

407 W. 1st Ave. Ritzville, WA 99169

#1	Studio, fridge, microwave, hot plate, bathroom	\$700.00	Occ
#2	Studio, fridge, microwave, hot plate, bathroom	\$675.00	Occ
#3	Studio, fridge, microwave, hot plate, bathroom	\$600.00	Occ
#4	Studio, fridge, microwave, hot plate, bathroom	\$675.00	Vac
#5	Studio, fridge, microwave, hot plate, bathroom	\$675.00	Vac
#6	Studio, fridge, microwave, hot plate, bathroom	\$600.00	Occ
#8	2-bedroom, full kitchen, bathroom	\$850.00	Occ
#9	Studio, fridge, microwave, hot plate - Needs remodeling	\$675.00	Vac
#10	Studio, fridge, microwave, hot plate - Needs remodeling	\$675.00	Vac
#11	1-bedroom, full kitchen, bathroom	\$775.00	Occ
#12	2-bedroom, full kitchen, bathroom	\$900.00	Occ

Gross Scheduled Income if all units are occupied	Monthly	\$7800.00
	Annual	\$93600.00
	Coin-Op	???
Gross Adjusted income	Annual	?? < Less than 1 year

Additional Notes: Unit 7 is the Laundry Room with coin-op washer and dryer. Units 9 & 10 are vacant and need to be remodeled still. All utilities are included. Tenants pay own internet. No rental information from 2024. Rental occupancy dates for June-December 2025 are unknown. New roof and exterior paint in 2025.

	<u>Monthly Expenses</u>	<u>Annual Expenses</u>
Property Taxes		\$3464.19
Insurance	\$490.49	\$5885.88
Internet	\$60.00	\$720.00
Avista (Power)	\$673.26	\$8079.12
City of Ritzville	\$345.32	\$4143.84
<u>Total Expenses</u>	\$1569.07	\$22293.03
<u>Net Operating Income</u>		?? < Less than 1 year