

MANOR *Vale*

38-Unit Investment Opportunity in Growing Spokane Valley, WA

38 UNITS • BUILT 1972

10101 E Main Ave, Spokane Valley, WA

CBRE



EXCLUSIVELY LISTED BY THE **CBRE PNW MULTIFAMILY TEAM**

Investment Highlights



Excellent cash flow opportunity located in the heart of fast-growing Spokane Valley



Walking distance to nearby amenities, including WinCo Foods and various shops and restaurants



Desirable mix of large 1-bedroom and 2-bedroom apartments (963 SF Avg)



Attractive financing available at 70% loan to value



Across the street from Balfour Park and Spokane Valley Library



Large two-acre corner lot with future development potential



15-minute drive to Downtown Spokane



Current 7.02% cap rate with strong in place rents

Prime Location
Walkable to nearby amenities

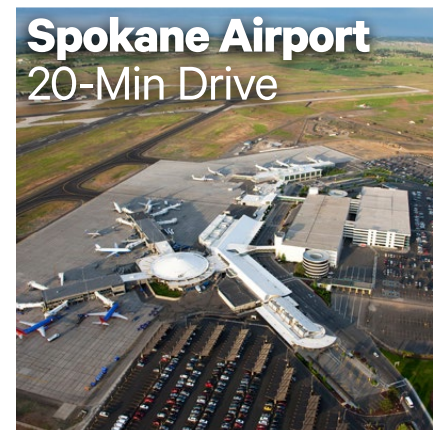


Sprague Ave Retail Corridor
Cafes/Eateries/Shops • Walkable

BALFOUR PARK



Spokane Valley Mall | 12-Min Drive



Spokane Airport
20-Min Drive



Providence Sacred Heart | 16-Min Drive



Downtown Spokane
15-Min Drive



Coeur d'Alene
33-Min Drive



Fairchild Airforce Base
35-Min Drive



Gonzaga University
12-Min Drive

Fairchild Airforce Base
35-Min | 5,200 Jobs

55,000 SF • 2,000 Jobs
NORTHERN QUEST
RESORT & CASINO

12-Min • 7,300 Students
GONZAGA UNIVERSITY

26-Min • 3,000 Students
WHITWORTH UNIVERSITY

Downtown Spokane
15-Min | 34,000 Jobs

SPOKANE

Spokane International Airport
20-Min | 3,000 Jobs

12-Min • 1,700 Students
WASHINGTON STATE UNIVERSITY SPOKANE

Providence

Sacred Heart Medical Center
16-Min • 4,000+ Jobs

Spokane Business & Industrial Park
14-Min | 625 Acres | 125+ Companies | 4.5K Jobs

SPOKANE VALLEY

amazon
Fulfillment Center
20-Min • 2,600 Jobs

amazon

MANOR Vale

Spokane Valley Mall
12-Min | 100+ Specialty Stores

jcpenny **T.I. maxx** **FOREVER 21**
SEPHORA
macy's **NORDSTROM** **RACK** **H&M**

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Schools & Amenities

MANOR Vale | 3

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PNW MULTIFAMILY INVESTMENT SALES TEAM

Peter Wright

First Vice President
+1 206 442 2735
peter.wright@cbre.com

Reed Hunter

First Vice President
+1 206 442 2713
reed.hunter@cbre.com

Spencer Clark

First Vice President
+1 206 442 2764
spencer.clark@cbre.com

DEBT & STRUCTURED FINANCE

Josh Berde

Executive Vice President
+1 206 660 9456
josh.berde@cbre.com

Andrew Woertendyke

Associate Vice President
+1 605 212 0396
andrew.woertendyke@cbre.com

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For more information, visit the website: www.CBRE-Manor-Vale.com

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