

# Memory Care Facility For Sale



## 12420 & 12322 N. Ruby *Spokane, WA*

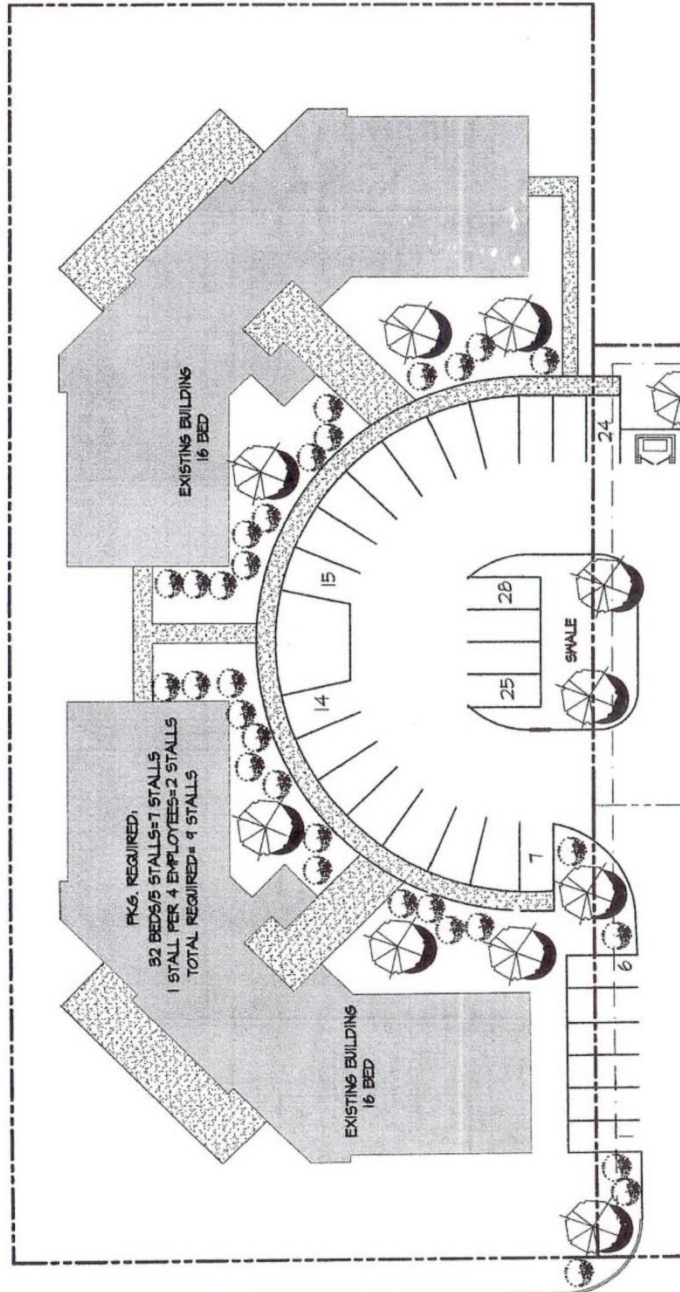
- Offered at \$4,300,000 (5.5% Cap Rate)
- 100% occupied
- Long term Tenant with Lease Option
- 40 bed Capacity
- 15,066 sq feet
- 1.38 Acres
- 18 Parking Spaces (1.20 per 1,000 GBA)
- Pure Triple Net.
- \$229,930 NOI

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	