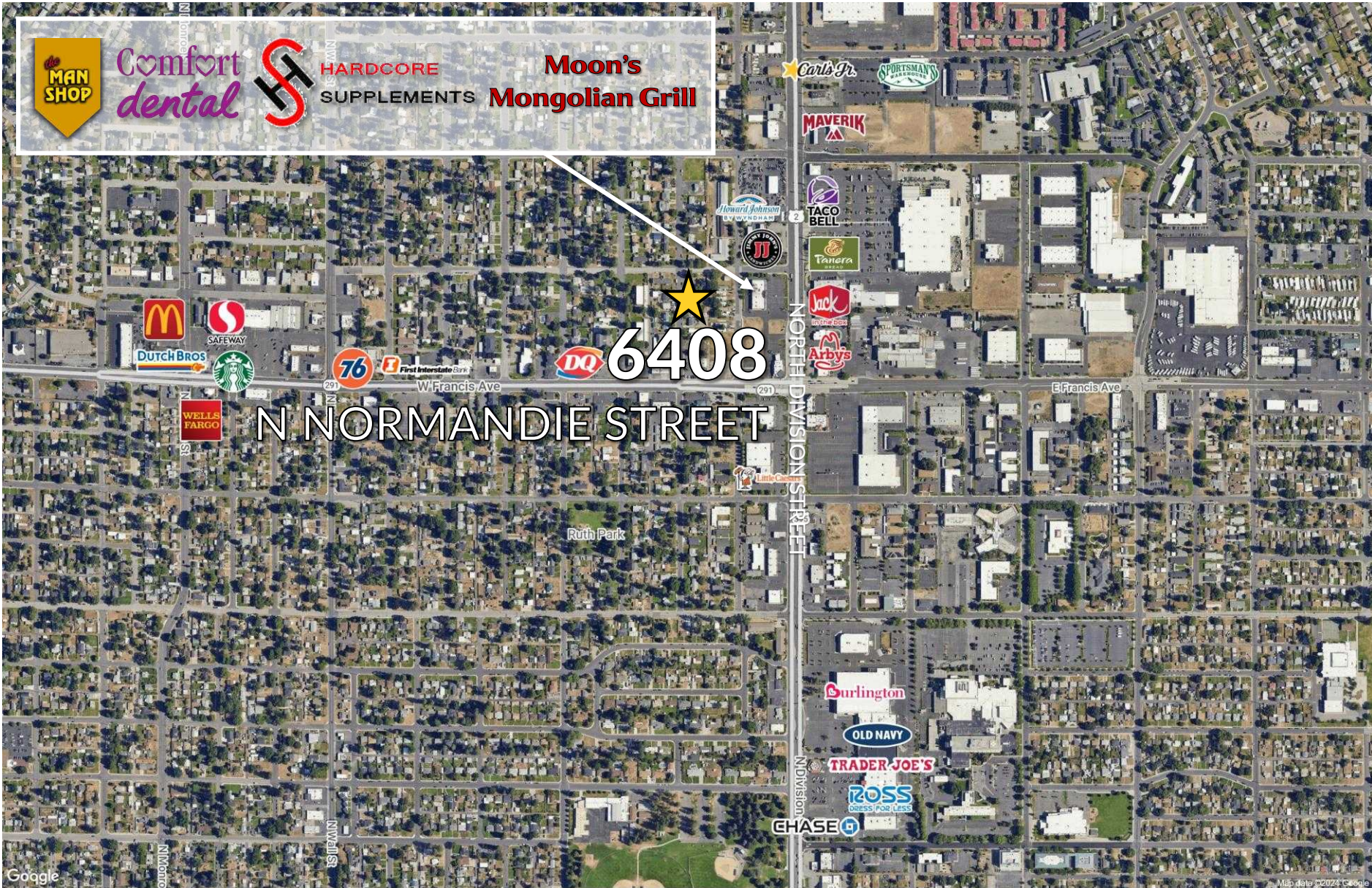
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# SURROUNDING AREA

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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