

## OFFERING MEMORANDUM

# The Howard Building

224 S HOWARD ST

Spokane, WA 99201

### PRESENTED BY:

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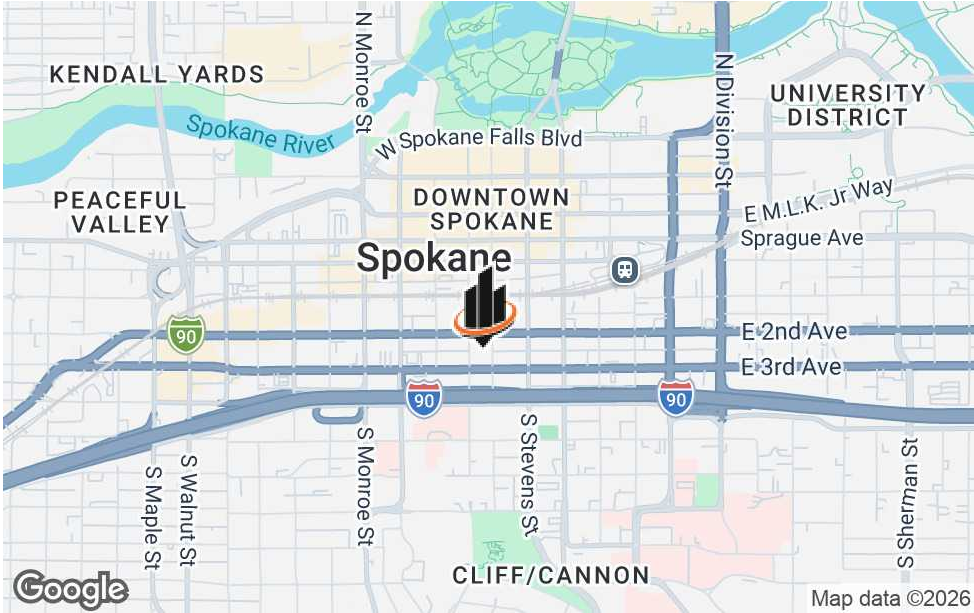
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SVN | Cornerstone

WA #21008495



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,850,000
UNITS:	42
PRICE PER UNIT:	\$44,048 Per Unit
BUILDING SIZE:	20,634 SF
LOT SIZE:	0.1 Acres
CAP RATE:	7.76%
YEAR BUILT:	1908
SUBMARKET:	City Center Spokane

PROPERTY OVERVIEW

SVN Cornerstone is pleased to present the Howard Building for sale located at 224 S Howard St in Downtown Spokane. The Howard Building consists of 40 apartment units, 2 retail suites (one occupied by The Blessed Express Barbershop and one vacant), shared laundry facilities for the tenants, a communal gathering area for tenants, and a basement with value add opportunity for additional use.

FIVE REASONS TO BUY

- Significant Capital Improvements - Ownership has completed extensive upgrades, including fresh interior paint, new flooring, updated bathrooms, new light fixtures, and partial furnishings.
- Diverse Income Stream - The property features 40 apartment units and 2 ground floor retail suites, providing a balanced mix of residential and commercial revenue.
- Resident Amenities - Tenants enjoy shared laundry facilities, a communal gathering space, and enhanced building security, all in a central Downtown Spokane location with walkable access to restaurants, shopping, entertainment, nearby third party parking, and transit.
- Value-Add Potential - Opportunities include leasing the vacant retail suite, activating underutilized basement space, and further optimizing operations for increased NOI.
- Attractive Assumable Loan - Seller financing available through an assumable note at 4.65% interest-only with maturity in January 2028, plus an option to extend for 24 months.

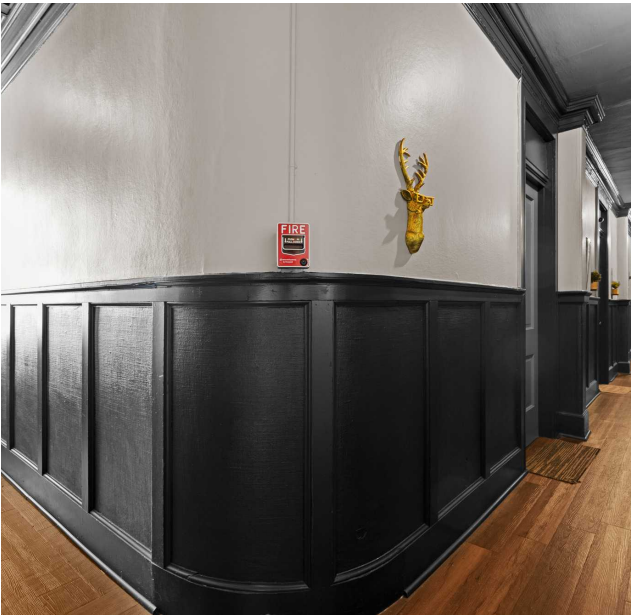


EXTERIOR PHOTOS





INTERIOR PHOTOS



UNIT MIX SUMMARY

UNIT TYPE	COUNT	% TOTAL	CURRENT AVERAGE RENT	MARKET RENT
SROS	35	83.3	\$624	\$650
STUDIOS	5	11.9	\$647	\$850
RETAIL (ONE VACANT)	2	4.8	\$950	\$1,575
TOTALS/AVERAGES	42	100%	\$26,040	\$30,150

INCOME & EXPENSES

INCOME SUMMARY

TOTAL INCOME	\$296,856
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EXPENSE SUMMARY

TAXES	\$12,357
INSURANCE	\$32,796
MANAGEMENT	\$21,600
WATER SEWER AND GARBAGE	\$15,680
ELECTRICITY	\$32,265
CLEANING	\$20,347
SECURITY	\$11,760
REPAIRS AND MAINTENANCE	\$6,553
GROSS EXPENSES	\$153,358
NET OPERATING INCOME	\$143,497

\*Total income takes into account \$26,040 total monthly income, \$312,480 total annual income, and a 5% vacancy factor

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$1,850,000
PRICE PER SF	\$90
PRICE PER UNIT	\$44,048
GRM	5.92
CAP RATE	7.76%

OPERATING DATA

TOTAL SCHEDULED INCOME	\$312,480
VACANCY COST	\$15,624
GROSS INCOME	\$296,856
OPERATING EXPENSES	\$153,358
NET OPERATING INCOME	\$143,498

FINANCING DATA

DOWN PAYMENT (35.1% OF PURCHASE PRICE)	\$650,000
LOAN AMOUNT (64.9% OF PURCHASE PRICE)	\$1,200,000
INTEREST RATE	4.65%
LOAN TYPE	Interest Only
LOAN EXPIRATION DATE	January 1, 2028
ANNUAL DEBT SERVICE	\$55,800
MONTHLY DEBT SERVICE	\$4,650

FINANCIAL SUMMARY

ASSUMPTION FEE (1.5% OF LOAN AMOUNT)	\$18,000
DEBT COVERAGE RATIO	2.57
CASH ON CASH RETURN	13.49%

PRO FORMA OPERATING DATA

TOTAL SCHEDULED INCOME (BASED ON MARKET RENTS)	\$361,800
VACANCY FACTOR (5%)	\$18,090
GROSS INCOME	\$343,710
OPERATING EXPENSES (INCREASED TAXES)	\$159,320
NET OPERATING INCOME	\$184,390
CAP RATE AT \$1,850,000	9.97%



RENT COMPS

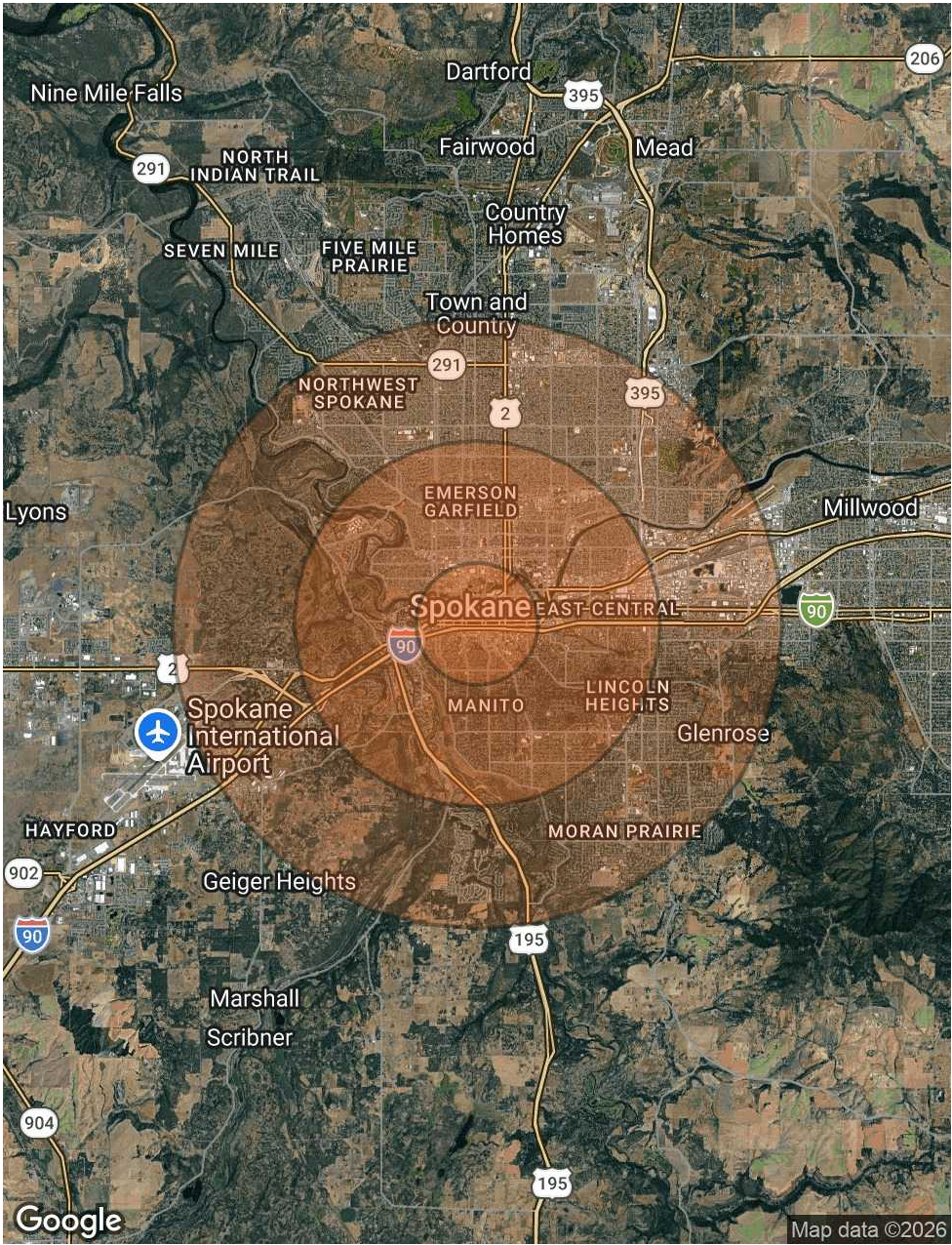
Downtown Spokane Studio Rent Comps		
Property	Year Built	Rent/Month
120 W 3rd Ave	1964	\$754
410 W 3rd Ave	1907	\$947
507 W 5th Ave	1910	\$729
221 W Riverside Ave	1896	\$872
515 W Sprague Ave	1950	\$907
Rent Comps Averages	1925	\$842
Subject Property Current Averages	1890	\$642
Subject Property Market Rent	1890	\$850

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,594	106,887	223,914
AVERAGE AGE	42	40	40
AVERAGE AGE (MALE)	42	39	39
AVERAGE AGE (FEMALE)	42	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,971	46,081	93,284
# OF PERSONS PER HH	1.8	2.3	2.4
AVERAGE HH INCOME	\$64,708	\$83,647	\$87,397
AVERAGE HOUSE VALUE	\$469,462	\$443,647	\$416,978

Demographics data derived from AlphaMap





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