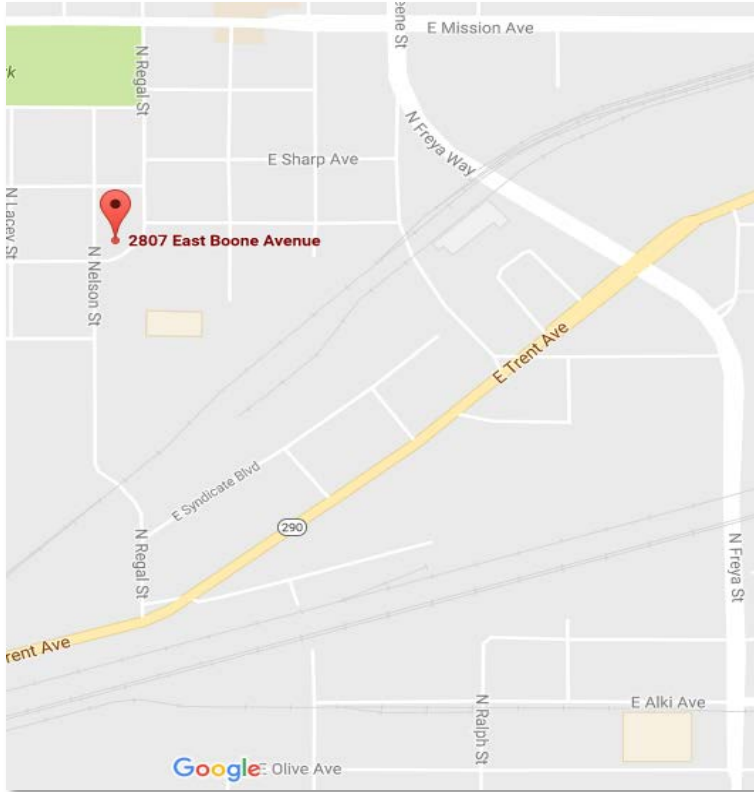




2807 E Boone Avenue Spokane, WA 99202

Property Features

- 15 Units: All 2 Bedrooms & 1 Bathroom
- Building size: 13,012 SF ± (Assessor)
- Year Built: 1979
- Common coin operated laundry
- Low Rents: Average rent is \$482 per Month
- Current Cap Rate: 6.5%
- **Stabilized to Market Cap Rate: 8.5%**

For More Information, Contact:

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Income Analysis

	Actuals		Stablized	
Total Monthly Income	\$	7,285.00	\$	9,060.00
Vacancy	\$	218.55	3% \$	453.00
Gross Yearly Income	\$	84,797.40	\$	103,284.00
Expenses (2016)				
Insurance	\$	2,700.00	Estimated \$	2,700.00
Maintenance and repair	\$	5,000.00	Estimated \$	5,000.00
Property Taxes	\$	5,760.00	Actuals \$	8,100.00
Water Sewer Garb.	\$	16,080.00	Actuals \$	16,080.00
Avista	\$	1,500.00	Actuals \$	1,500.00
Mgt	8% \$	6,783.79	8% \$	8,262.72
Total Expenses	\$	37,823.79	\$	41,642.72
Net Operating Income		46,973.61	\$	61,641.28

6.48% Current Cap

8.50% Stabilized Cap

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