

2310 N Molter, Liberty Lake Investment Property For Sale



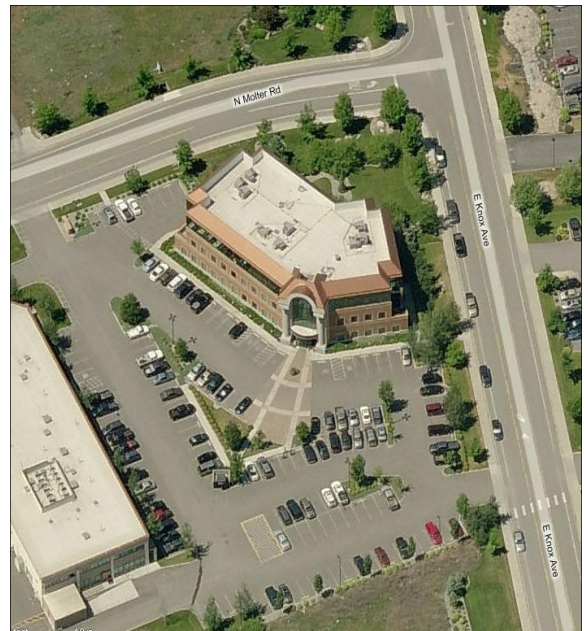
*33,000 SF Office Building
For Sale*

Property Income Information

<i>Gross Rental Income:</i>	<i>\$595,582</i>
<i>Vacancy Contingency (5%):</i>	<i>-\$29,779</i>
<i>Effective Gross Income:</i>	<i>\$565,802</i>
<i>Expenses:</i>	<i>-\$214,345</i>
<i>Net Operating Income:</i>	<i>\$351,345</i>

Sale Price: \$5,021,000

Cap Rate: 7 %



SDS REALTY Inc.
COMMERCIAL REAL ESTATE SERVICES

Carlos Herrera
(509) 714-2593
carlos@sdsrealty.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/tenant must verify the information and bears all risks for any inaccuracies.

Income & Expense Information

Income

Annual Rent By Suite		Suite Area (RSF)
Total Rent Income	\$595,582	33,469
Vacancy Contingency (5%)	-\$29,779	
Total Gross Income	\$565,803	

Expense

		Expense per RSF
ADMINISTRATION	\$226	\$0.01
BANK FEES	\$135	\$0.00
ELECTRIC/GAS	\$52,777	\$1.58
ELEVATOR	\$2,347	\$0.07
GARBAGE	\$4,523	\$0.14
HVAC	\$4,366	\$0.13
PROPERTY INSURANCE	\$5,822	\$0.17
JANITORIAL		
Janitorial (Suite 206)	\$6,960	\$0.21
Janitorial Common Area	\$13,332	\$0.40
Janitorial Supplies	\$5,255	\$0.16
Window Cleaning	\$1,055	\$0.03
LEGAL & PROFESSIONAL	\$1,885	\$0.06
MANAGEMENT FEES	\$29,779	\$0.89
MAINTENANCE & REPAIR		
GENERAL	\$18,639	\$0.56
GROUNDS	\$12,499	\$0.37
MISCELLANEOUS	\$23	\$0.00
SECURITY/FIRE	\$1,844	\$0.06
SEWER	\$5,544	\$0.17
SNOW REMOVAL	\$3,389	\$0.10
REAL ESTATE TAXES	\$36,906	\$1.10
TELEPHONE/DSL	\$1,621	\$0.05
WATER	\$2,072	\$0.06
RESERVES	\$3,347	\$0.10
Total Expense	\$214,345	\$6.40

Net Income

\$351,458

Investment Value \$5,020,822

Cap Rate 7.00%



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