

For Sale

Multifamily

NAI Black



1107 W Sharp Ave

Spokane, Washington 99201

Property Description

Well Maintained Triplex

Fully Renovated Units

Close to Bus Routes and Downtown

Unit Mix:

Two - 1 bed/1 bath renting for \$1,000 per month

One - 2 bed/1 bath renting for \$1,250 per month

Garage renting for \$50 per month

8.45% Cap rate on actuals



Sale Price: \$340,000

For more information

Devin Mecham, CCIM

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1-Year Proforma Cash Flow Summary

Fiscal Year Beginning January 2024

CASH FLOW

For the Year Ending	Year 1 Dec-2024
POTENTIAL RENTAL INCOME (PRI)	\$39,000
- Vacancy / Credit Loss	\$1,950
EFFECTIVE RENTAL INCOME	\$37,050
+ Other Income	\$600
GROSS OPERATING INCOME (GOI)	\$37,650
- Operating Expenses	\$8,896
NET OPERATING INCOME (NOI)	\$28,754
- Capital Expenses / Replacement Reserves	\$750
- Annual Debt Service 1st Lien	\$0
CASH FLOW BEFORE TAXES	\$28,004

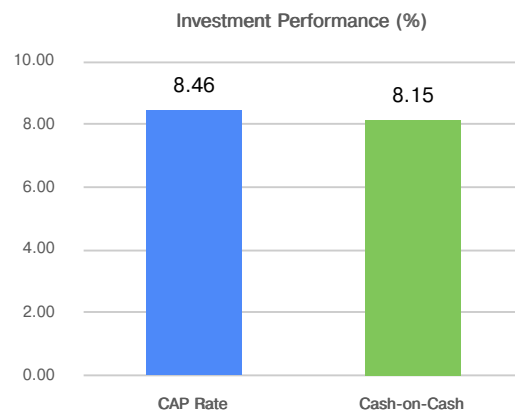
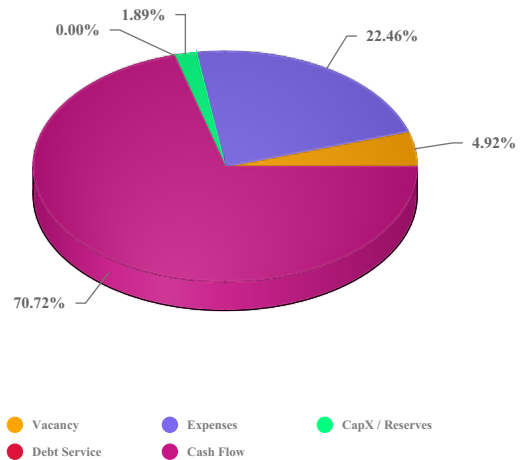
EXPENSE DETAIL

Real Estate Taxes	\$2,696
Property Insurance	\$800
Repairs And Maintenance	\$1,200
Utilities : W/s/g	\$4,200
TOTAL OPERATING EXPENSES	\$8,896
NET OPERATING INCOME (NOI)	\$28,754

INITIAL INVESTMENT

Purchase Price	\$340,000
+ Acquisition Costs	\$3,400
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$343,400

INVESTMENT PERFORMANCE



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Loan Amount Analysis

1107 W Sharp



ASSUMPTIONS / INPUTS

Purchase Price / Value	\$340,000
Year 1 NOI	\$28,754
Maximum LTV	75%
Minimum DSCR	1.25

(Interest Rate)	7.500% US
Interest Calculation	30/360
Payments per Year	12
Amortization	30 years

LOAN ANALYSIS

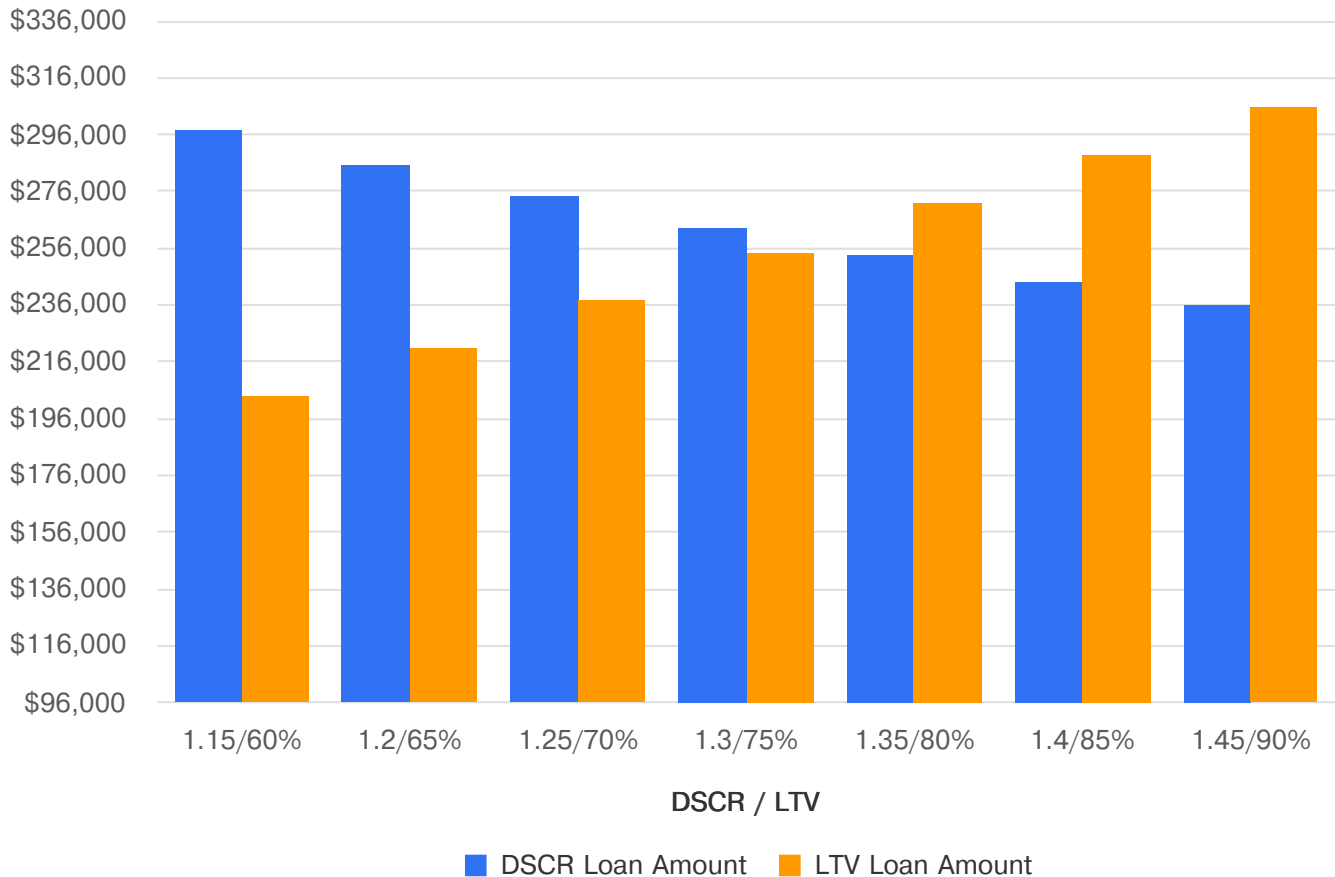
Loan Limit per LTV	\$255,000
Loan Limit per DSCR	\$274,155
Maximum Loan	\$255,000

Max Periodic Loan Payment	\$1,783.00
Max Annual Debt Service	\$21,395.96

Actual LTV at Max Loan	75%
Actual DSCR at Max Loan	1.34

SENSITIVITY ANALYSIS

Debt Service Coverage Ratio (DSCR) & Loan to Value (LTV)



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Population	1 Mile	5 Miles	10 Miles
Total Population	15,214	216,552	377,909
Average Age	37.2	38.0	39.0
Average Age (Male)	36.4	36.9	37.6
Average Age (Female)	37.7	39.2	40.1

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	7,706	98,158	164,631
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$44,022	\$65,559	\$72,512
Average House Value	\$155,281	\$202,228	\$222,822

2020 American Community Survey (ACS)

