


# Whitworth Duplexes

Multi-Family Portfolio







Phenomenal investment opportunity moments from Whitworth University in North Spokane. This portfolio of 5 duplexes inclusive of 44 bedrooms across the ten rental units grossing an average of \$20,000 / month. Rarely does an active portfolio like this become available in such a desirable rental location. This is a prime candidate for reinvestment of 1031 money in today's market, as the market is prime for continuing gains in property value and rental increases under new management and as the university term resets. Call today for more information or reach out to one of our property advisors to coordinate a site visit.





9925 N Waikiki

9921 N Waikiki

9917 N Waikiki

9909 N Waikiki

9907 N Waikiki

N Waikiki Rd

N Whitworth Dr





Portfolio Offering: \$3,125,000



Property Summary

Address: 9907 N Waikiki Rd Spokane, WA

SQFT: 1858 Per Unit

Units: 2

Bed: 5 Per Unit      Bath: 2 Per Unit

Year Built: 1966

Additional Details

Heating: Forced Hot Air - Gas

Laundry: Available in Unit

Garage: No Garage

Parcel: 36183.0418

Property Summary

Address: 9909 N Waikiki Rd Spokane, WA

SQFT: 1460 Per Unit

Units: 2

Bed: 5 Per Unit      Bath: 2 Per Unit

Year Built: 1967

Additional Details

Heating: Forced Hot Air - Gas

Laundry: Available in Unit

Garage: No Garage

Parcel: 36183.0405

Property Summary

Address: 9917 N Waikiki Rd Spokane, WA

SQFT: 1427 Per Unit

Units: 2

Bed: 4 Per Unit      Bath: 2 Per Unit

Year Built: 1967

Additional Details

Heating: Forced Hot Air - Gas

Laundry: Available in Unit

Garage: One Car Garage Per Unit

Parcel: 36183.0403

Property Summary

Address: 9921 N Waikiki Rd Spokane, WA

SQFT: 1420 Per Unit

Units: 2

Bed: 4 Per Unit      Bath: 2 Per Unit

Year Built: 1966

Additional Details

Heating: Forced Hot Air - Gas

Laundry: Available in Unit

Garage: One Car Garage Per Unit

Parcel: 36183.0402

Property Summary

Address: 9925 N Waikiki Rd Spokane, WA

SQFT: 1396 Per Unit

Units: 2

Bed: 4 Per Unit      Bath: 2 Per Unit

Year Built: 1966

Additional Details

Heating: Forced Hot Air - Gas

Laundry: Available in Unit

Garage: One Car Garage

Parcel: 36183.0401





	Current	Market
Annual Rent	\$240,000	\$258,000
Occupancy Loss (4%)	\$9,600	\$10,320
<b>Gross Revenue</b>	<b>\$230,400</b>	<b>\$247,680</b>
<b>Annual Operating Expense</b>		
Repairs	\$10,000	\$10,000
Property Taxes	\$25,492	\$25,492
Maintenance	\$8,000	\$8,000
Insurance	\$9,000	\$9,000
Utilities (W/S/G)	\$17,400	\$3,480
<b>Total Expenses</b>	<b>\$69,892</b>	<b>\$55,972</b>
<b>Net Operating Income</b>	<b>\$160,507</b>	<b>\$191,707</b>





Unit Breakout	Current	Market
9907 N Waikiki (Unit 1)	\$1,950.00	\$2,150.00
9907 N Waikiki (Unit 2)	\$2,050.00	\$2,150.00
9909 N Waikiki (Unit 1)	\$1,950.00	\$2,150.00
9909 N Waikiki (Unit 2)	\$2,050.00	\$2,150.00
9917 N Waikiki (Unit 1)	\$1,950.00	\$2,150.00
9917 N Waikiki (Unit 2)	\$2,050.00	\$2,150.00
9921 N Waikiki (Unit 1)	\$1,950.00	\$2,150.00
9921 N Waikiki (Unit 2)	\$2,050.00	\$2,150.00
9925 N Waikiki (Unit 1)	\$1,950.00	\$2,150.00
9925 N Waikiki (Unit 2)	\$2,050.00	\$2,150.00
Total	\$20,000.00	\$21,500.00

Address	Tax Year 2025
9907 N Waikiki	\$4,798.00
9909 N Waikiki	\$5,129.05
9917 N Waikiki	\$5,540.36
9921 N Waikiki	\$4,904.72
9925 N Waikiki	\$5,119.96
Total	\$25,492.69







9917 N WAIKIKI RD.  
SPOKANE WA 99218

This report provides an in-depth comparison of **9917 N WAIKIKI RD. SPOKANE WA 99218** and other properties in the area. Powered by RentRange®, this report gives you valuable insight for discerning investment property analysis.

RENTRANGE ESTIMATE

\$ 2180

CONFIDENCE SCORE

88 %

EST PROPERTY VACANCY RATE

3.81 %

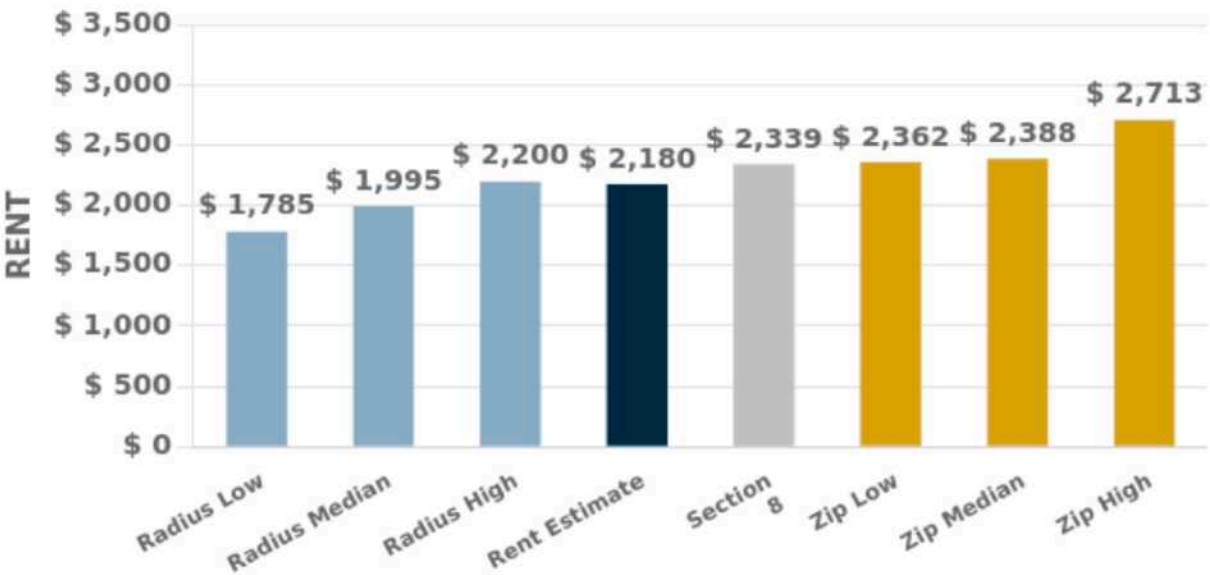
SUBJECT PROPERTY DETAILS

	TYPE Multi-Family
	YEAR BUILT 1967
	SQ/FT 1500
	SQ/FT LOT 10937
	BEDS 4
	BATHS 2.0
	RADIUS SEARCHED 1.5 mi.
	# OF COMPS 30
	GLA SQ/FT VS COMPS SMALLER THAN 57 %

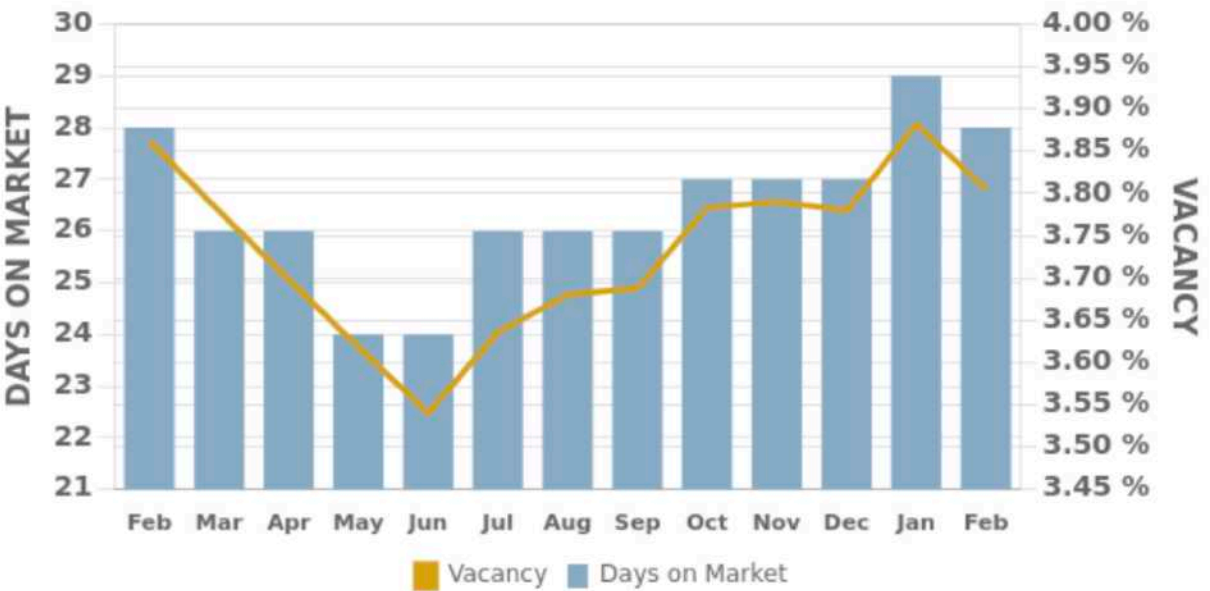
Report Date: 04/02/2025 Versions: R34.A3

RENTAL PROPERTY  
ANALYSIS REPORT

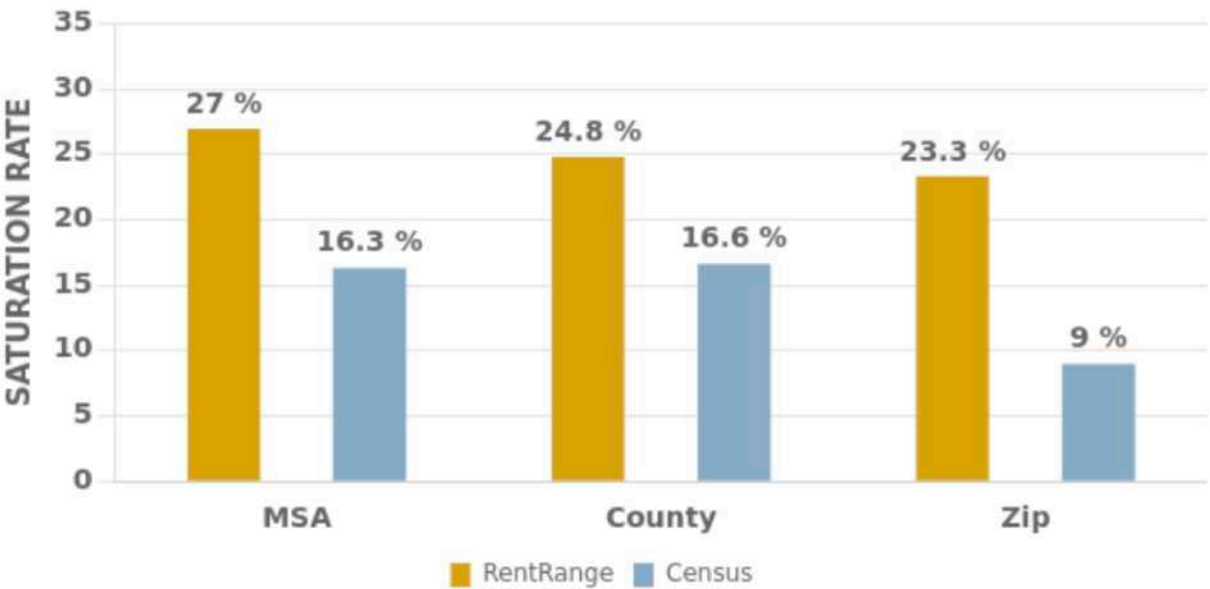
RENTAL BENCHMARKS



DAYS ON MARKET VS VACANCY IN COUNTY



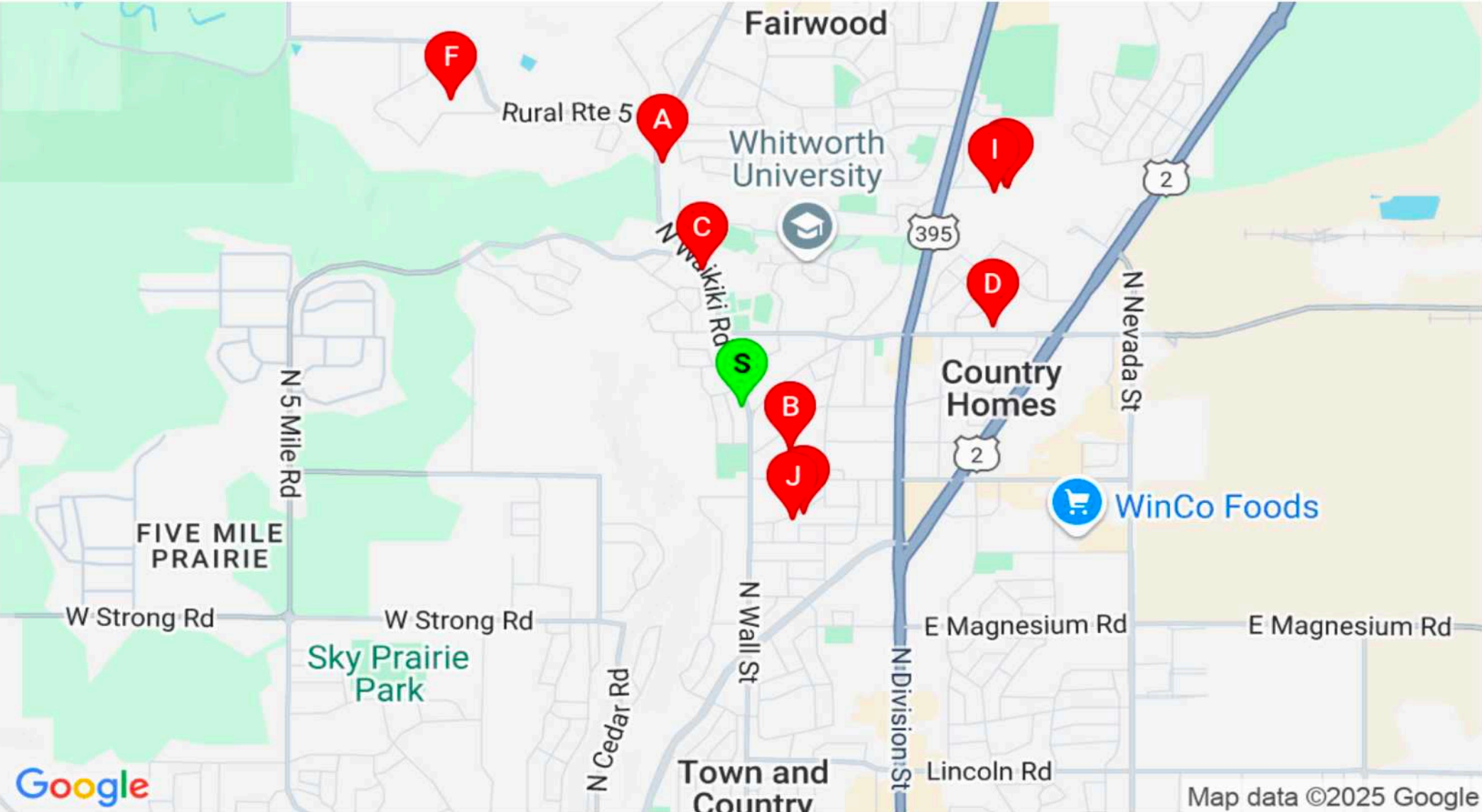
RENTAL SATURATION BENCHMARKS



COMPARABLE FOR-RENT PROPERTIES

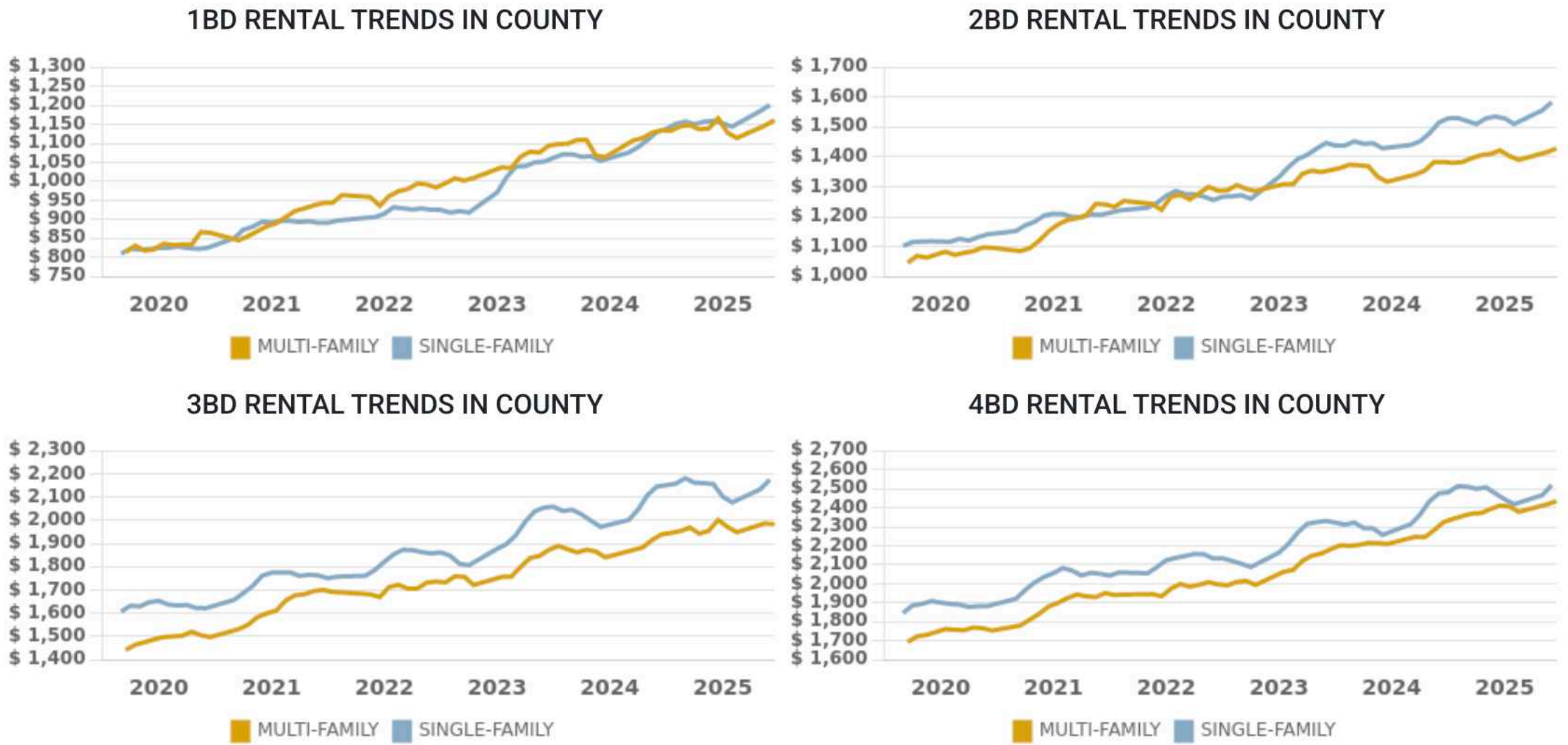
9917 N WAIKIKI RD.  
SPOKANE WA 99218

	SQ/FT	Bed	Bath	Year Built	Dist	Type	Rent
A: 11212 N WAIKIKI RD SPOKANE WA 99218	2,075	4	2	2004	0.88 mi.	Multi-Family	\$ 1,845
B: 9715 N STEVENS ST SPOKANE WA 99218	2,000	4	2	1965	0.21 mi.	Multi-Family	\$ 1,995
C: 915 W PIRATE LN SPOKANE WA 99218	1,700	3	2	2011	0.49 mi.	Apartment	\$ 1,850
D: 10307 N HOOPER RD SPOKANE WA 99218	2,304	3	1.5	1977	0.85 mi.	Multi-Family	\$ 2,050
E: 410 E ELCLIFF RD SPOKANE WA 99218	1,428	3	2	1990	1.14 mi.	Apartment	\$ 2,100
F: 11604 N ANNA J DR SPOKANE WA 99218	1,872	4	2	1977	1.41 mi.	Multi-Family	\$ 2,100
G: 410 E ELCLIFF RD SPOKANE WA 99218	1,428	3	2	2007	1.14 mi.	Apartment	\$ 1,995
H: 505 W IVANHOE RD SPOKANE WA 99218	1,756	3	1	1972	0.42 mi.	Multi-Family	\$ 1,695
I: 316 E ELCLIFF RD SPOKANE WA 99218	832	3	2.5	2007	1.1 mi.	Apartment	\$ 1,695
J: 519 W IVANHOE RD SPOKANE WA 99218	1,700	3	2	1972	0.42 mi.	Multi-Family	\$ 1,795





COUNTY RENT TRENDS BY BEDROOM & TYPE



MEDIAN HOUSING RENTAL RATES IN SPOKANE, WA

TYPE	MEDIAN RENT	SECTION 8	AVG SQFT	\$/SQFT
1BD SINGLE-FAMILY in SPOKANE	\$ 1,156	\$ 1123	771	\$ 0.93
1BD MULTI-FAMILY in SPOKANE	\$ 1,100	\$ 1123	773	\$ 1.16
2BD SINGLE-FAMILY in SPOKANE	\$ 1,527	\$ 1444	1,012	\$ 0.95
2BD MULTI-FAMILY in SPOKANE	\$ 1,338	\$ 1444	903	\$ 1.14
3BD SINGLE-FAMILY in SPOKANE	\$ 2,066	\$ 1997	1,600	\$ 0.95
3BD MULTI-FAMILY in SPOKANE	\$ 1,904	\$ 1997	1,267	\$ 1.07
4BD SINGLE-FAMILY in SPOKANE	\$ 2,377	\$ 2339	2,139	\$ 0.8
4BD MULTI-FAMILY in SPOKANE	\$ 2,376	\$ 2339	2,054	\$ 0.68

AREA GROSS YIELD & RENTAL TRENDS

9917 N WAIKIKI RD.  
SPOKANE WA 99218

GROSS YIELD PERCENTAGES OF 10 NEAREST ZIP CODES

ZIP CODES	GROSS YIELD %	MEDIAN RENT
99218	5.79 %	\$ 2,153
99208	5.64 %	\$ 2,151
99205	6.89 %	\$ 1,752
99207	7.57 %	\$ 1,759
99005	3.99 %	\$ 2,206
99201	7.98 %	\$ 1,968
99217	7.73 %	\$ 2,037
99202	8.34 %	\$ 2,047
99204	5.72 %	\$ 2,168
99212	6.28 %	\$ 2,091

RENTAL TREND SUMMARY

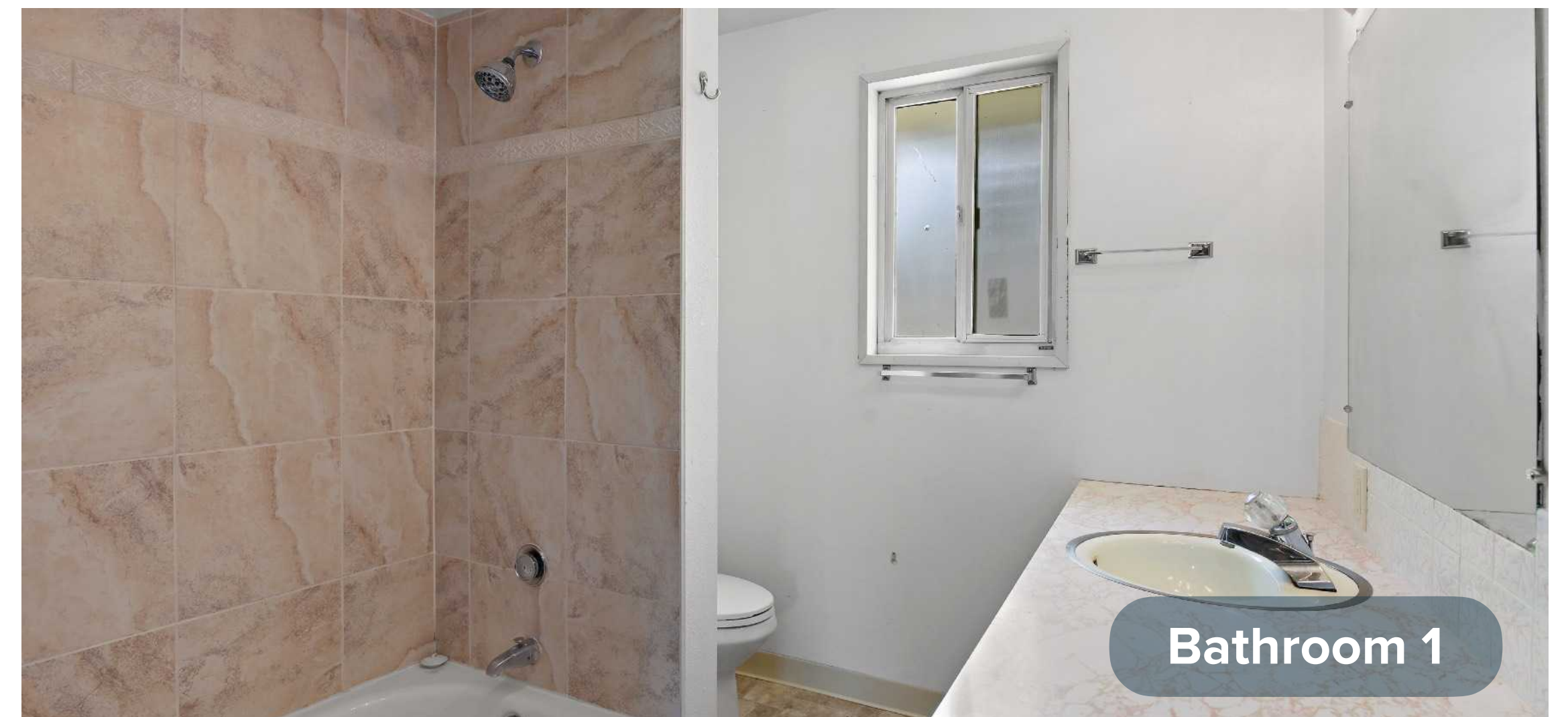
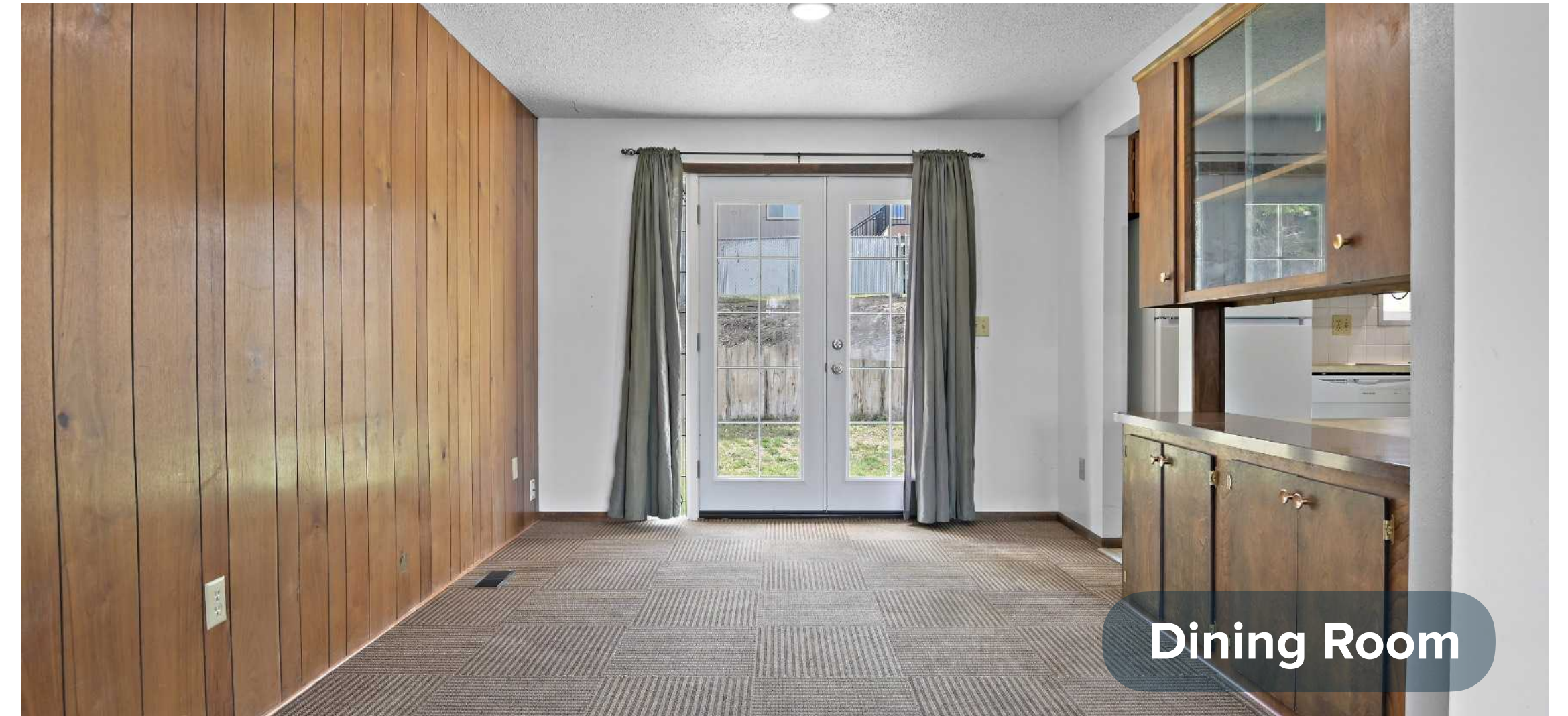
TYPE	1 MONTH CHANGE	3 MONTH CHANGE	12 MONTH CHANGE
Zip Code 99218	\$ 6	\$ 24	\$ 203
City of SPOKANE	\$ 17	\$ 21	\$ 174
County of SPOKANE	\$ 17	\$ 28	\$ 189
State of WA	\$ -27	\$ -139	\$ 121

Data Sources

Rental comparables are collected from a national network of strategic resources that include but are not limited to: rental data aggregators, residential property managers, real estate investment enterprises, real estate technology providers and MLSs. We do not deploy screen-scrappers or bots to acquire protected or copyrighted data from the web. Our information is acquired in accordance with the resources terms of use and/or through licensed data-usage agreements.



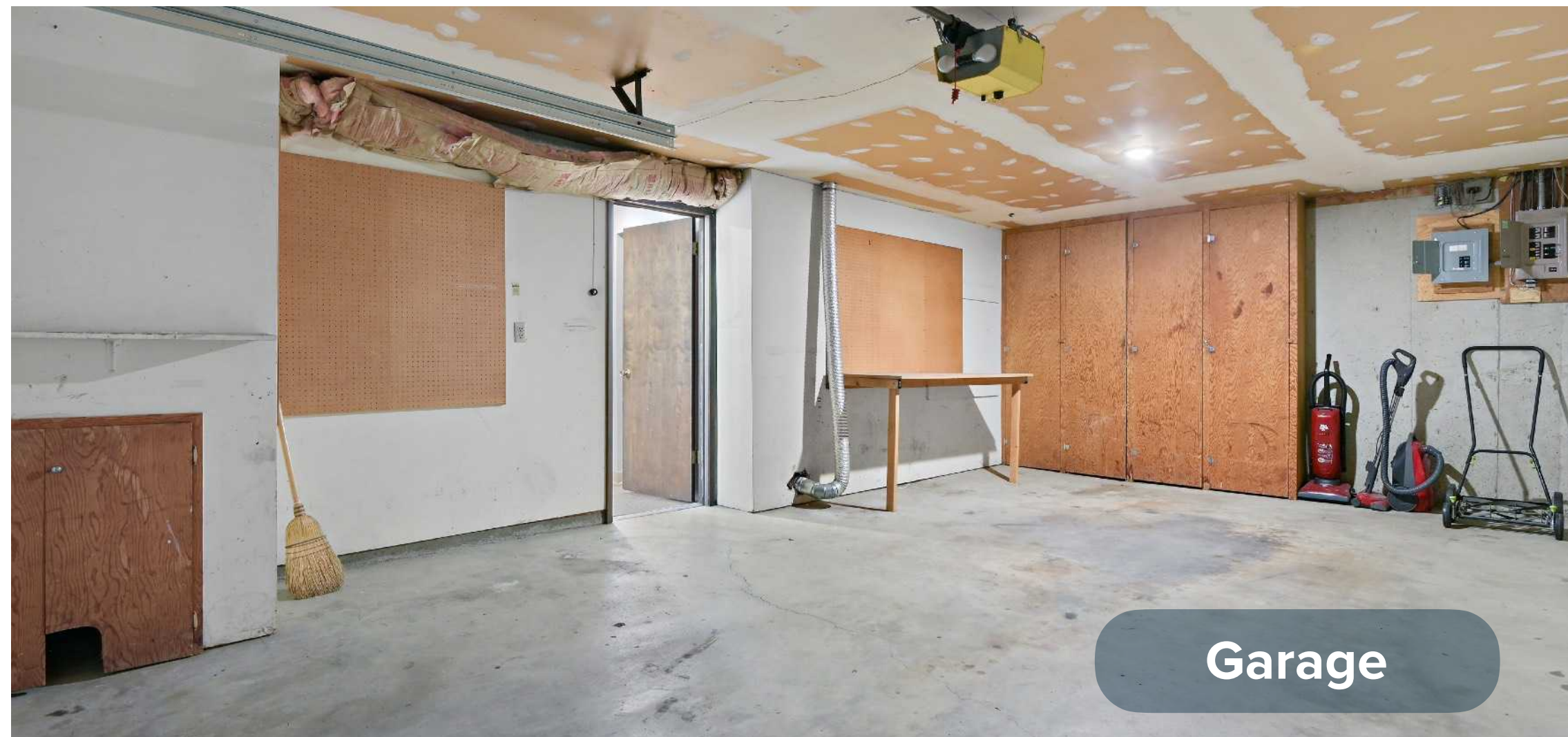
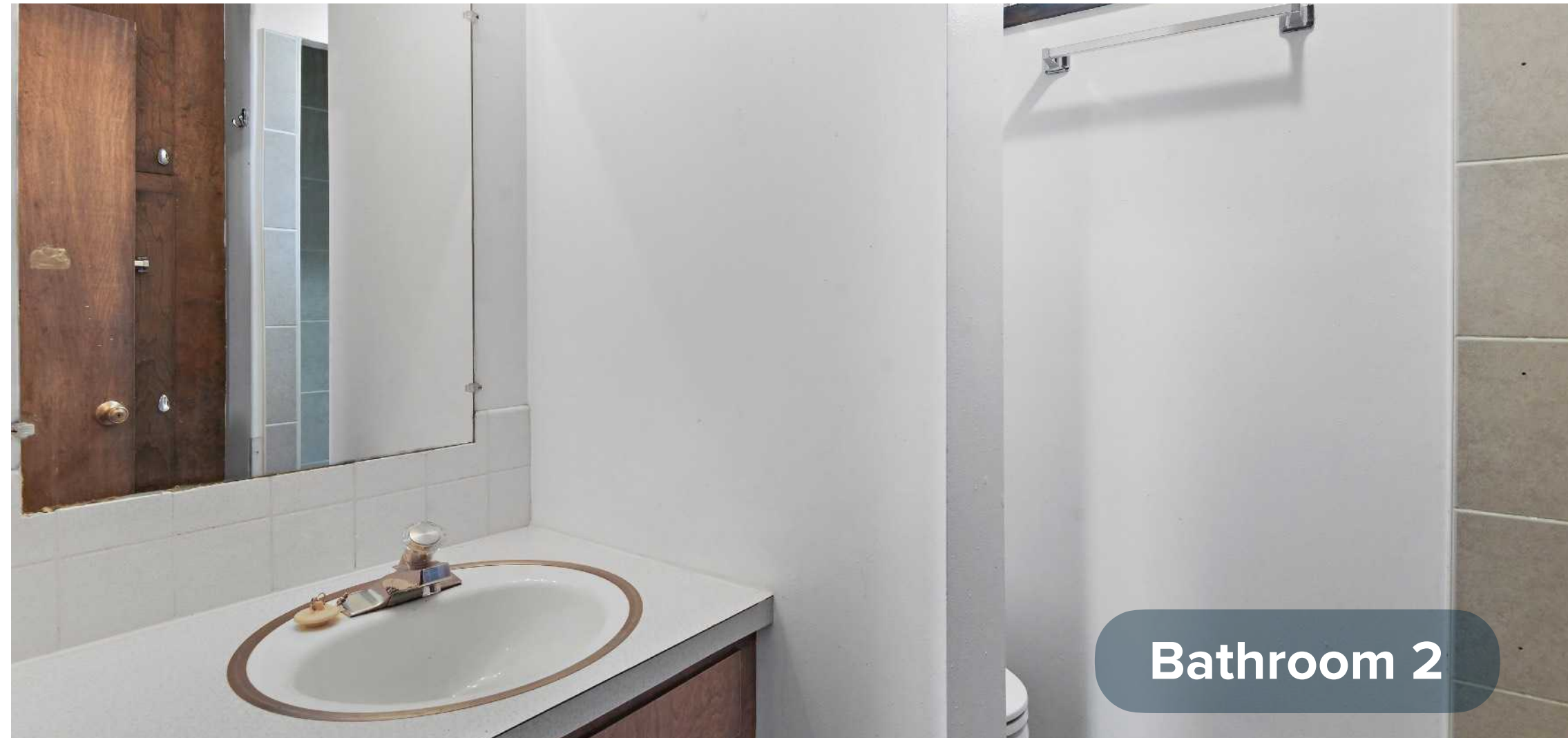
















**We Invite You To Connect With Our Team!**

---



Upward Advisors

(509) 808-0302

[info@stayupward.com](mailto:info@stayupward.com)

<https://stayupward.com>

License: 23015936 WA