

Exclusive Listing



Lyndhurst Terrace

3550 SE 130th Avenue, Portland, Oregon 97236

Price: \$1,500,000

Units: 16 | Price/Unit: \$93,750

Sq Ft: 17,155 | Price/Sq Ft: \$87.44

Year Built: 1969 Remodel | Cap Rate: 6.92%

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INCOME & EXPENSE

Lyndhurst Terrace

3550 SE 130th Avenue
Portland, Oregon 97236



Scheduled Monthly Rents

<u>Units</u>	<u>Type</u>	<u>Est. SF</u>	<u>Current Avg. Rent</u>	<u>Monthly Income</u>	<u>Building</u>	<u>Monthly Income</u>
13	2 Bed / 1 Bath	975	\$812	\$10,550	\$850	\$11,050
1	3 Bed / 1 Bath	1,200	\$920	\$920	\$920	\$920
2	3 Bed / 2 Bath	1,200	\$995	\$1,990	\$995	\$1,990
16	Estimated Total			\$13,460		\$13,960
Scheduled Gross Income				\$161,520		\$167,520
▪ Less: Vacancy (5%)				-\$8,076		-\$8,376
Effective Gross Income				\$153,444		\$159,144
▪ Plus: Laundry & Fees				+\$1,920		+\$1,920
▪ Plus: RUBS *				+\$10,500		+\$10,500
Effective Annual Income				\$165,864		\$171,564

Summary

Price	\$1,500,000
Units	16
Building Sq Ft	17,155
Price/Unit	\$93,750
Price/Sq Ft	\$87.44
Year Built	1969 Remodel

Proposed Financing

Down Payment	\$375,000
Down Payment %	25%
Debt Service	\$64,451
Loan Amount	\$1,125,000
Interest Rate	4.00%
Term	5 Yr Fx / 30 Yr Am

Footnotes

- 1 Actual 2014-2015 Taxes (after discount)
 2 Actual Insurance Premium
 3 Actual 2015 June YTD utilities annualized
 4 Budget
 * RUBS: \$50/month for 2 BR's & \$75/month for 3 BR's

Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
1 Taxes	9.35%	\$897	\$14,354	9.02%	\$897	\$14,354
2 Insurance	2.62%	\$251	\$4,018	2.52%	\$251	\$4,018
3 Utilities	11.03%	\$1,057	\$16,919	10.63%	\$1,057	\$16,919
4 Professional Management	7.00%	\$671	\$10,741	7.00%	\$696	\$11,140
4 Maintenance & Repairs	5.21%	\$500	\$8,000	5.03%	\$500	\$8,000
4 Turnover Reserves	2.61%	\$250	\$4,000	2.51%	\$250	\$4,000
4 Capital Reserves	2.61%	\$250	\$4,000	2.51%	\$250	\$4,000
Total Est. Annual Expenses	40.43% of EGI	\$3,877 Per Unit	\$62,032	39.23% of EGI	\$3,902 Per Unit	\$62,431

Investment Summary

	Current	Projected
Net Operating Income (NOI)	\$103,833	\$109,133
Cap Rate	6.92%	7.28%
Debt Service	\$64,451	\$64,451
Cash Flow	\$39,381	\$44,682
Cash Return	10.50%	11.92%

For further information, please contact

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