

MULTIFAMILY APARTMENTS FOR SALE

LINCOLN WAY TERRACE

530 W HARRISON AVE | COEUR D'ALENE, IDAHO



TOK

COMMERCIAL



DANNY DAVIS

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OFFERING DETAILS

property address	530 W HARRISON AVE, COEUR D'ALENE
property description	MULTIFAMILY APARTMENTS
zoning	CDA-R-12 RESIDENTIAL DISTRICT
lot size	0.515AC
building size	14,613 SF
year built	1979
total units	18
██████████	
sale price	\$3,690,000
cap rate	4.7%
NOI	\$172,752
██████████	

- Unique offering in the market.
- Section 8 HUD commitment through 2032.
- Great location just north of downtown Coeur d'Alene.
- Extremely clean, pride of ownership throughout.
- Historically low vacancy rates.

Annual Property Operating Data

Property name	Lincoln Way Terrace				
Location	Coeur d'Alene ID				
Property Type	Apartment Complex	Purchase Price+Upgrades	\$	3,690,000.00	
Size of Property	14,613SF-18 units	Plus Acquisition Costs	\$	-	
		Plus loan fees/costs	\$	-	
		Less Financing	\$	-	
Analysis Purpose	Evaluation	Equals initial investment	\$	3,690,000.00	

Loan Info	Balance	Mthly. PMT	Interest	Pmts per year	Term
1st	\$ -	\$0.00	5.25%	12	25
2nd					

Financial Overview

		Notes
Potential Rental Income	\$ 250,539.00	Based on 2025 Rent Schedule
Vacancy Loss of PRI <u>2%</u>	\$ 5,010.78	
Effective Rental Income	\$ 245,528.22	
Plus other Income	\$ -	
GROSS OPERATING INCOME	\$ 245,528.22	
<u>Operating Expenses:</u>		Operating expenses reflect a 3 year average.
Administrative	\$ 12,728.50	
Building Services	\$ 1,141.50	
Grounds Maintenance	\$ 3,144.50	
Repairs/Maintenance	\$ 22,688.00	
Painting/Cleaning	\$ 5,091.50	
Supplies	\$ 440.00	
Electricity	\$ 1,597.00	
Water/Sewer	\$ 5,838.00	
Insurance	\$ 4,702.00	
Payroll Taxes	\$ 200.00	
Property Taxes	\$ 15,205.00	
	\$ -	
	\$ -	
	\$ -	
	\$ -	
	\$ -	
	\$ -	
TOTAL OPERATING EXPENSES	\$ 72,776.00	30% Expense Ratio vs. GOI
NET OPERATING INCOME	\$ 172,752.22	
Less: Annual Debt Service	\$ -	
Less: Leasing Commissions		
Less: Reserves		
CASH FLOW BEFORE TAXES	\$ 172,752.22	

Capitalization Rate	4.7%
Return on Equity	
Debt Service Coverage	

FINANCIAL SUMMARY









TUBBS HILL

COEUR D'ALENE RESORT

COEUR D'ALENE LAKE

NORTH IDAHO COLLEGE

NORTHWEST BLVD

LINCOLN WAY

W SUMMIT AVE

SITE

W HARRISON AVE

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