

FOR SALE

**\$1,450,000**

***BROWNE'S ADDITION BEAUTY***

# **THE SAMANTHA APARTMENTS**

515 S. Coeur d'Alene Street | Spokane, WA 99201

**Exclusively listed by:**

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# 15 - unit property available for sale

Discover The Samantha, a 15-unit gem in Spokane's Browne's Addition. Just one block from Coeur d'Alene Park and offering unique Sunset Valley views, this property is ideally located minutes from downtown Spokane, I-90, and local amenities. The Samantha features a mix of unit sizes, including 2-bedroom (3), 1-bedroom (10), and studio (2) apartments, plus recent upgrades like a new roof and exterior paint (2023) and a new gate (2024).



## Features



Spacious and  
Updated Interiors



11 Parking Stalls  
and Storage Units



On-site  
Laundry



Prime  
Location



Dog  
Friendly




Smoke Free  
Property

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# Pro Forma Income Summary Approach



## INCOME

Current Rents:	\$160,392
Expenses Recapture:	-
Effective Gross Rents:	\$160,392
Vacancy (3%):	(\$4,812)
Total Effective Revenue:	\$155,580



## OPERATING EXPENSE ESTIMATES

Insurance:	\$7,125
Taxes:	\$14,309
Management Fees:	\$9,334.81
Utilities:	\$22,822
Contract Services:	\$10,955
Maint/Repair:	\$9,845
Total Operating Expenses:	\$74,390

Net Operating Income: **\$81,190**

### CONTRACT SERVICES

- Janitorial
- Security/Fire Safety
- Landscaping



### MAINTENANCE REPAIR

- Building
- Plumbing
- HVAC

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# LOCATION OVERVIEW

Spokane, Washington



**International Events**



**Outdoor Activities**



**Entertainment**

**Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.**



Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.



There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.



The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.



The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.

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## AERIAL MAP

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