

**Rental Income 1 Page Agent Detail e-Report**

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**5202 S Ferrall**

List Type	<b>Excl Agency</b>
IDX Include	<b>Yes</b>
Realtor.Com (Y/N)	<b>Yes</b>
MLS Entry	<b>Yes</b>
Limited Services	<b>Yes</b>
REO/Lender Owned	<b>No</b>
Map	Co Tax Rept

Addr2		# Units	<b>5</b>	List Price	<b>\$336,000</b>	List #	<b>28025911</b>
Town	<b>Spokane</b>	County	<b>Spokane</b>	List Date	<b>8/1/2008</b>	Status	<b>New</b>
Area/Grid	<b>A211/090</b>	School Dist	<b>Spokane Dist</b>			Zip	<b>99223</b>
Legal	<b>Russells Subdiv L5 B3</b>						
Parcel #	<b>34032.0705</b>	Sec	Twp	Rng		# Blks N/S	#Blks E/W
Elementary		Junior High			Senior High	Year Built	<b>1962</b>
Apx Lot Size	<b>49,658</b>	Apx Lot Dim			Assd Sq Ft	Year Rem	
# Stories	<b>2</b>	Zone			Tot Apx SqFt	New Construction	
Closing Agt		Possession	<b>Closing</b>		Down Pmt	Apx Beg Date	/
Terms	<b>Conv, Cash, Commercial</b>						
						Apx Fin Date	/

# of Units	# Bedrms	# Baths	Apx Sq Ft	Mo Rent	Taxes	1463	# Ranges	5	
Unit A	1	2	1.00	500	495	Annual Fuel	600	# Refrig	5
Unit B	2	2	1.00	550	495	Annual Wtr	350	# A/C	
Unit C	3	1	1.00	450	375	Annual Ins	816	# Garages	0
Unit D	4	2	1.00	500	495	Annual Misc	1200	# Carports	5
Gross Monthly Income:					<b>2355</b>	ULID Amt		# Pkg Sp	<b>8</b>

Access	<b>Pub Rd, Gravel</b>	Comn Amnt	<b>Lndry</b>
Amenities	<b>Cable TV, Strge Shed, Cable Internet, DSL</b>		
Bsmt	<b>Slab</b>	Kitch	<b>Fr Stnd Rng, Refrig</b>
Const Style	<b>2 Story</b>	Lot Info	<b>Spr Sys, Treed, Level, Secluded, Open, Culdesac,</b>
Design	<b>Other</b>	Lot Size	
Din Rm		Mstr Br	
Exterior	<b>Shake, Wood</b>	Outbldgs	
Fam Rm		Roof	<b>Comp</b>
Outbldgs		Spec Feat	
Fireplace		Site Improv	<b>Pvt Sewer, Septic Sys, Pvt Wtr</b>
Gar	<b>Ocar Carport, Off St Prkg</b>	Stove	
Heat	<b>Elec, Wall A/C</b>	Wtrfrt Prop	

**Five unit apartment house on 1 plus acre in Spokane City limits. South Hill by Ferris High School. 4 two bedroom and 1 one bedroom. Carports, storage units, onsite coin-op laundry. Low vacancy with long term renter history. Well and septic. Lots of fruit trees, complete sprinkler system- Individual unit EBB heat. Current total rents \$2340 per month (under market average), monthly costs (garbage, house elect meter, maintenance, taxes& insurance) \$ 373.00**

**Directions From 29th and Regal. South on Regal, left on Palouse Highway (McDonalds), turn right onto Ferrall, (3/4 of a mile on the right). Apts behind two houses located on the Palouse Highway.**

Excluded Items			
Showing Info	<b>24 Hr Notice, Call Appt</b>		Occup by <b>Tenant</b>
Virtual Tour			
List Agt/Ofc	<b>Chris Nye</b>	<b>MLS4owners.com - Office (253) 460-1900</b>	<b>Fax (253)</b>
List Agt Ph	<b>(253) 460-1900</b>	Fax	
2nd List Agt/Ofc		Agt ID# <b>11970</b>	
Sale Agt/Ofc		3rd List Agt/Ofc	
Sale Agt 2		Sale Agt 3	Off Mkt Date
DOM	<b>0</b>	Original LP <b>\$336,000</b>	Sale Fin
Pending Date		Status Date <b>8/1/2008</b>	Closing Date
			Sold Price

Information deemed reliable but not guaranteed.