

# 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

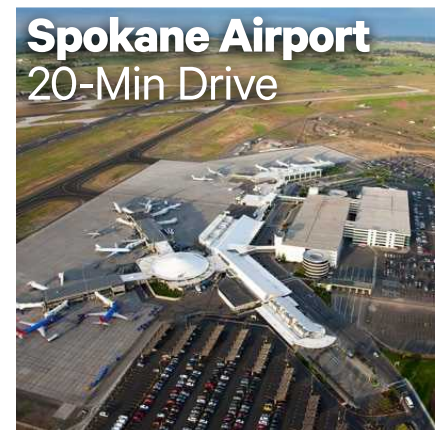


**Sprague Ave Retail Corridor**  
Cafes/Eateries/Shops • Walkable

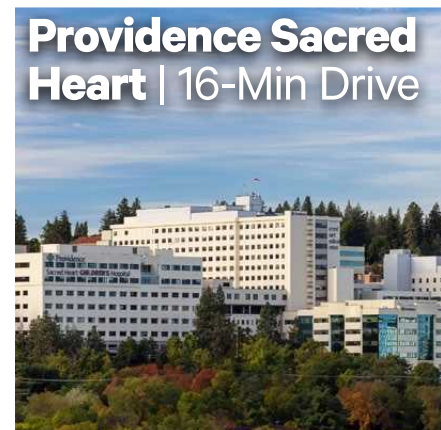
**BALFOUR PARK**



**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**

Quick Access to  
Major Employers,  
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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