

# Multi-Family Agent Detail Report

Listings as of 08/01/08 at 3:50pm

**LN: 28133405      5202 S Ferrall      Spokane      99223      Spok      ST: Active      CDOM: 0      LP: 336,000**

**LT: 5      BLK: 3      COM: Spokane      PRJ: Russells Sub Div**



**AR:** 561      **TAX:** 340320705      **OPL\$:** 336,000  
**MAP:** 1      **GRD:** A-1      **Internet:** Yes      **FIN:**      **SP\$:**  
**DD:** From 29th and Regal. South on Regal, left on Palouse Highway      **OMD:**  
(McDonalds), turn right onto Ferrall, (3/4 of a mile on the right). Apts behind      **LD:** 08/01/08  
two houses located on the Palouse Highway.      **XD:** 08/01/09  
**SLDT:** 00/00/00

**LO:** MLS4owners.com (ID: 9991) Phone: 253-460-1900      **SOC:** 2  
**LAG:** Chris C Nye(ID: 16005) Phone:253-460-1900  
**CLO:** : SOC set by seller  
**CLA:**      **PTO:** Yes      **F17:** Provided  
**OTVP:** Tenant      **OCC:** Tenant      **OWN:** Withey, Kenneth/Patricia  
**PTS:** 509-701-5229      **OPH:** 509-701-5229      **OAD:** Spokane, WA  
**POS:** Closing  
**KEY:** Appointment, Renter-Call First  
**TRM:** Cash Out, Conventional

**HOD:**

**PHI:**      **Agt Fax:** 253-460-8200

**NOU:** 5      **ACR:** 1.140      **LSF:** 49658      **TXY:** 2008      **TX\$** 1462      **GSIS\$** 29280  
**SIB:** 2      **LSZ:**      **WFT:**      **SqFt:** 2222      **INS\$** 816      **VAC%**  
**UBG:** No      **LDE:** Dead End Street, Secluded      **WSG\$:** 350      **GAIS\$** 29277  
**YBT:** 1962      **NC:**      **FND:** Slab      **SAP:**      **ELEX\$** 600      **EXP\$** 4428  
**STY:** 5-Plex      **TRSF:** 2200      **EXT:** Wood Products      **BDC:** Good      **HET\$**      **NOIS\$** 24849  
**POL:**      **RF:** Built-Up      **OTX\$** 1200      **CAP%** 7.39  
**VEW:**      **SWR:** Sewer Available, Septic      **TEX\$** 4428      **GRM%** 11  
**SIT:** Cable TV, High Speed Internet, Sprinkler System

**NCS:** 5      **GSP:**      **USP:** 3      **TSP:** 8  
**GZC:** Multi-Family      **ENS:** Electric  
**ZJD:**      **FLS:** Ceramic Tile, Vinyl, Wall to Wall Carpet      **HTC:** Baseboard, Wall  
**AMN:** Coin Op Laundry, Storage

**WAS:** Individual Well      **SD:** Spokane      **AIN\$:** 85      **TIN\$:** 2440  
**WAC:**      **EL:**  
**POC:** Avista      **JH:**  
**SWC:**      **SH:**

|                       |                          |                    |                           |                           |                         |
|-----------------------|--------------------------|--------------------|---------------------------|---------------------------|-------------------------|
| <b>Unit Number:</b> 1 | <b>Beds:</b> 2           | <b>Baths:</b> 1.00 | <b>APPROX. Sq Ft:</b> 500 | <b>Base Rent/Mo.:</b> 495 | <b># of Fireplaces:</b> |
|                       | <b>Refrigerator:</b> Yes |                    | <b>Range/Oven:</b> Yes    | <b>Dishwasher:</b> No     | <b>Washer/Dryer:</b> No |
| <b>Unit Number:</b> 2 | <b>Beds:</b> 2           | <b>Baths:</b> 1.00 | <b>APPROX. Sq Ft:</b> 550 | <b>Base Rent/Mo.:</b> 495 | <b># of Fireplaces:</b> |
|                       | <b>Refrigerator:</b> Yes |                    | <b>Range/Oven:</b> Yes    | <b>Dishwasher:</b> Yes    | <b>Washer/Dryer:</b> No |
| <b>Unit Number:</b> 3 | <b>Beds:</b> 1           | <b>Baths:</b> 1.00 | <b>APPROX. Sq Ft:</b> 450 | <b>Base Rent/Mo.:</b> 375 | <b># of Fireplaces:</b> |
|                       | <b>Refrigerator:</b> Yes |                    | <b>Range/Oven:</b> Yes    | <b>Dishwasher:</b> No     | <b>Washer/Dryer:</b> No |
| <b>Unit Number:</b> 4 | <b>Beds:</b> 2           | <b>Baths:</b> 1.00 | <b>APPROX. Sq Ft:</b> 500 | <b>Base Rent/Mo.:</b> 495 | <b># of Fireplaces:</b> |
|                       | <b>Refrigerator:</b> Yes |                    | <b>Range/Oven:</b> Yes    | <b>Dishwasher:</b> No     | <b>Washer/Dryer:</b> No |
| <b>Unit Number:</b> 5 | <b>Beds:</b> 2           | <b>Baths:</b> 1.00 | <b>APPROX. Sq Ft:</b> 500 | <b>Base Rent/Mo.:</b> 495 | <b># of Fireplaces:</b> |
|                       | <b>Refrigerator:</b> Yes |                    | <b>Range/Oven:</b> Yes    | <b>Dishwasher:</b> No     | <b>Washer/Dryer:</b> No |

**Agent Only Remarks :** XA-Rule 4(e) Limited Service - Selling Broker to work directly w/Seller. All info provided by seller, not verified by broker. For questions re NWMLS rules compliance: www.mls4owners.com/P24.cfm. Par.5 DELETED.

**Marketing Remarks :** 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

Presented By: Leighanne Hugdahl / MLS4owners.com  
Lot Sizes And Square Footage Are Estimates.  
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