

For Sale

4 - Plex

NAIBlack



6229 N Regal Street

Spokane, Washington 99208

Property Description

Unit Mix: (4) 2 Bedroom/ 1 Bath

Lot Size: 10,600 SF +/- (0.24 Acres +/-)

Parcel Number: 36331.0101

Year Built: 1985

Tenants are Month-to-Month (Do Not Disturb)

Walk Thru's Scheduled Upon a Fully Executed

Purchase and Sale Agreement.

Cap Rate: 6%

Sale Price: \$399,000



For more information

Drew Ulrick

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No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300
Spokane, WA 99201

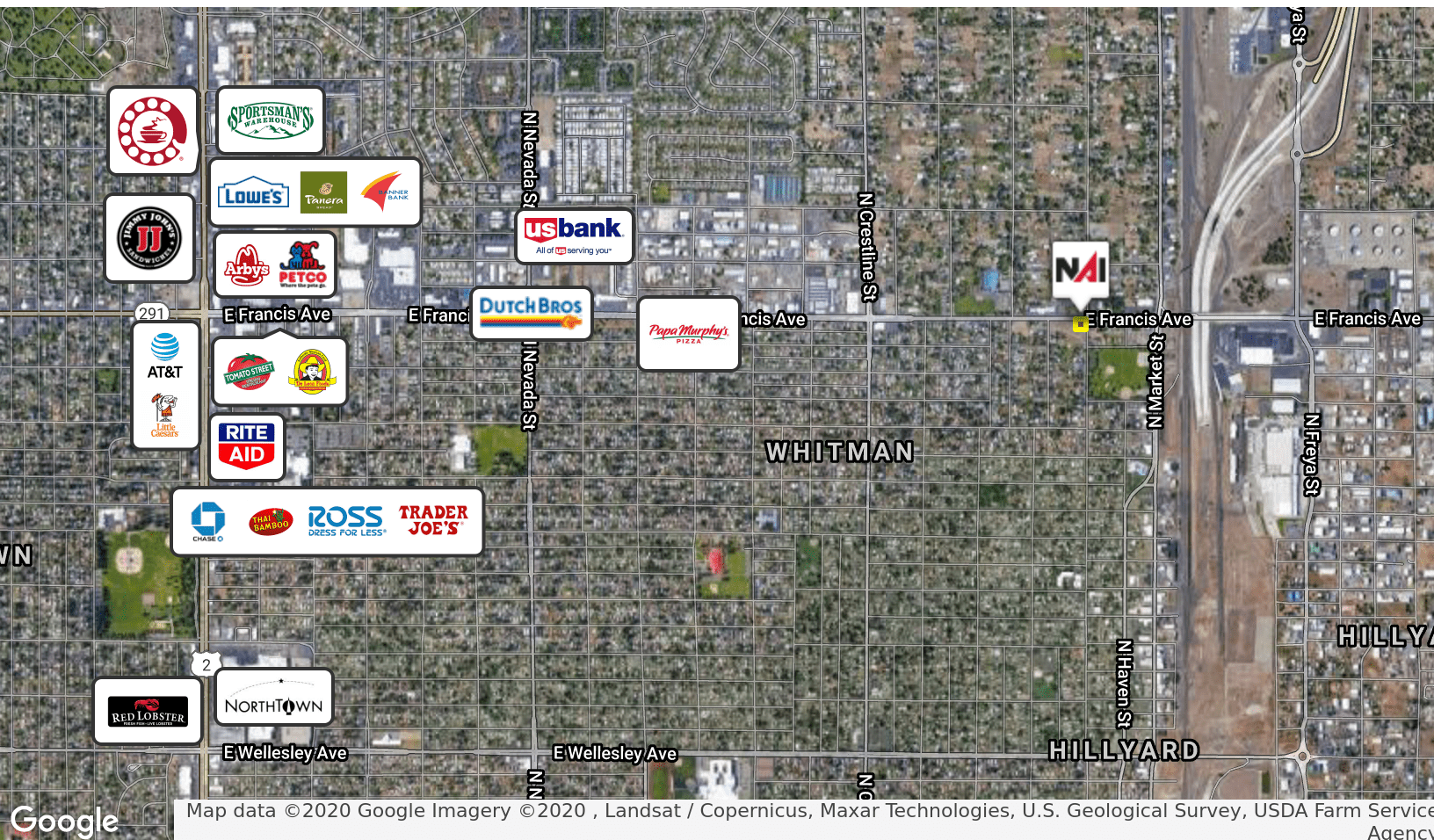
509 623 1000 tel

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Income Summary

Gross Income	\$36,255
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Expense Summary

Taxes	\$2,799
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Insurance	\$1,507
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W/S/G	\$6,180
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Avista	\$600
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Maintenance/Repairs	\$1,200
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Gross Expenses	\$12,286
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Net Operating Income	\$23,969
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Unit Number	Unit Bed	Unit Bath	Current Rent
Unit 1	2	1	\$775
Unit 2	2	1	\$775
Unit 3	2	1	\$775
Unit 4	2	1	\$750
Totals/Averages			\$3,075

Unit Type

2 br / 1 ba

Totals/Averages

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Investment Overview

Price	\$399,000
Number of Units	4
Price per Unit	\$99,750
Approximate Square Footage	3,288
Price per Square Footage	\$121
GRM	3150.00
CAP Rate	6.00%

Operating Data

Gross Scheduled Income	\$36,900
Additional Income	\$1,200
Vacancy Cost (5.0%)	- \$1,845
Gross Operating Income	\$36,255
Operating Expenses	- \$12,286
Net Operating Income	\$23,969
