

305 NE SPAULDING ST PULLMAN, WA 99163



OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	7,800 SF
Lot Size:	3,631 SF
Number of Units:	12
Price / SF:	\$205.13
Cap Rate:	5.69%
NOI:	\$91,088
Year Built:	1967
Renovated:	2020

PROPERTY OVERVIEW

Welcome to a prime investment opportunity in Pullman, WA. This impressive property consists of a 7,800 SF building featuring 12 fully-occupied units, making it an ideal choice for Multifamily / Low-Rise/Garden investors. Originally built in 1967 and meticulously renovated in 2020, the property seamlessly blends timeless appeal with modern convenience. Boasting a remarkable 100% occupancy rate, this income-generating asset promises immediate returns and long-term stability. Each unit reflects contemporary design and superior quality, ensuring tenant satisfaction and maximizing rental potential. With its strategic location in Pullman, this property presents an enticing prospect in a high-demand rental market. Embrace this rare opportunity to enhance your investment portfolio with a successful multifamily property.

PROPERTY HIGHLIGHTS

- - 7,800 SF building with 12 units
- - Built in 1967, renovated in 2020
- - Prime location in Pullman
- - 100% occupancy rate
- - Modern, attractive unit design
- - Strong rental market demand

BENJAMIN WIDMYER

208.758.0186
benw@widmyercorp.com



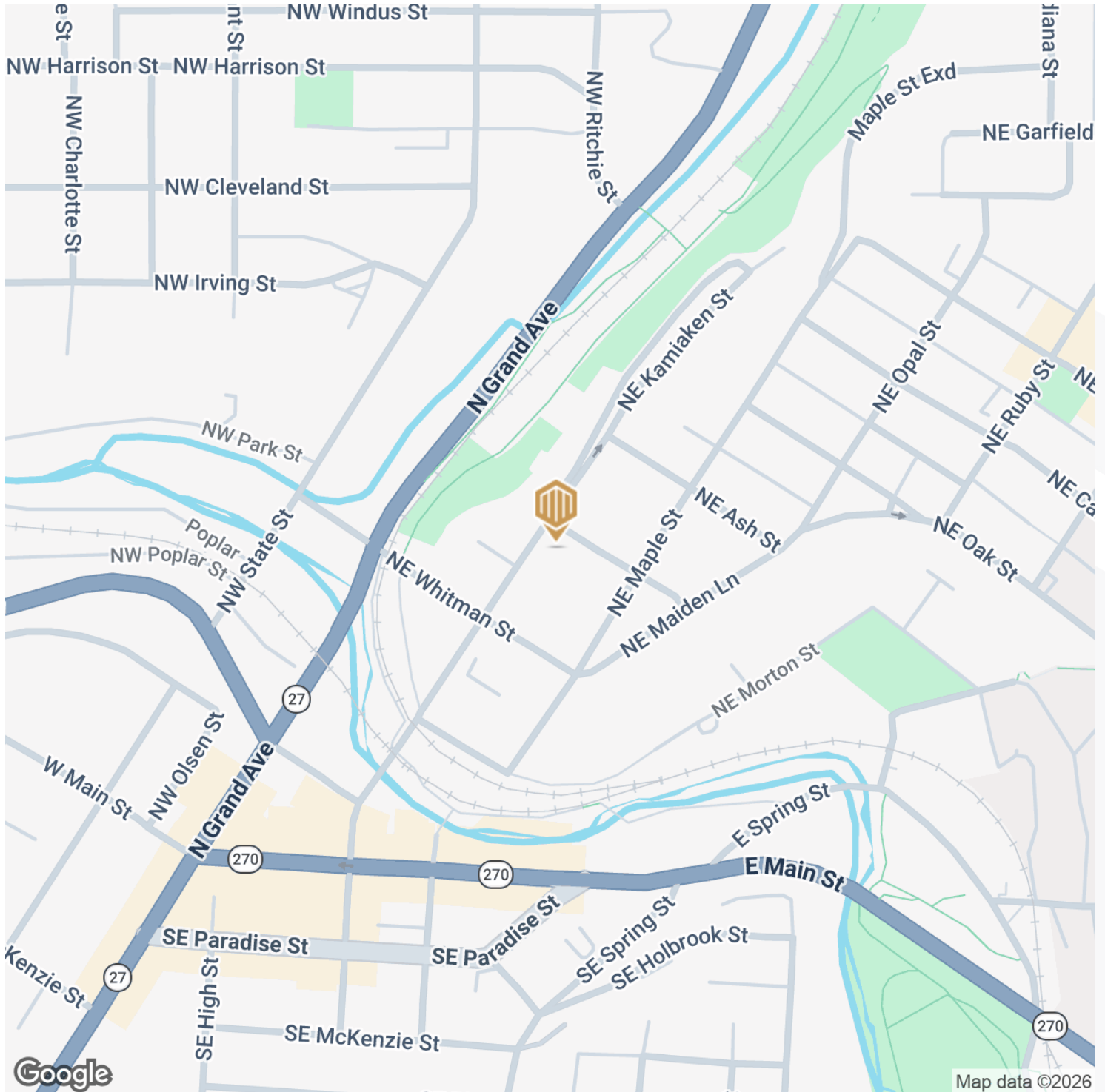
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ADDITIONAL PHOTOS



LOCATION MAP

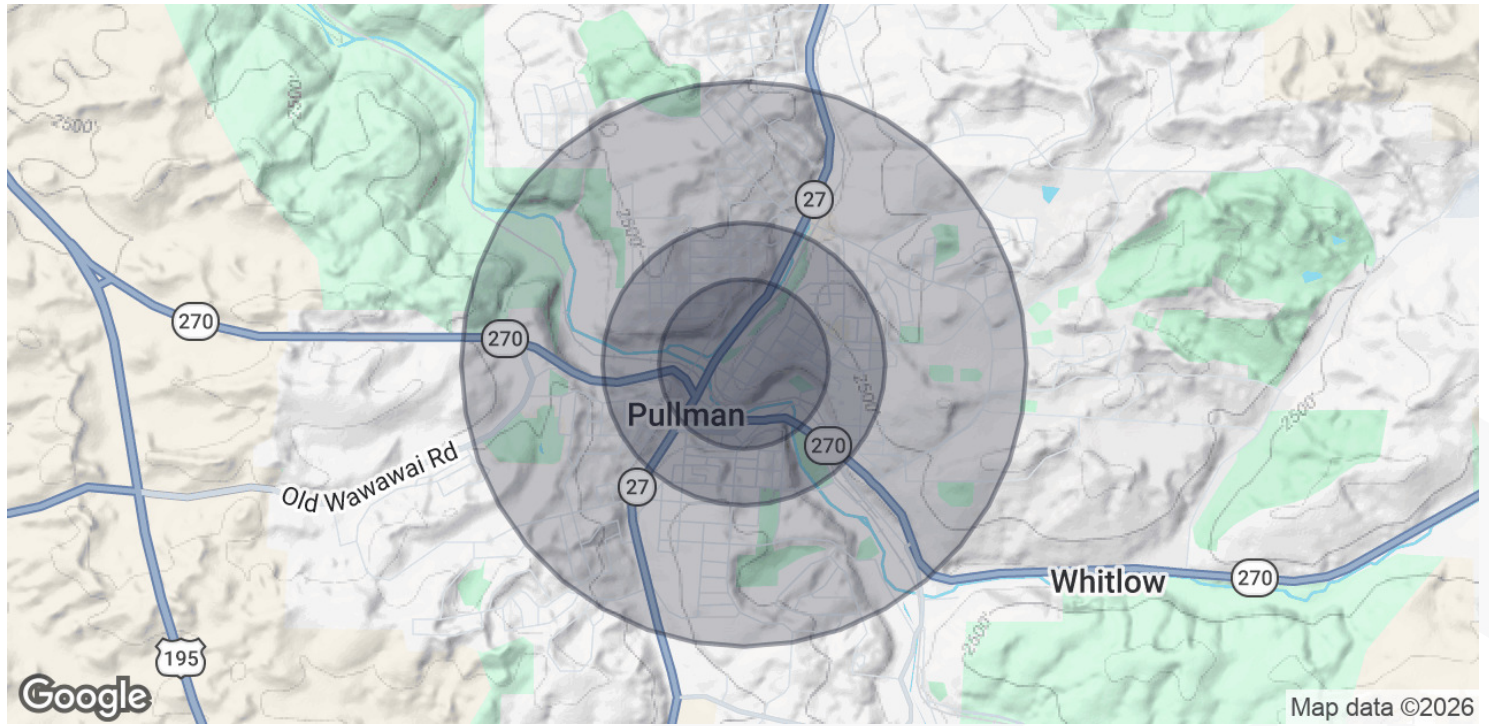


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,464	5,540	18,910
Average Age	27	29	29
Average Age (Male)	28	29	29
Average Age (Female)	27	29	29

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	676	2,067	6,539
# of Persons per HH	2.2	2.7	2.9
Average HH Income	\$63,469	\$63,166	\$64,587
Average House Value	\$336,594	\$408,863	\$373,272

2020 American Community Survey (ACS)

