



825/827 S. Avalon St.

Investment Analysis

Price: \$525,000

Property Summary

Address:	825/827 S Avalon St.
Year Built	2006
Lot Size	6101 SQFT
Property Size	2860 SQFT
Unit 1	3 Bedroom 2.5 Bath
Unit 2	3 Bedroom 2.5 Bath

Additional Details

Heating/Cooling	Gas Forced Air & Cent A/C
Laundry	Laundry Room w/ W&D
Parking	4 Parking Spots
Garage	2 Two Car Garages
Exterior	Private Patio & Fenced Yard



Annual Income		Current Operations	Market Operations
	Unit 1	\$22,800	\$24,600
	Unit 2	\$20,400	\$24,600
	Utility Fees	\$0	\$2,640
	Pet	\$0	\$900
Gross Income		\$43,200	\$52,740
Annual Expenses			
	Vacancy Loss	\$1,577	\$2,637
	Property Taxes	\$5393	\$5393
	Maintenance	\$1500	\$1500
	Insurance	\$2,000	\$2,000
	Utilities - W/S/G	\$4,000	\$4,000
	Utilities - Avista	\$2,640	\$0
	Landscape	\$1,500	\$1,500
Total Expenses		\$18,610	\$17,030
Net Income		\$24,590	\$35,710
Investment Information			
Cap Rate @ \$525,000		4.68%	6.80%



827 S AVALON ST.
AIRWAY HEIGHTS WA 99001

This report provides an in-depth comparison of **827 S AVALON ST. AIRWAY HEIGHTS WA 99001** and other properties in the area. Powered by RentRange®, this report gives you valuable insight for discerning investment property analysis.

RENTRANGE ESTIMATE














\$ 1910

CONFIDENCE SCORE

88 %

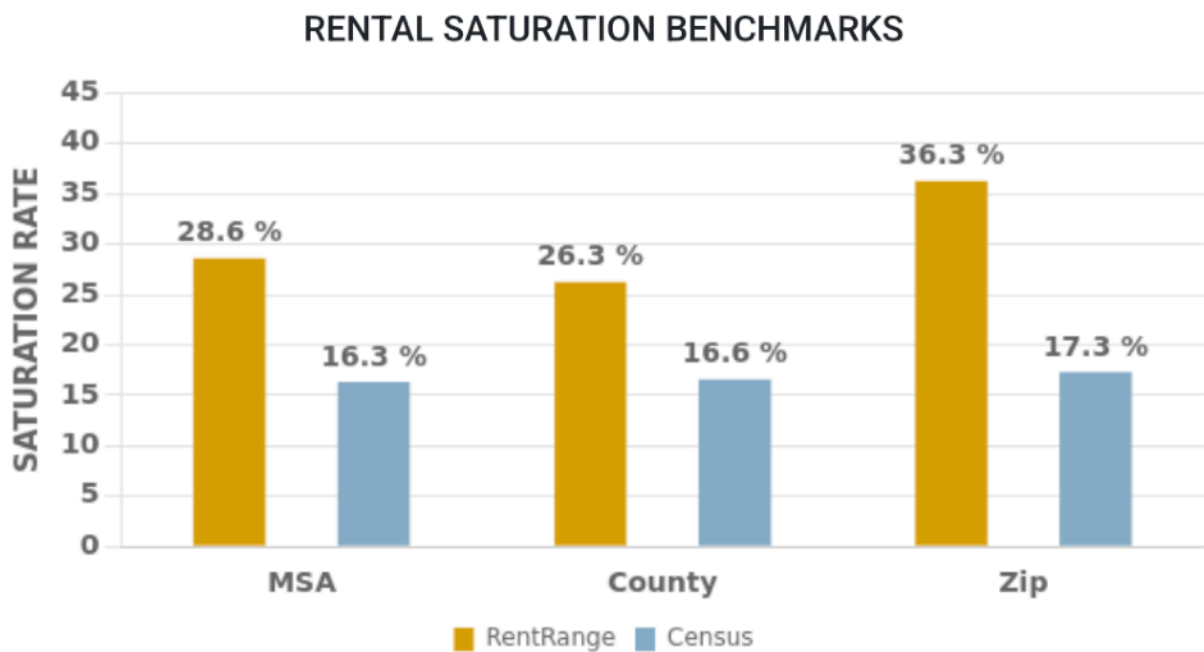
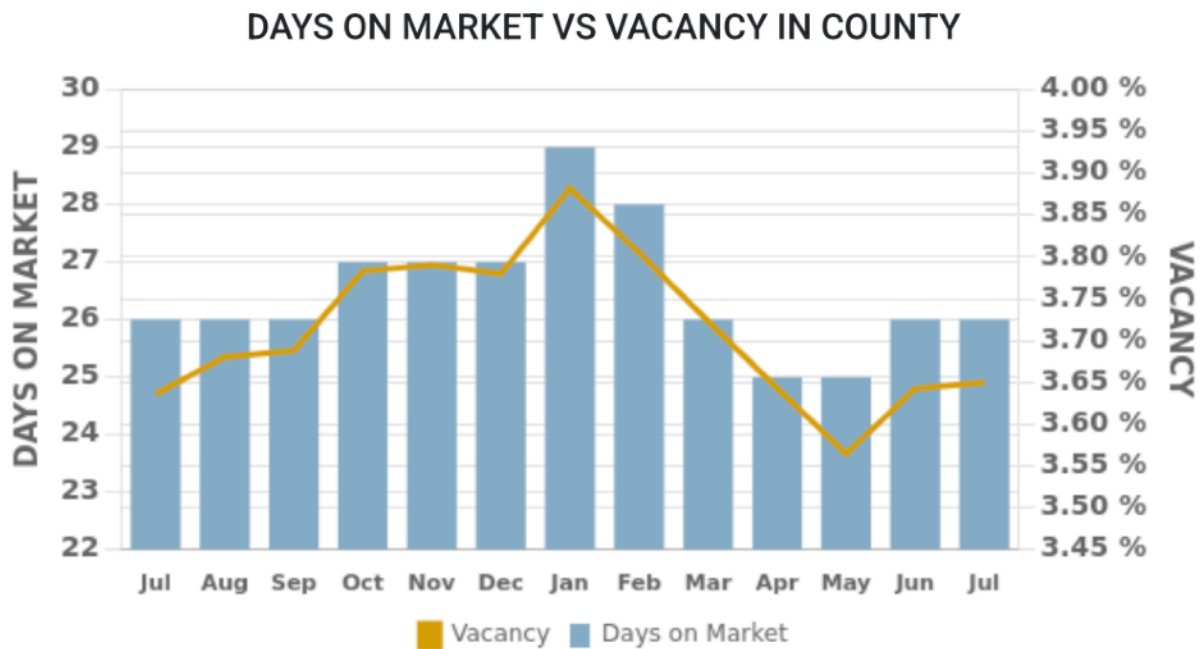
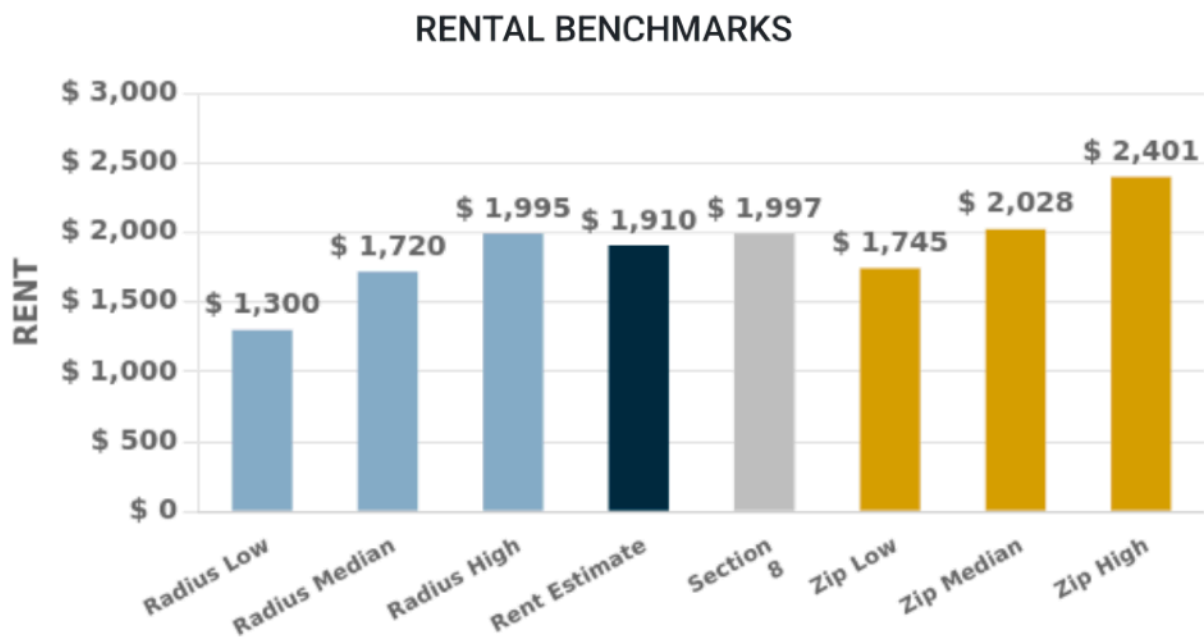
EST PROPERTY VACANCY RATE

3.65 %

SUBJECT PROPERTY DETAILS		TYPE Multi-Family
		YEAR BUILT 2006
		SQ/FT 1389
		SQ/FT LOT 0
		BEDS 3
		BATHS 2.5
		RADIUS SEARCHED 1.0 mi.
   		# OF COMPS 30
 		GLA SQ/FT VS COMPS SMALLER THAN 53 %

Report Date: 09/02/2025 Versions: R34.A3

RENTAL PROPERTY ANALYSIS REPORT

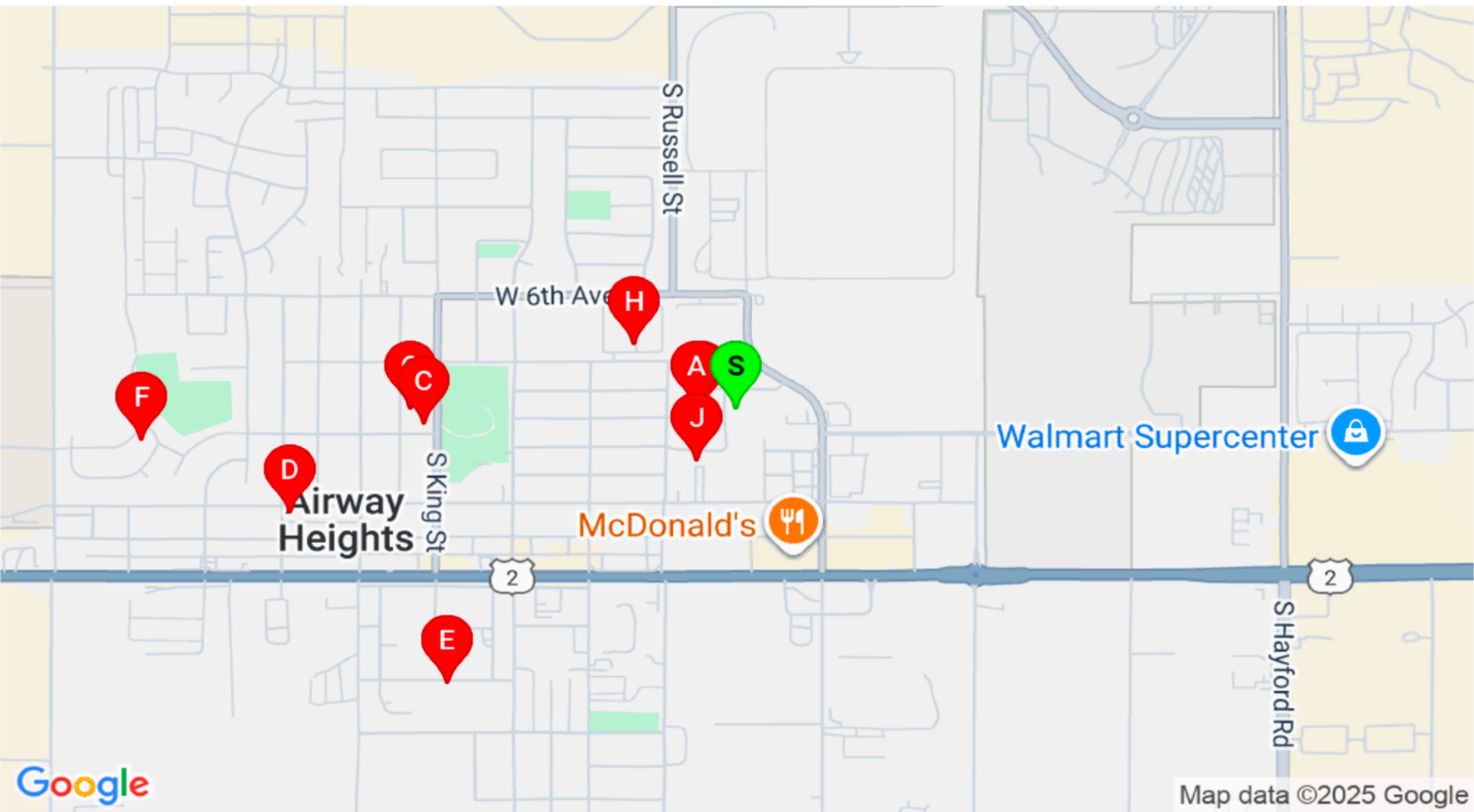


RENTAL PROPERTY ANALYSIS REPORT

COMPARABLE FOR-RENT PROPERTIES

827 S AVALON ST.
AIRWAY HEIGHTS WA 99001

	SQ/FT	Bed	Bath	Year Built	Dist	Type	Rent
A: 12304 W 9TH AVE AIRWAY HEIGHTS WA 99001	1,500	3	2	2006	0.06 mi.	Multi-Family	\$ 1,995
B: 12222 W 9TH AVE AIRWAY HEIGHTS WA 99001	1,400	3	2	2006	0.05 mi.	Apartment	\$ 2,100
C: 13008 W 10TH AVE AIRWAY HEIGHTS WA 99001	1,000	3	1	1950	0.51 mi.	Multi-Family	\$ 1,745
D: 13325 W 12TH AVE AIRWAY HEIGHTS WA 99001	1,000	3	1	1942	0.75 mi.	Multi-Family	\$ 1,600
E: 304 S KALISPEL WAY AIRWAY HEIGHTS WA 99001	1,225	3	2	2007	0.66 mi.	Apartment	\$ 1,899
F: 13714 W BERGEN DR AIRWAY HEIGHTS WA 99001	1,125	2	1	2019	0.97 mi.	Apartment	\$ 1,495
G: 915 S BEEMAN ST AIRWAY HEIGHTS WA 99001	1,750	2	1	1950	0.53 mi.	Multi-Family	\$ 1,400
H: 802 S GARFIELD RD AIRWAY HEIGHTS WA 99001	657	2	2	2018	0.2 mi.	Apartment	\$ 1,300
I: 304 S KALISPEL WAY AIRWAY HEIGHTS WA 99001	1,225	2	2	2007	0.66 mi.	Apartment	\$ 1,639
J: 12318 W 10TH AVE AIRWAY HEIGHTS WA 99001	1,834	3	2	2007	0.11 mi.	Apartment	\$ 1,525

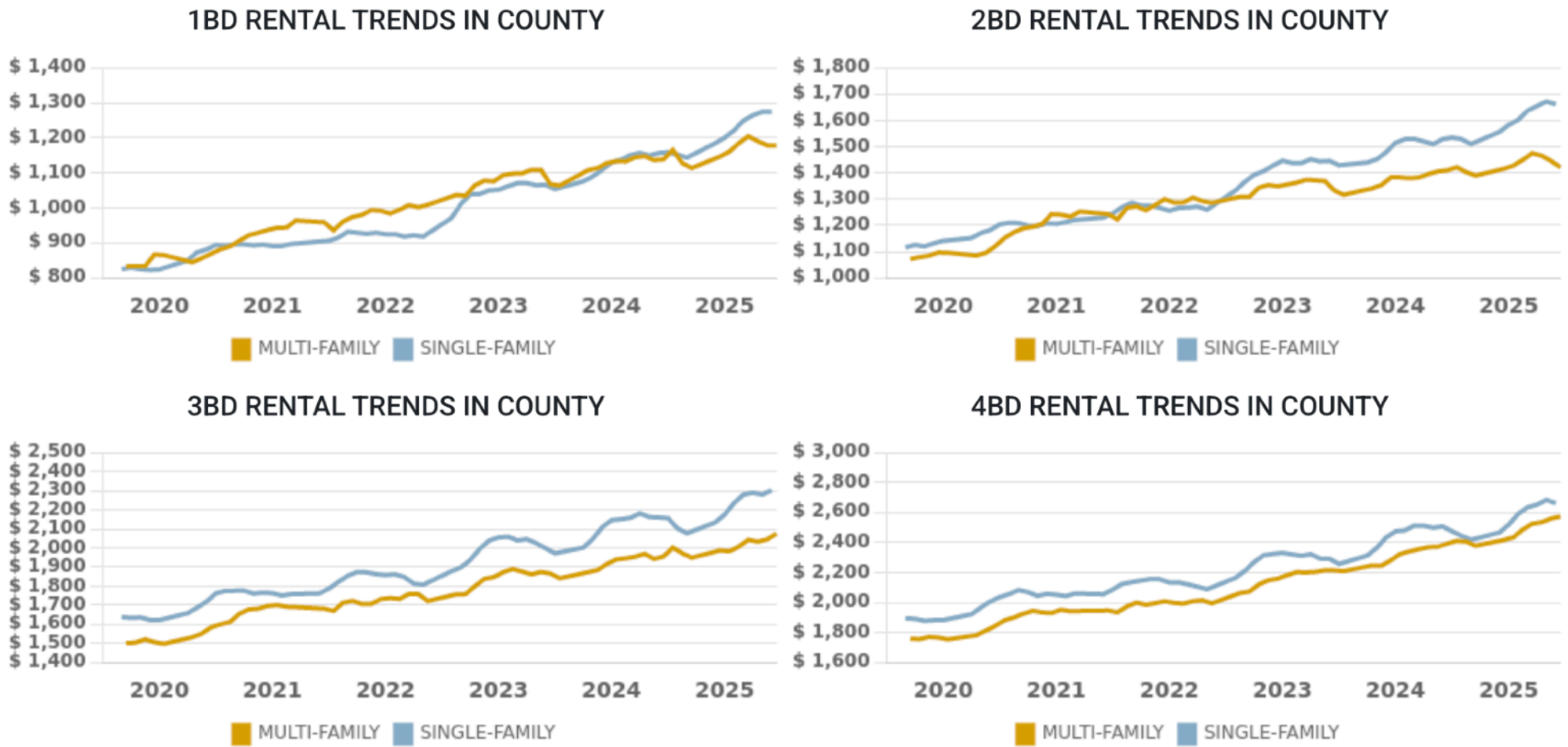




RENTAL PROPERTY ANALYSIS REPORT

827 S AVALON ST.
AIRWAY HEIGHTS WA 99001

COUNTY RENT TRENDS BY BEDROOM & TYPE



MEDIAN HOUSING RENTAL RATES IN AIRWAY HEIGHTS, WA

TYPE	MEDIAN RENT	SECTION 8	AVG SQFT	\$/SQFT
1BD SINGLE-FAMILY in AIRWAY HEIGHTS	\$ 1,253	\$ 1123	781	\$ 0.92
1BD MULTI-FAMILY in AIRWAY HEIGHTS	\$ 1,213	\$ 1123	834	\$ 1.16
2BD SINGLE-FAMILY in AIRWAY HEIGHTS	\$ 1,654	\$ 1444	1,035	\$ 0.94
2BD MULTI-FAMILY in AIRWAY HEIGHTS	\$ 1,466	\$ 1444	984	\$ 1.12
3BD SINGLE-FAMILY in AIRWAY HEIGHTS	\$ 2,284	\$ 1997	1,565	\$ 0.95
3BD MULTI-FAMILY in AIRWAY HEIGHTS	\$ 2,028	\$ 1997	1,265	\$ 1.06
4BD SINGLE-FAMILY in AIRWAY HEIGHTS	\$ 2,590	\$ 2339	2,101	\$ 0.79
4BD MULTI-FAMILY in AIRWAY HEIGHTS	\$ 2,518	\$ 2339	2,061	\$ 0.67



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AREA GROSS YIELD & RENTAL TRENDS

GROSS YIELD PERCENTAGES OF 10 NEAREST ZIP CODES

ZIP CODES	GROSS YIELD %	MEDIAN RENT
99001	7.14 %	\$ 2,284
99224	5.29 %	\$ 2,280
99011	6.39 %	\$ 2,348
99022	6.2 %	\$ 2,306
99201	6.67 %	\$ 2,043
99205	6.72 %	\$ 1,901
99204	5.93 %	\$ 2,332
99203	5.38 %	\$ 2,268
99202	7.47 %	\$ 1,968
99207	7.45 %	\$ 1,811

RENTAL TREND SUMMARY

TYPE	1 MONTH CHANGE	3 MONTH CHANGE	12 MONTH CHANGE
Zip Code 99001	\$ 58	\$ 80	\$ 140
City of AIRWAY HEIGHTS	\$ 58	\$ 80	\$ 140
County of SPOKANE	\$ 30	\$ 32	\$ 106
State of WA	\$ 10	\$ 70	\$ 23

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-scrapers 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.









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