



5312 E Union Avenue

Spokane, WA 99212

Property Features

- Building Size: 5,040 SF ± (Assessor)
- 8 Units: All 1 Bedroom / 1 bathroom
- High upside in rents. Average rents are currently \$386.00 per Month.
- Common Coin Operated Laundry.
- Year Built: 1912 (Remodeled Mid 1970's)
- Located within minutes to Spokane Valley, downtown, and North Spokane.
- Current Cap Rate: 7.29%
- **Stabilized to Market Cap Rate: 8.81%**

For More Information, Contact:

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Income Analysis

	Current		Stabilized	
<u>Income</u>				
Total Monthly Income	\$	3,130.00	\$	3,640.00
Vacancy	\$	156.50		182.00
			5%	5%
Gross Yearly Income	\$	35,682.00	\$	41,496.00
 <u>Expenses</u>				
Insurance	\$	1,415.00	Estimated	\$ 1,415.00
Maintenance and repair	\$	1,500.00	Estimated	\$ 1,500.00
Property Taxes	\$	3,346.00	Actuals	\$ 4,000.00
Water Sewer Garb.	\$	8,160.00	Actuals	\$ 8,160.00
Avista	\$	1,200.00	Actuals	\$ 1,200.00
			Reserve	\$ 1,000.00
Total Expenses		\$15,621		\$17,275
Net Operating Income		20,061.00		\$ 24,221.00
Cap Rate		7.29%		8.81%

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