

# Confidential



## Fisher Apartments

6000-6020 SW Fisher Ave, Beaverton, Oregon 97008

Three Well Maintained Fourplexes on 3 Separate Tax Lots. Can be Purchased Separately.

All 2 Bed, 2 Bath | Hardie Plank Siding | Vinyl Double Pane Windows | Covered Patios & Decks  
Self Cleaning Ovens | Washer & Dryers | Extra Storage

**Price: \$1,399,000**

Units: 12 | Price/Unit: \$116,583

Sq Ft: 11,208 | Price/Sq Ft: \$124.82

Year Built: 1996 | Cap Rate: 6.31%

**Joseph Chaplik & Michael Candianides**

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# INCOME & EXPENSE

## Fisher Apartments

6000-6020 SW Fisher Ave  
Beaverton, Oregon 97008



### Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income	Rent at Market	Monthly Income
12	2 Bed / 2 Bath	938	\$925 <sup>1</sup>	\$11,100	\$950	\$11,400
<b>12</b>			<b>Estimated Total</b>	<b>\$11,100</b>		<b>\$11,400</b>
<b>Scheduled Gross Income</b>				<b>\$133,200</b>		<b>\$136,800</b>
• Less: Vacancy (5%)				-\$6,660		-\$6,840
<b>Effective Gross Income</b>				<b>\$126,540</b>		<b>\$129,960</b>
• Plus: Fees				+\$790		+\$790
• Plus: Utility Bill Back				+\$7,056 <sup>4</sup>		+\$7,056
<b>Effective Annual Income</b>				<b>\$134,386</b>		<b>\$137,806</b>

### Summary

<b>Price</b>	<b>\$1,399,000</b>
Units	12
Building Sq Ft	11,208
Price/Unit	\$116,583
Price/Sq Ft	\$124.82
Year Built	1996

### Proposed Financing

Down Payment	\$349,750
Down Payment %	25%
Debt Service	\$62,679
Loan Amount	\$1,049,250
Interest Rate	4.35%
Term	30 Yr 30 Am

### Footnotes

- <sup>1</sup> Rents Effective 2/1/2015  
<sup>2</sup> Actual  
<sup>3</sup> Estimate  
<sup>4</sup> Utility Bill Back \$7,056

### Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
<sup>2</sup> Taxes	15.60%	\$1,645	\$19,734	15.18%	\$1,645	\$19,734
<sup>2</sup> Insurance	1.88%	\$198	\$2,376	1.83%	\$198	\$2,376
<sup>2</sup> Utilities	7.43%	\$783	\$9,396	7.23%	\$783	\$9,396
Professional Management	7.00%	\$738	\$8,856	7.00%	\$758	\$9,100
<sup>2</sup> Maintenance & Repairs	1.28%	\$135	\$1,620	1.25%	\$135	\$1,620
<sup>3</sup> Turnover Reserves	1.42%	\$150	\$1,800	1.39%	\$150	\$1,800
<sup>2</sup> Landscaping	0.41%	\$44	\$525	0.40%	\$44	\$525
<sup>3</sup> Capital Reserves	1.42%	\$150	\$1,800	1.39%	\$150	\$1,800
<b>Total Est. Annual Expenses</b>	<b>36.44% of EGI</b>	<b>\$3,842 Per Unit</b>	<b>\$46,107</b>	<b>35.67% of EGI</b>	<b>\$3,863 Per Unit</b>	<b>\$46,351</b>

### Investment Summary

	Current	Projected
<b>Net Operating Income (NOI)</b>	<b>\$88,279</b>	<b>\$91,455</b>
<b>Cap Rate</b>	<b>6.31%</b>	<b>6.54%</b>
Debt Service	\$62,679	\$62,679
Cash Flow	\$25,600	\$28,776
<b>Cash Return</b>	<b>7.32%</b>	<b>8.23%</b>

For further information, please contact

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