

## ***Property Income Analysis***

344 N Main St Colville, WA 99114

3 Commerical Units & 3 Apartments

**Scheduled Yearly Gross Income \$44,100.00 ( \$3,675 x 12 months)**

Less Yearly Operating Costs:

Taxes	\$2,650.	Monthly	\$220
Insurance est.	\$2,500.		\$208
Utilities (Electric & Gas)	\$4,378.		\$365
Water, Sewer	\$4,374.		\$364

Total Yearly Expenses **\$13,902.00** Monthly **\$1,157**

**Gross income \$44,100.00**

**Less expenses - 13,902.00**

**Net Income \$30,198.00 (Sales Price \$325,000.00 – Net \$30,198.00 = 9.29% Cap Rate)**

Building Details:

### **Commerical Spaces:**

1 Front Entrance \$600 Massage  
2 Rear Entrance \$800 \*Professional Services  
3 Front Entrance\* \$250 \* Professional Services  
Upstairs Offices\* \$650 \*Professional Service (\* One Business for 3 spaces\*) tenant pays electric & gas on this space

(Commerical Space Tenants pay trash, upstairs office space pays electric & gas for that space & Owner Pays water, sewer, electric & gas for the other commerical spaces)

Apartments:

1- Studio \$475  
2- Studio \$400  
3- 3 Bd \$500

(Apartment Tenants pay own electric, gas & trash. Owner pays water & sewer)

**Total Monthly Rental Income \$3,675.00**

Note: Current Owner using Davis Property Management