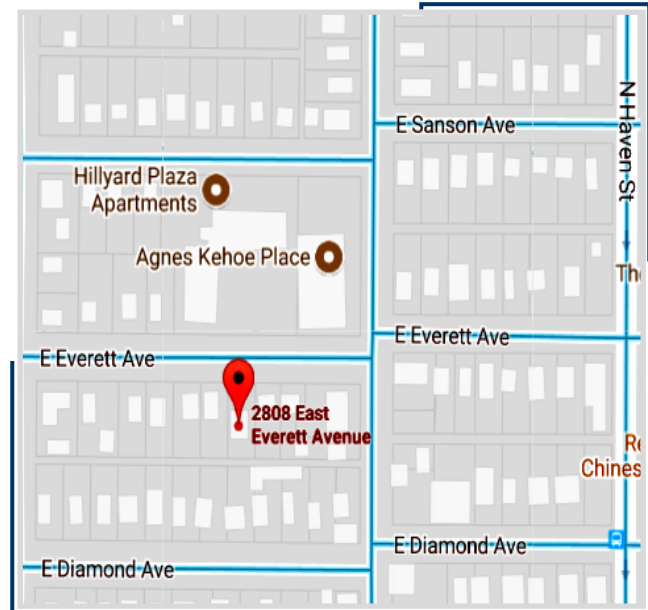


For Sale: \$348,900

One owner last 25 years. 5- 2BR, 1 BA and 1-1BR, 1 BA. 5.9% CAP Including management currently in place. Current market rents 7.7% CAP. New roof and rain gutters 2012. All aluminum siding, six on site parking spaces. Newer appliances and common laundry area. Please contact your agent for additional information, interior photos and flyer with income analysis. Please drive by the property discreetly without disturbing the residents or management.

Property Details

- Total Lot Size: ±5,950 SF
- Lot Dimensions: 50 X 119
- Parcel #: 36334.0907
- Number of Units: 6
- Year Built: 1977 / 2012 remodel
- Zoning: MF
- Number of Buildings: 1
- Number of Floors: 3
- NOI: \$20,500



Marc Shapori

Marc@Marcshapori.com

509-999-2326



Income Analysis

	Actuals	Stabalized
Total Monthly Income	\$3,200	\$3,750
Vacancy (3%)	\$1,152	\$1,350
Gross Yearly Income	\$37,548	\$43,950
Expenses		
Insurance	\$1,900	\$1,900
Maintenance	\$2,500	\$2,500
Property Taxes	\$2,928	\$2,928
Water Sewer Garbage	\$6,600	\$6,600
Avista	\$600	\$600
Mgt (8%)	\$2,520	\$2,520
Total Expenses	\$17,048	\$17,048
Net Operating Income	\$20,500	\$26,902
	Current CAP	Stabalized CAP
	5.9%	7.7%

For More Information, Contact:

Marc Shapori

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