

407 W. 1st Ave. Ritzville, WA 99169

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|---|--|----------------|
| Unit 1 | Studio, fridge, microwave, hot plate, bathroom | \$675.00 |
| Unit 2 | Studio, fridge, microwave, hot plate, bathroom | \$675.00 |
| Unit 3 | Studio, fridge, microwave, hot plate, bathroom | \$675.00 |
| Unit 4 | Studio, fridge, microwave, hot plate, bathroom | \$675.00 |
| Unit 5 | Studio, fridge, microwave, hot plate, bathroom | \$675.00 |
| Unit 6 | Studio, fridge, microwave, hot plate, bathroom | \$675.00 |
| Unit 8 | 2-bedroom, full kitchen, bathroom | \$875.00 |
| Unit 9 | Studio, fridge, microwave, hot plate - Needs to be remodeled | \$675.00 |
| Unit 10 | Studio, fridge, microwave, hot plate - Needs to be remodeled | \$675.00 |
| Unit 11 | 1-bedroom, full kitchen, bathroom | \$825.00 |
| Unit 12 | 2-bedroom, full kitchen, bathroom | \$900.00 |
| Gross Scheduled Income if all units are occupied | Monthly | \$8000.00 |
| | Annual | \$96000.00 |
| | Coin-Op | ??? |
| Gross Adjusted income | Annual | \$79800 |

Notes: Unit 7 is the Laundry Room with coin-op washer and dryer

Units 9 & 10 are vacant and need to be remodeled still

| | <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> | | \$57506.97 |