

MULTIFAMILY APARTMENTS FOR SALE

LINCOLN WAY TERRACE

530 W HARRISON AVE | COEUR D'ALENE, IDAHO

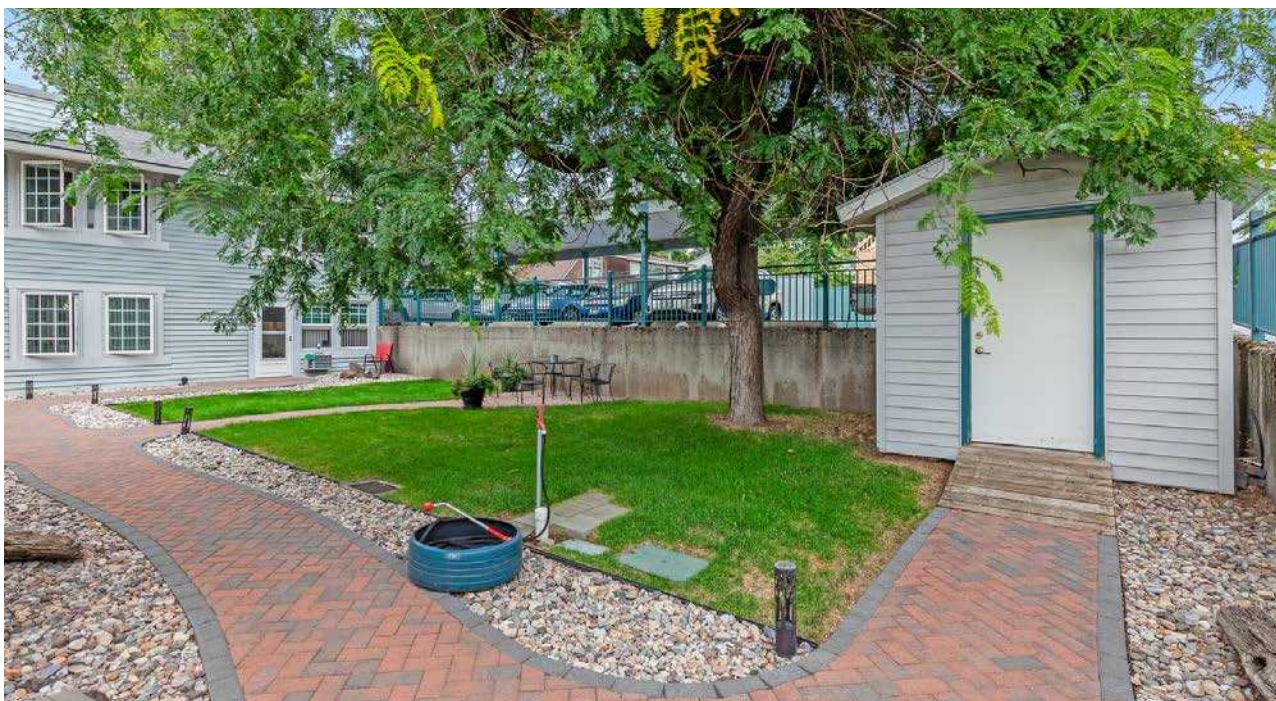
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OFFERING DETAILS

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
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sale price	\$3,200,000
cap rate	5.4%
NOI	\$172,752
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- 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	Purchase Price+Upgrades	\$ 3,200,000.00
Property Type	Apartment Complex	Plus Acquisition Costs	\$ -
Size of Property	14,613SF-18 units	Plus loan fees/costs	\$ -
		Less Financing	\$ -
Analysis Purpose	Evaluation	Equals initial investment	\$ 3,200,000.00

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

Financial Overview

Potential Rental Income	\$ 250,539.00
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>	
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
NET OPERATING INCOME	\$ 172,752.22
Less: Annual Debt Service	\$ -
Less: Leasing Commissions	
Less: Reserves	
CASH FLOW BEFORE TAXES	\$ 172,752.22

Capitalization Rate	5.4%
Return on Equity	
Debt Service Coverage	

Notes

Based on 2025 Rent Schedule

2024 Operating expenses reflect a 3 year average.

30% Expense Ratio vs. GOI

Prepared by Danny Davis, Associate Broker

FINANCIAL SUMMARY









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