



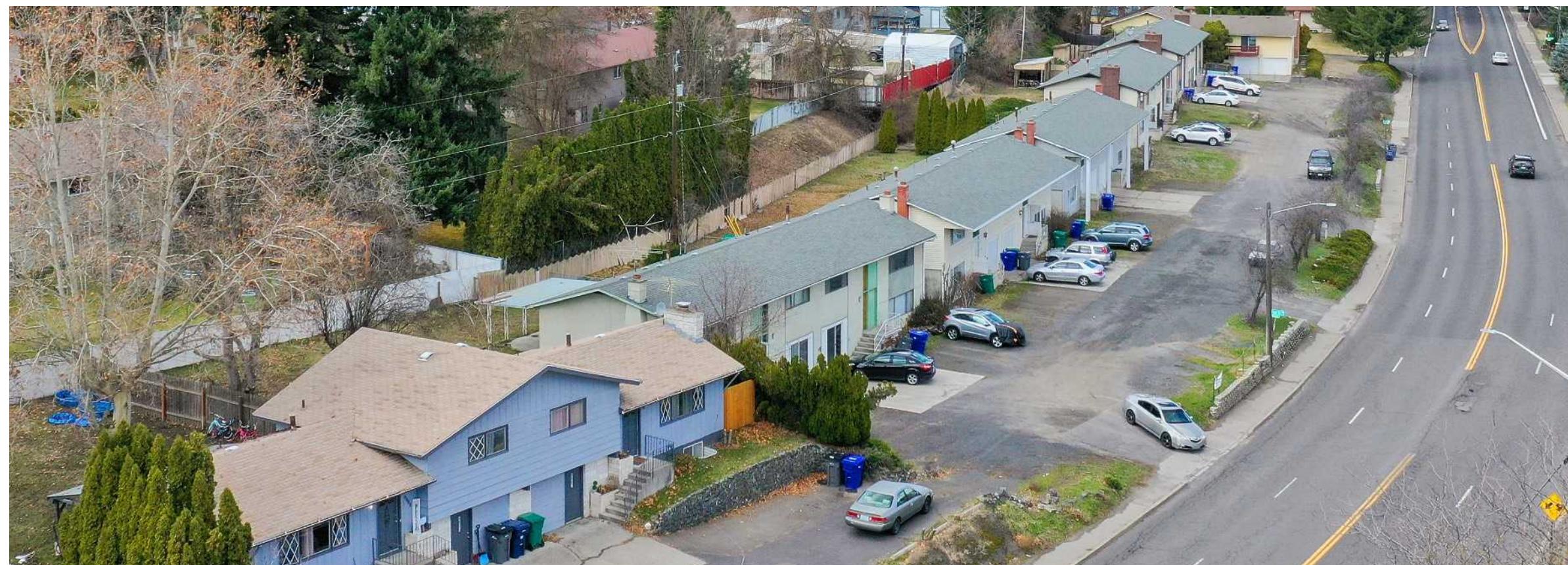
Whitworth Duplexes
Multi-Family Portfolio



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.



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

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

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

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

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: No Garage

Parcel: 36183.0418

Additional Details

Heating: Forced Hot Air - Gas

Laundry: Available in Unit

Garage: No Garage

Parcel: 36183.0405

Additional Details

Heating: Forced Hot Air - Gas

Laundry: Available in Unit

Garage: One Car Garage Per Unit

Parcel: 36183.0403

Additional Details

Heating: Forced Hot Air - Gas

Laundry: Available in Unit

Garage: One Car Garage Per Unit

Parcel: 36183.0402



	Current	Market
Annual Rent	\$240,000	\$258,000
Occupancy Loss (4%)	\$9,600	\$10,320
Gross Revenue	\$230,400	\$247,680
Annual Operating Expense		
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
Total Expenses	\$69,892	\$55,972
Net Operating Income	\$160,507	\$191,707



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



Upward

Management

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.

RENT RANGE ESTIMATE
\$ 2180

CONFIDENCE SCORE
88 %

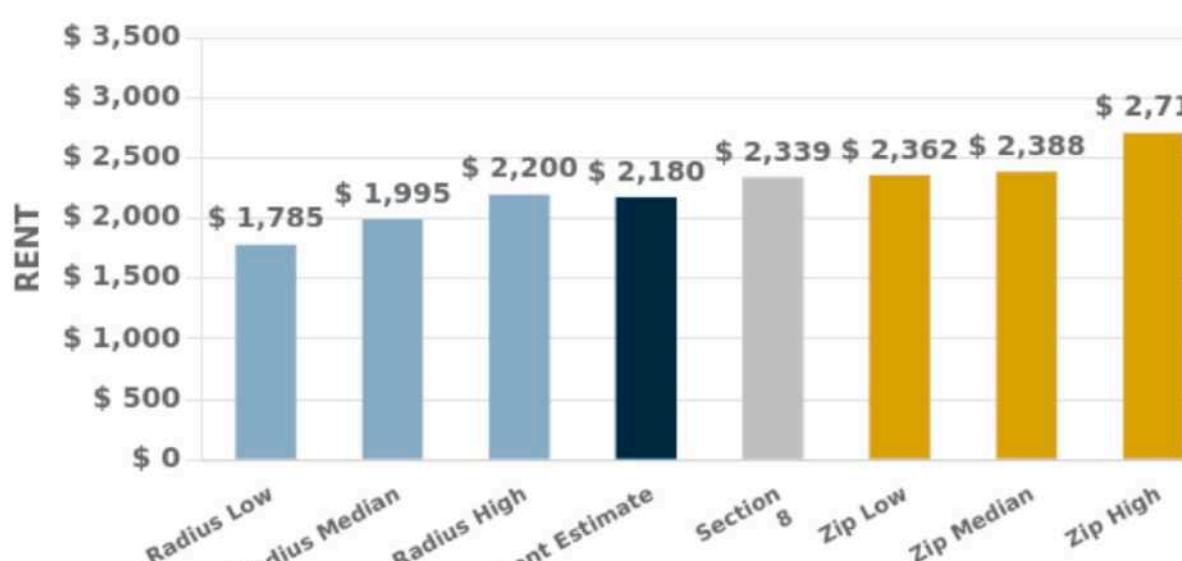
EST PROPERTY VACANCY RATE
3.81 %

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

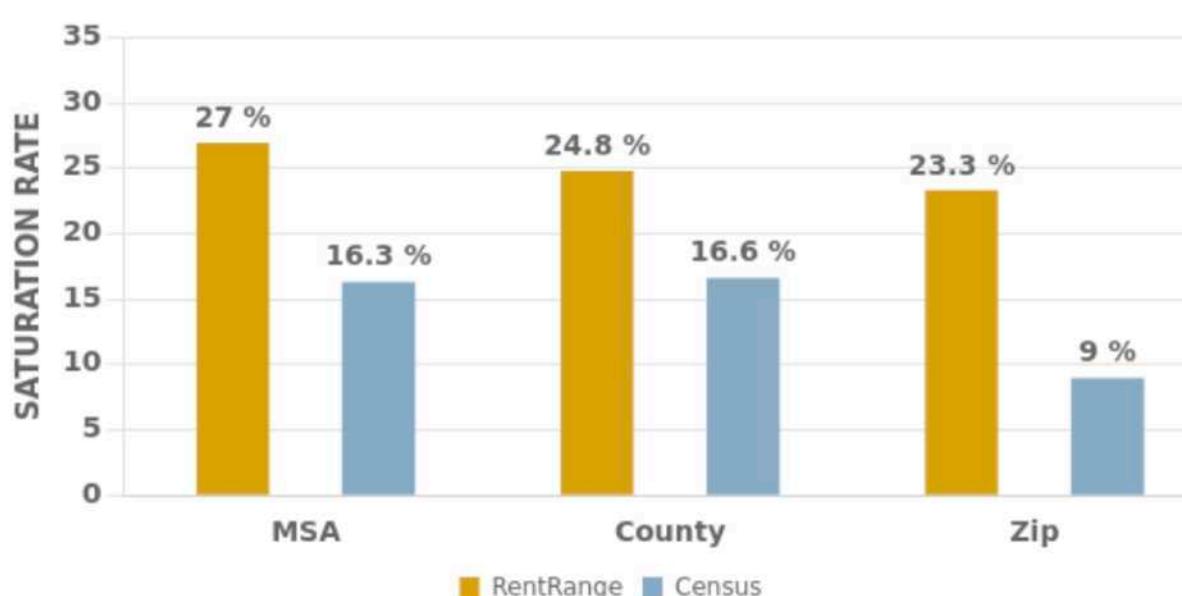
RENTAL BENCHMARKS



DAYS ON MARKET VS VACANCY IN COUNTY



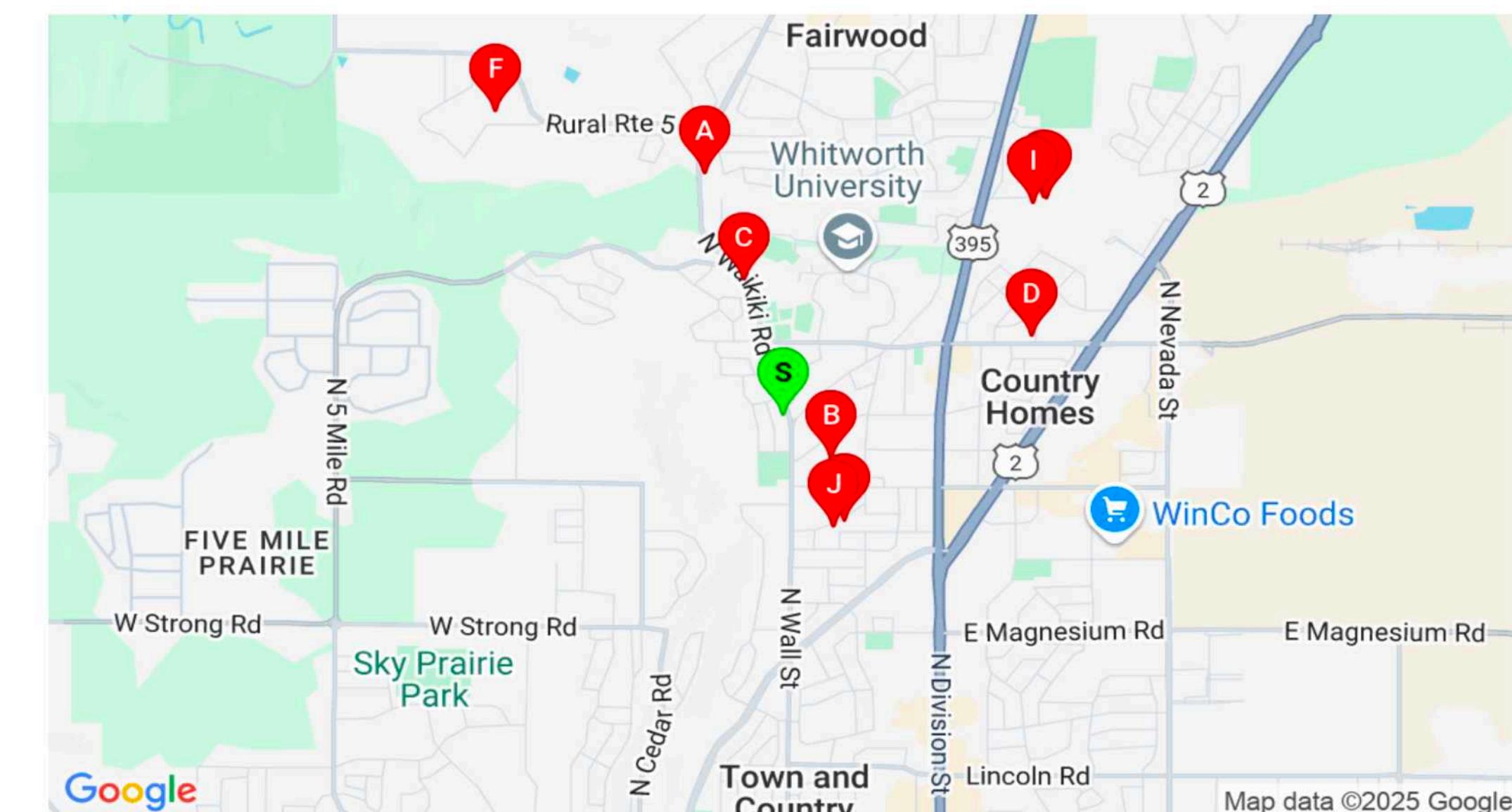
RENTAL SATURATION BENCHMARKS



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



Map data ©2025 Google



COUNTY RENT TRENDS BY BEDROOM & TYPE

1BD RENTAL TRENDS IN COUNTY

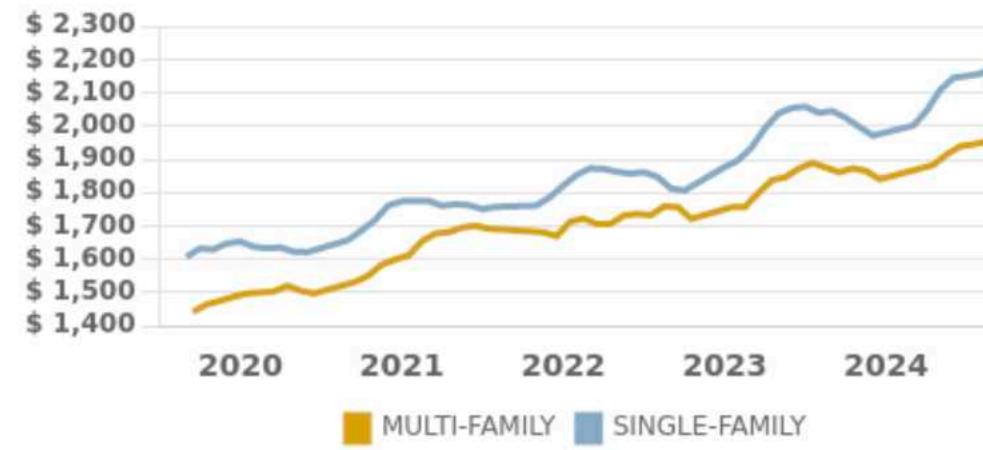


9917 N WAIKIKI RD.
SPOKANE WA 99218

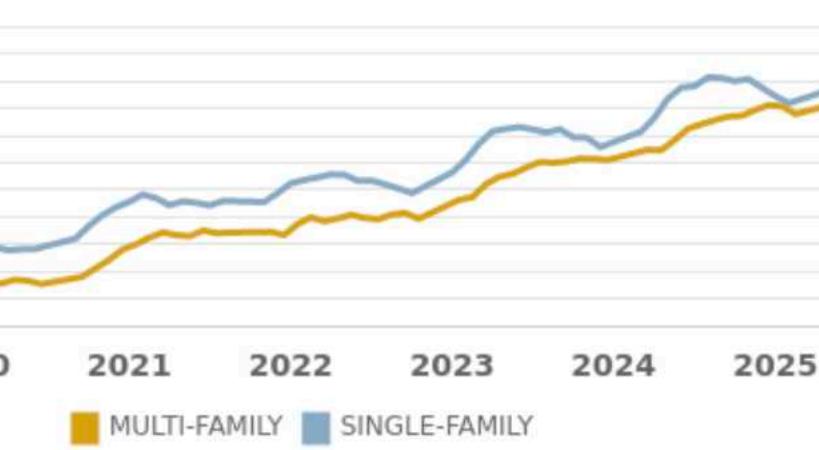
2BD RENTAL TRENDS IN COUNTY



3BD RENTAL TRENDS IN COUNTY



4BD RENTAL TRENDS IN COUNTY



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

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

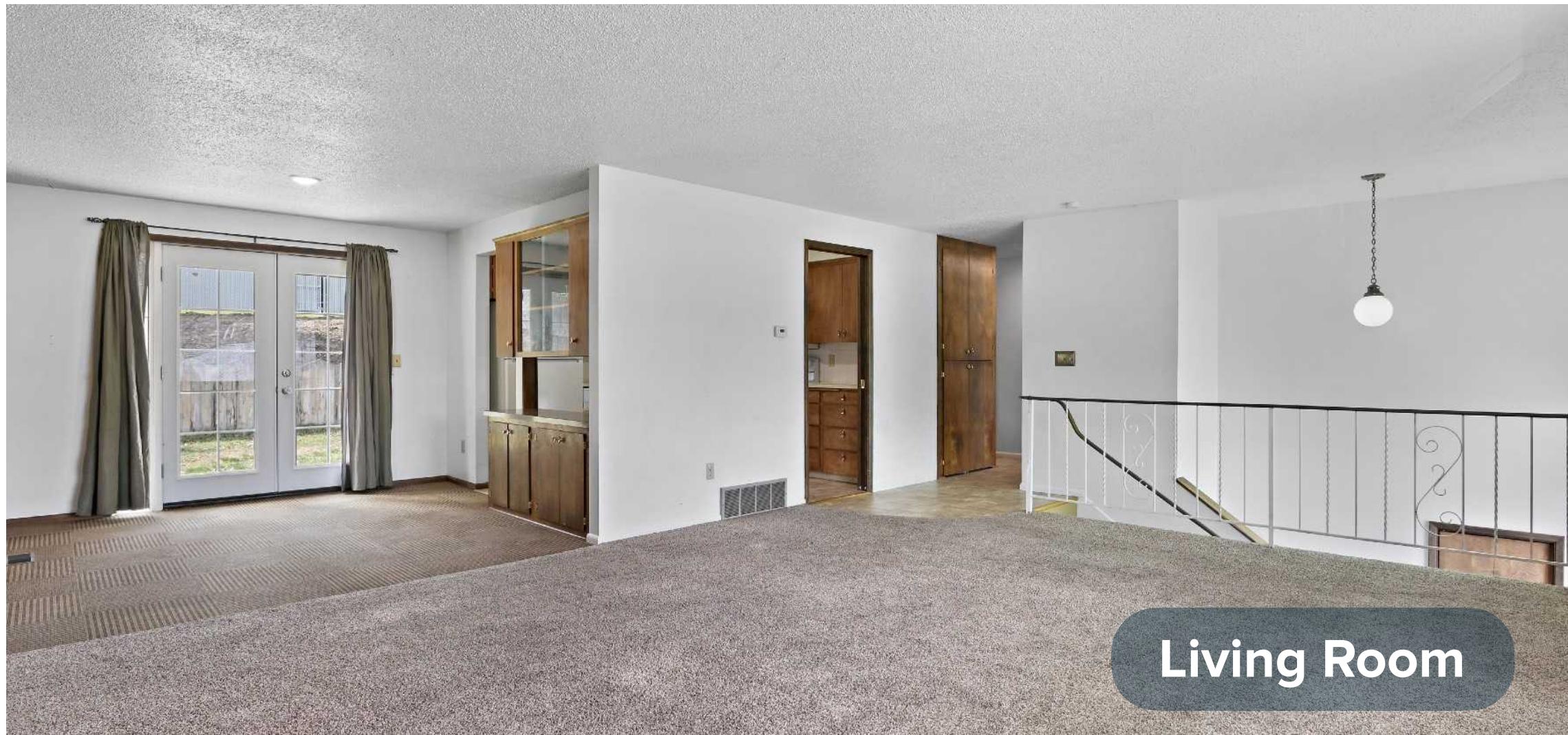
RENTAL TREND SUMMARY

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 ▲

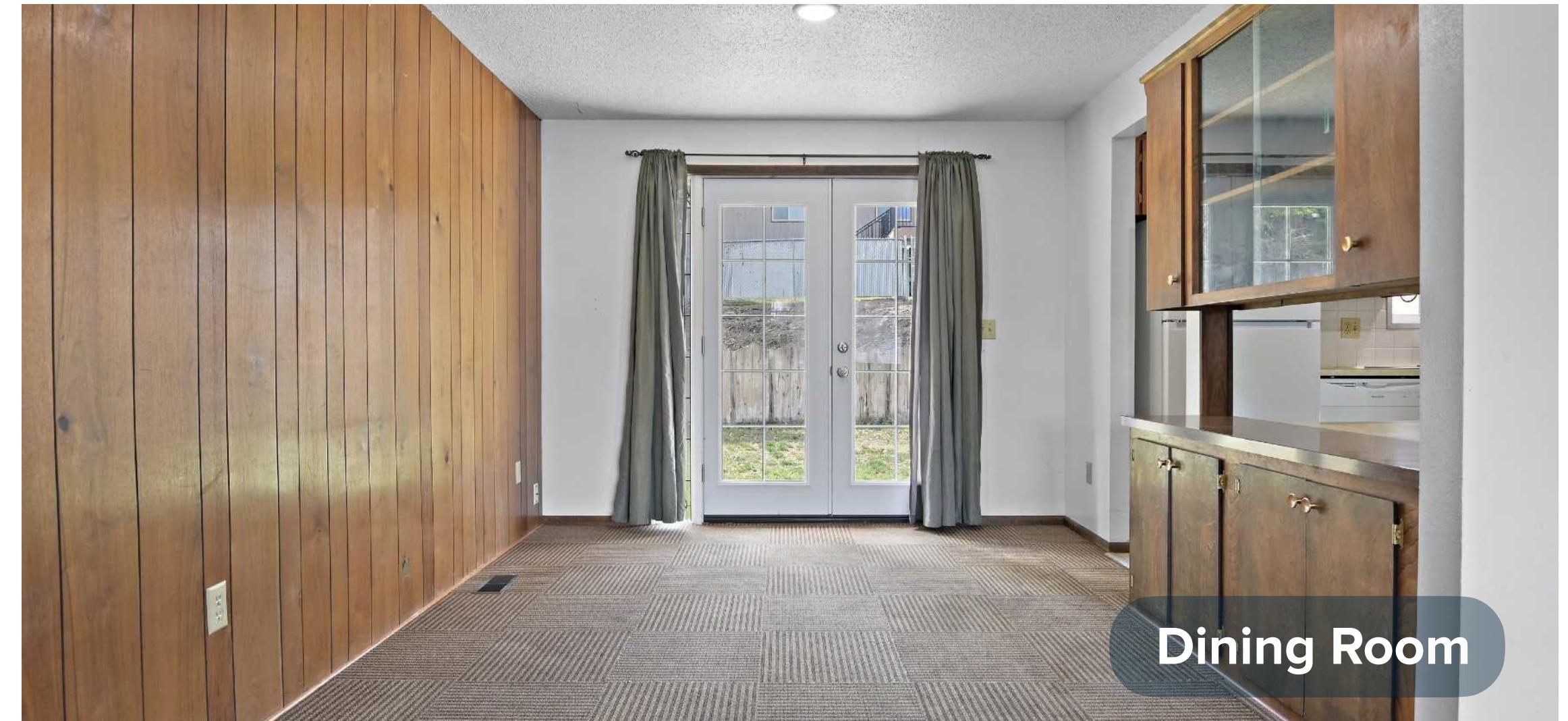
Data Sources

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.





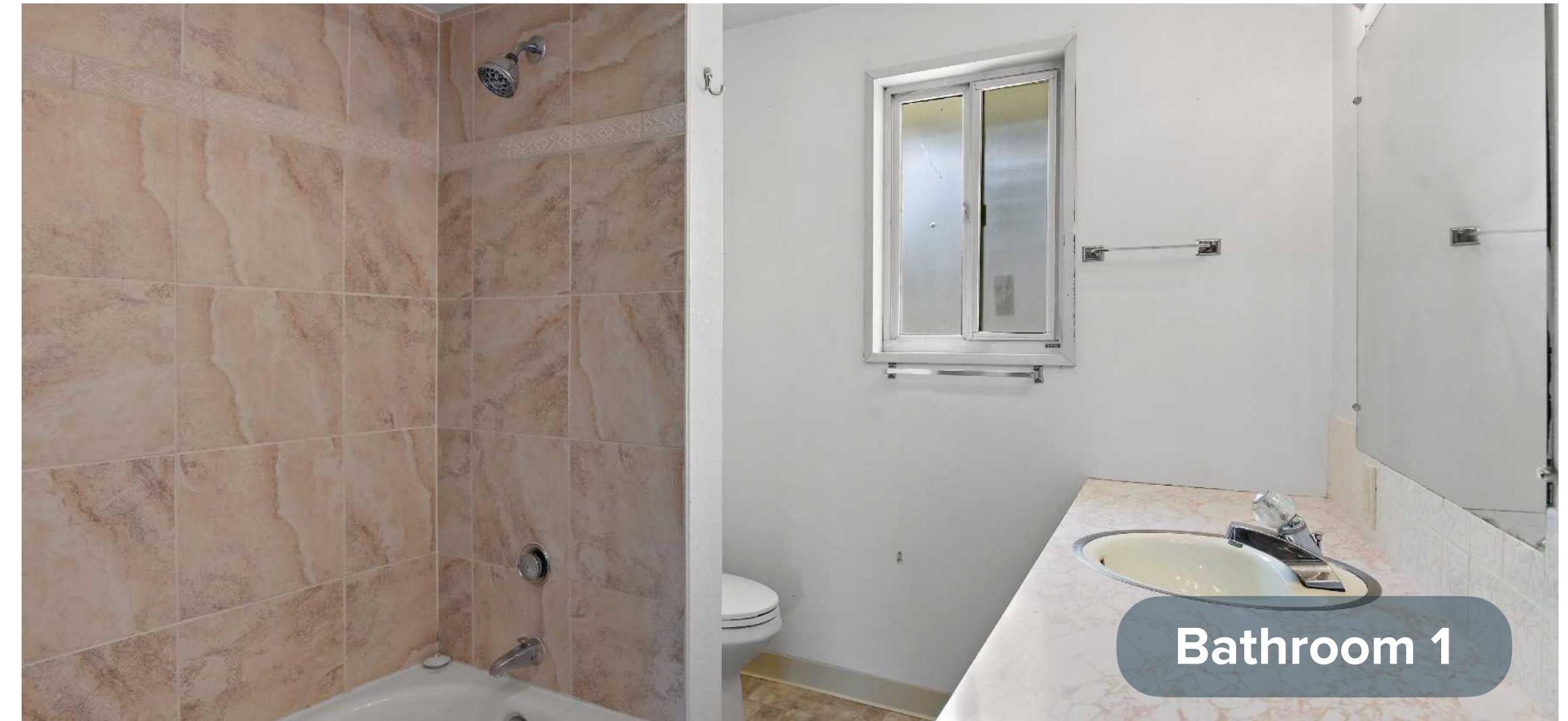
Living Room



Dining Room

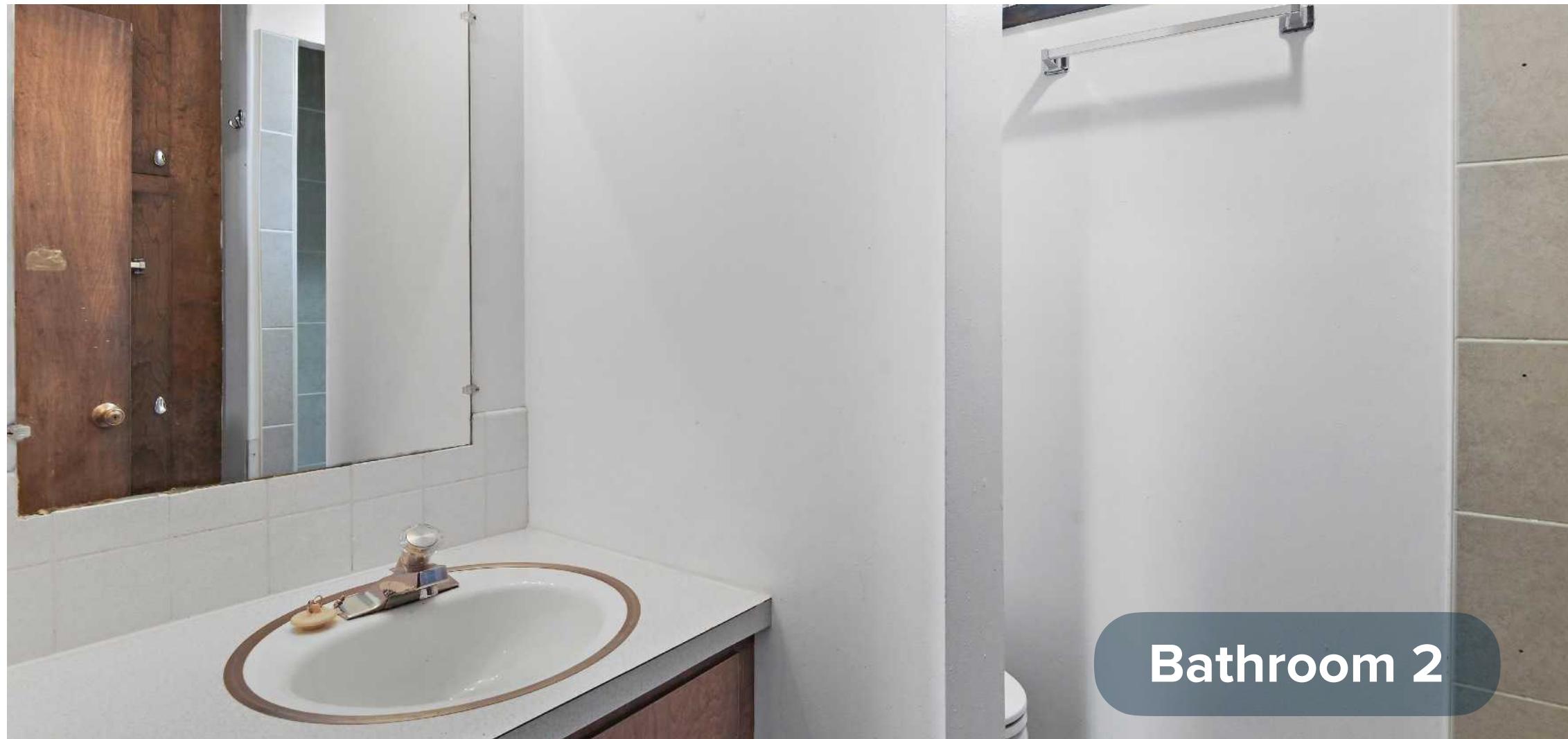


Kitchen



Bathroom 1

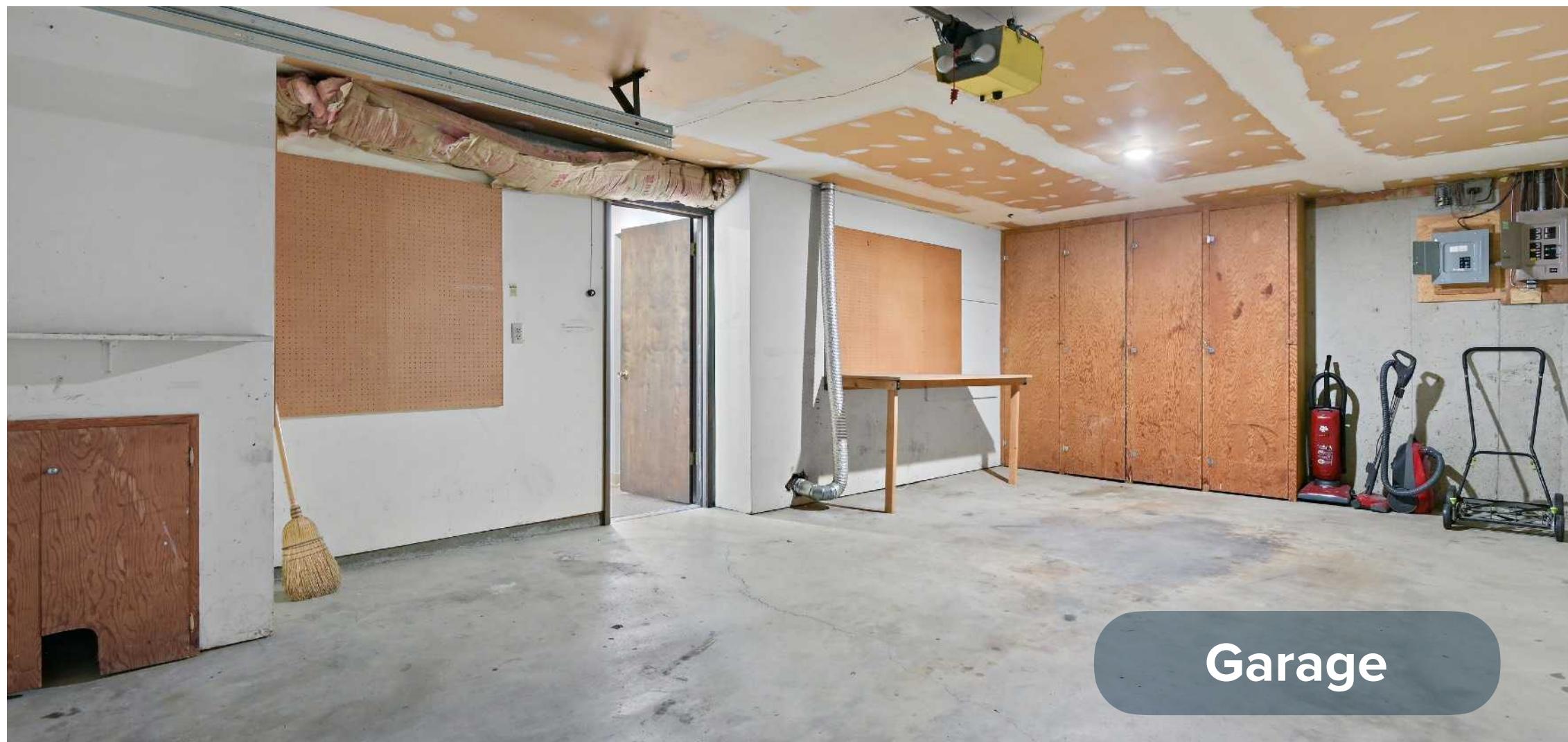




Bathroom 2



Laundry



Garage



Backyard



We Invite You To Connect With Our Team!



Upward Advisors

(509) 808-0302

info@stayupward.com

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