

Memory Care Facility For Sale



12420 & 12322 N. Ruby Spokane, WA

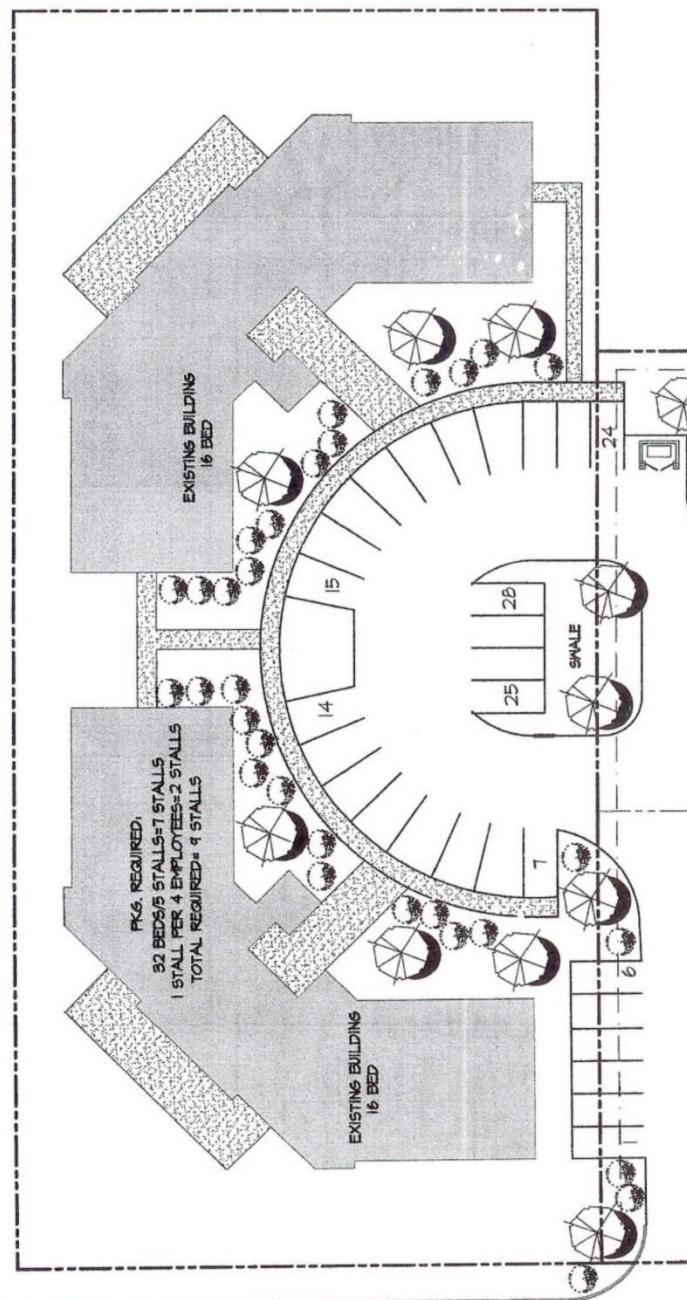
- Offered at \$4,300,000 (5.5% Cap Rate)
- 100% occupied
- Long term Tenant with Lease Option
- 40 bed Capacity
- 15,066 sq feet
- 1.38 Acres
- 18 Parking Spaces (1.20 per 1,000 GBA)
- Pure Triple Net.
- \$229,930 NOI

Confidential
Listing

Debbie Dyche
220-7973

John L. Scott®
REAL ESTATE

Site Plan



			Sep '24 - Aug 25
Income			
	Rent Income	\$	250,920.00
	Reimbursable Income	\$	44,211.43
	Interest Income	\$	1.92
Total Income		\$	295,133.35
Gross Profit		\$	295,133.35
Expense			
	Landlord Expenses		
	Bank Service Charges	\$	5.00
	Filing Fees	\$	70.00
	Professional Fees		
	Accounting	\$	100.00
	HVAC	\$	9,224.92
	Office	\$	234.92
	Management Fees	\$	10,036.80
	Tenant Reimbursable Expenses		
	Reimbursable Expenses		
	Property Taxes	\$	27,498.69
	Property Insurance	\$	18,033.06
	Total Expense	\$	65,203.39
Net Income		\$	229,929.96