

FOR SALE

\$3,500,000
~~\$4,500,000~~



Symons Building | 7 South Howard Street, Spokane, WA 99201

Cody George, Broker | 509.755.7529 or cody.george@kiemlehagood.com
Kevin Guthrie, Property Manager | 509.755.7528 or kevin.guthrie@kiemlehagood.com

509.838.6541
601 W. Main Avenue, Suite 400
Spokane, WA 99201
KIEMLEHAGOOD.COM



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Sale Price: ~~\$4,500,000~~ \$3,500,000
Total Building SF: 67,723 SF

- Year Built: 1892
- Located in Spokane's Central Business District
- Premier Location
- Adjacent to Bank of America, Wells Fargo & the newly renovated Ridpath

SUMMARY

	BUDGET 2020	2019 ACTUALS
INCOME:		
Rental Income	\$ 275,281	\$ 282,988
Other Income	\$ 23,100	\$ 39,923
TOTAL INCOME	\$ 298,381	\$ 322,911
OPERATING EXPENSES:		
Janitorial & Cleaning	\$ 37,554	\$ 38,564
Utilities	\$ 109,200	\$ 101,016
Taxes, Licenses, Assessments	\$ 19,314	\$ 18,766
Insurance	\$ 9,700	\$ 9,541
General Salaries	\$ 39,996	\$ 39,765
Management Fees	\$ 12,000	\$ 11,192
Electric Expense	\$ 1,500	\$ 2,497
Plumbing Expense	\$ 1,992	\$ 5,538
Heating & Air Conditioning	\$ 7,005	\$ 10,016
Elevator Expense	\$ 11,371	\$ 11,515
Painting & Decorating Expense	\$ 1,080	\$ 1,214
Parking Lot, Road, Path Expense	\$ 1,200	\$ 1,000
Landscaping Expense	\$ -	\$ -
Security & Safety Expense	\$ 36,765	\$ 30,570
General Maintenance	\$ 5,100	\$ 9,114
General Building Supplies	\$ 6,240	\$ 2,920
Marketing Expense	\$ -	\$ -
Administrative Expense	\$ 3,581	\$ 7,703
Other Operating Expenses	\$ 15,000	\$ 15,443
TOTAL OPERATING EXPENSES	\$ 318,598	\$ 316,374
NET OPERATING INCOME	\$ (20,217.00)	\$ 6,537.00
VACANCY		44.67%

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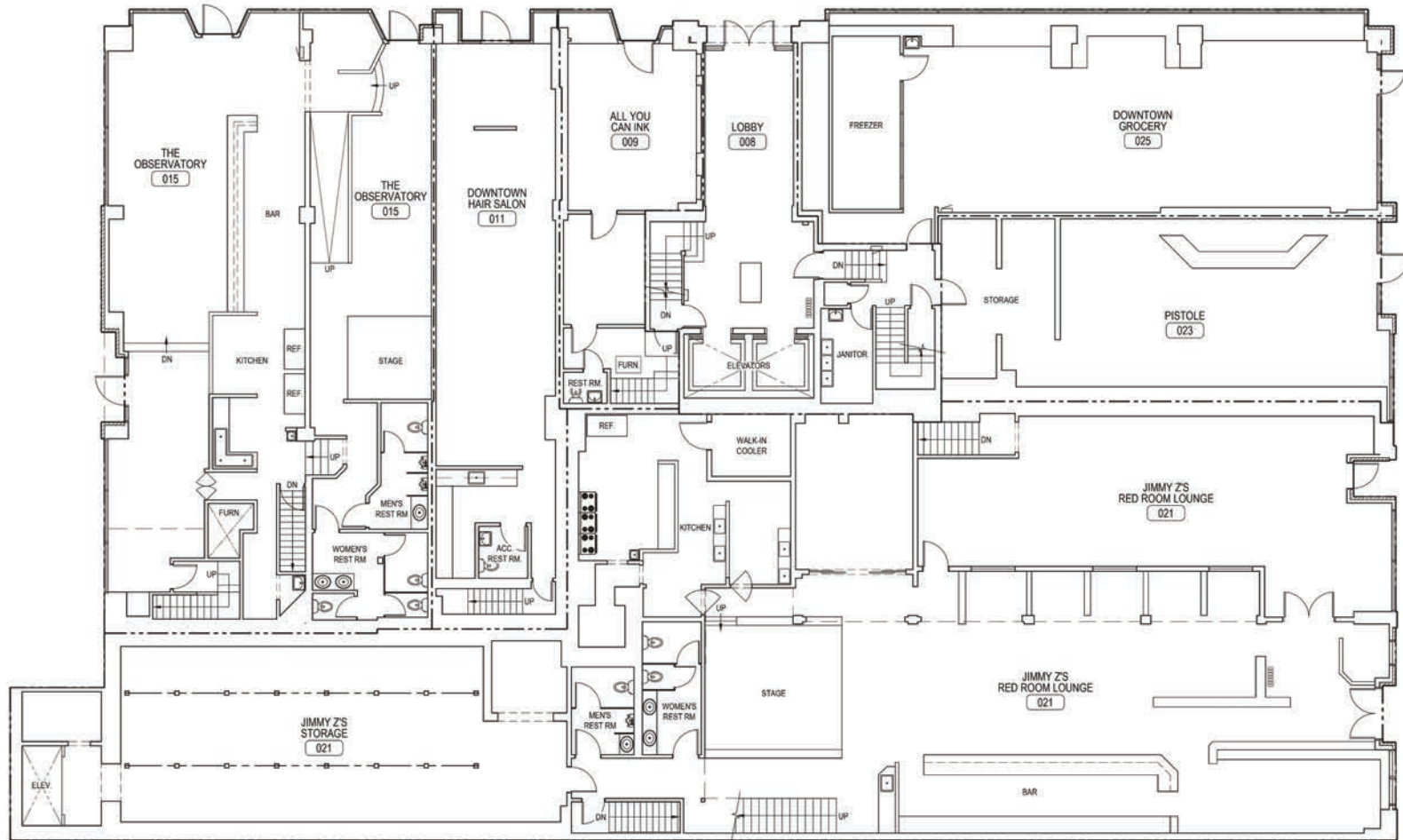
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FLOOR PLAN



1st Floor

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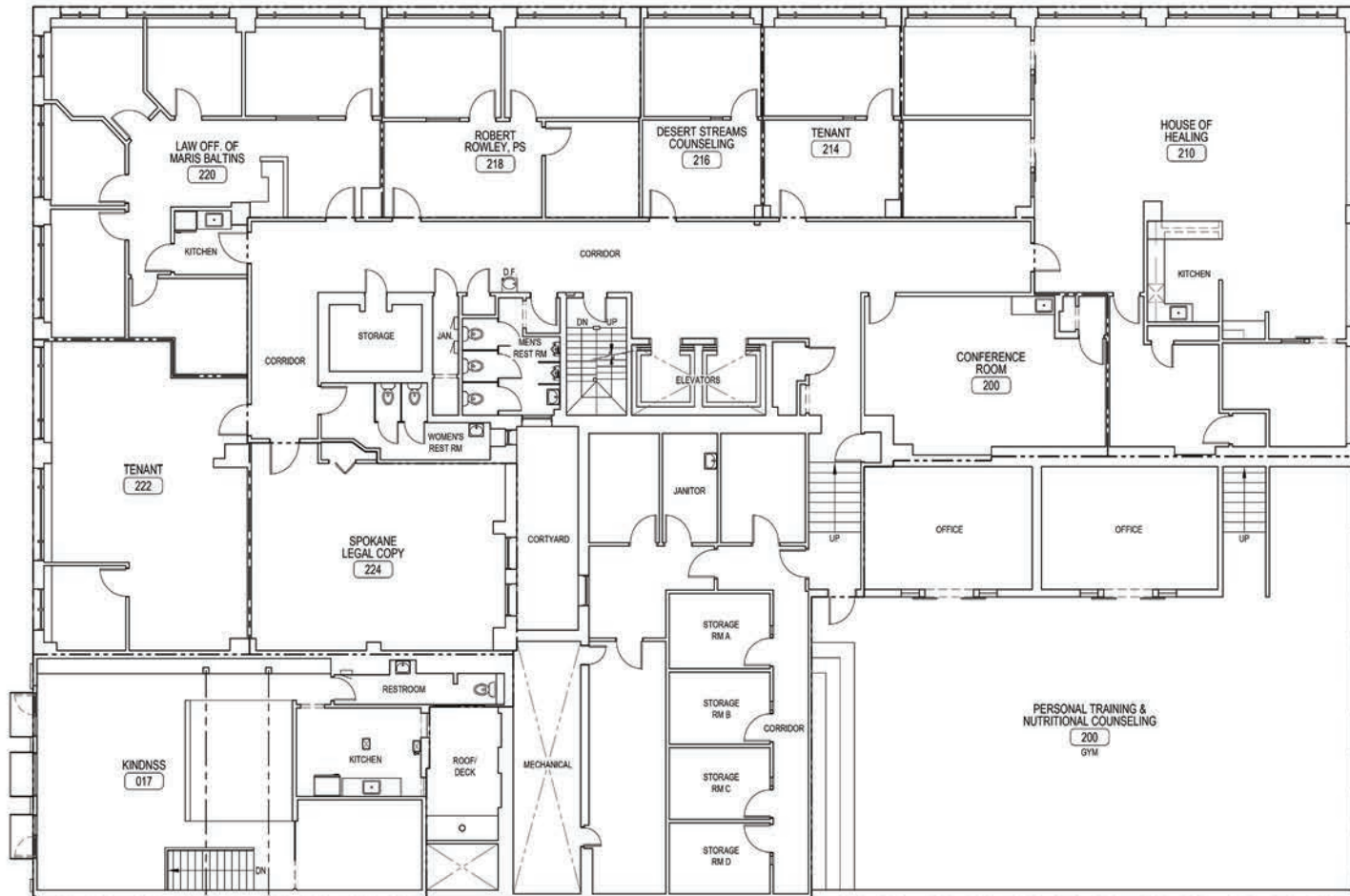
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FLOOR PLAN



2nd Floor

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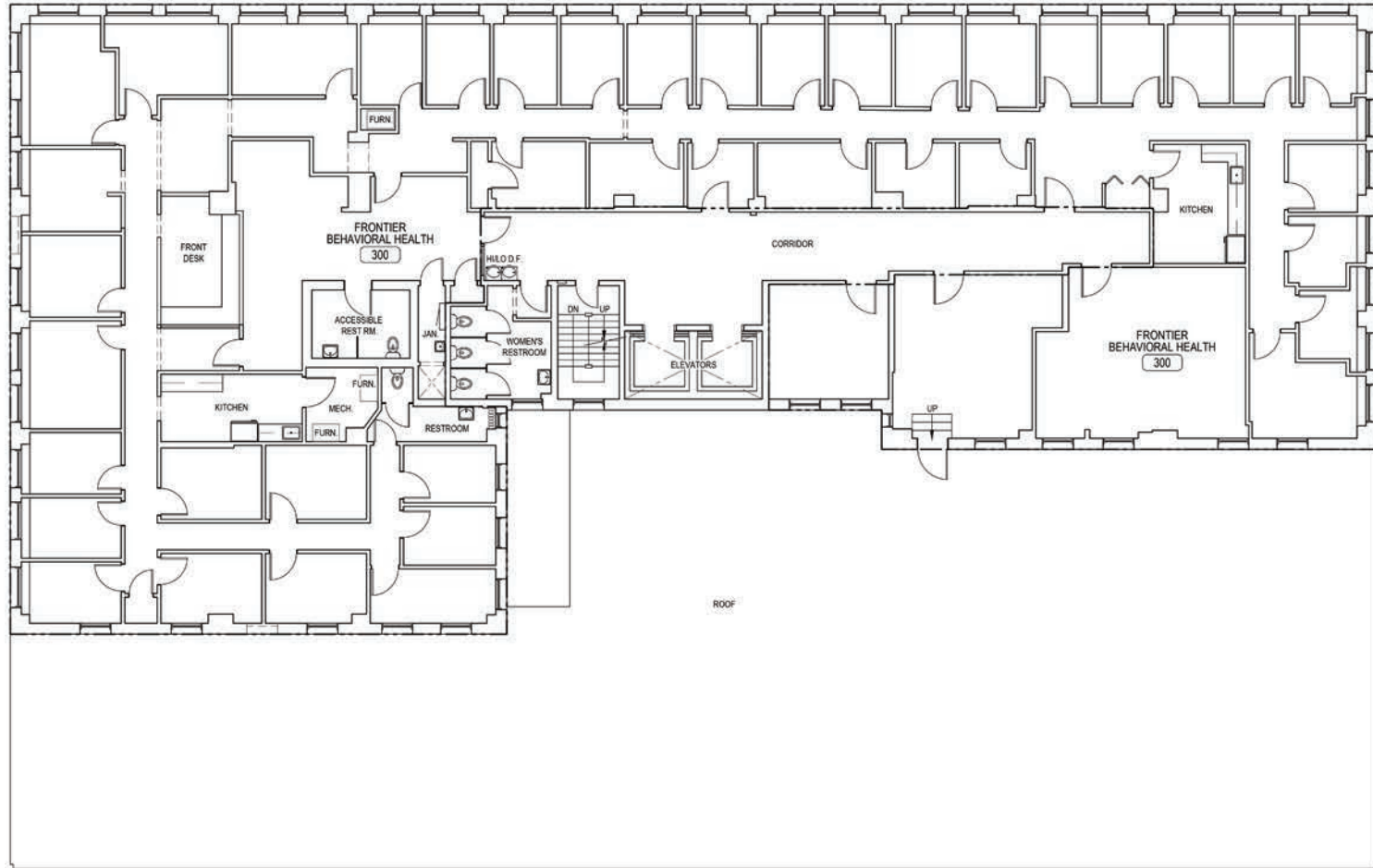
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FLOOR PLAN



3rd Floor

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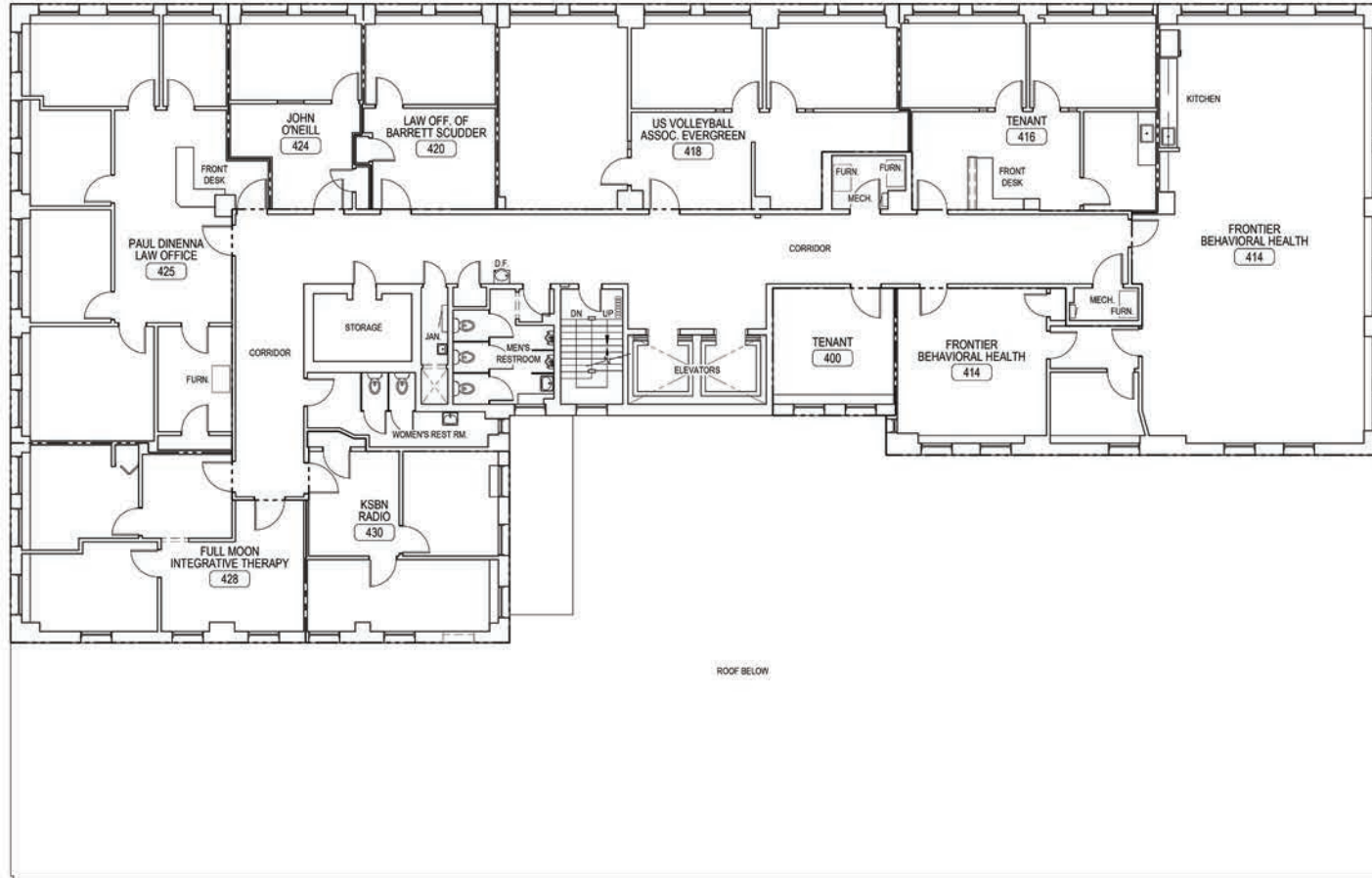
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FLOOR PLAN



4th Floor

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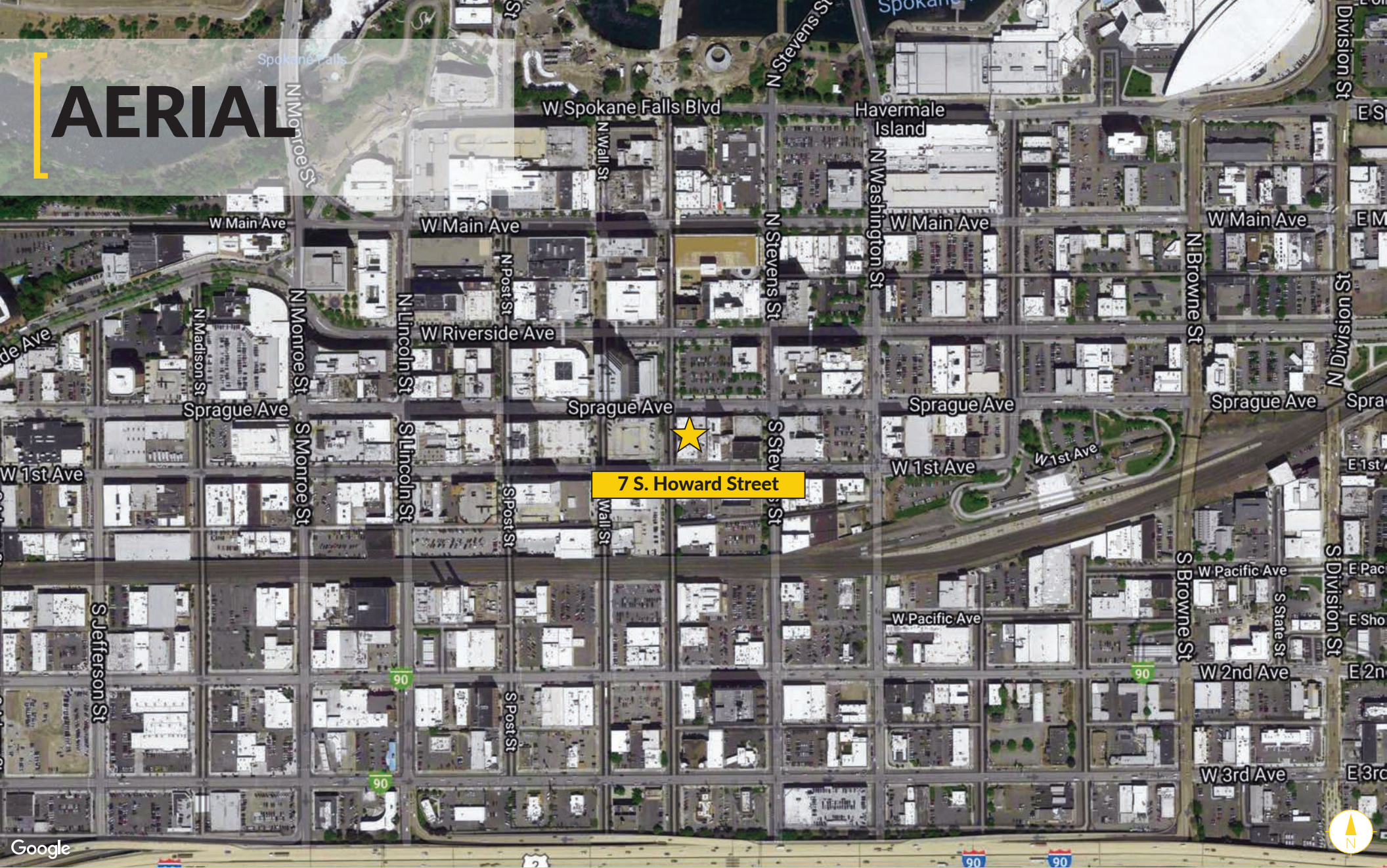
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AERIAL



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