

Joseph Bernard

INVESTMENT REAL ESTATE

The Professional Approach to Apartment Investing



Price: \$6,300,000
Units: 79

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Detailed Property Analysis

Glendoveer Estates

601 NE 162nd Avenue, Portland, Oregon 97233

5200 SW Macadam Avenue, Suite #300
Portland, Oregon 97239

4404 NE 77th Avenue, Suite #275
Vancouver, Washington 98662

9927 E Bell Road, Suite #130
Scottsdale, Arizona 85260

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For further information, please contact

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Financial Analysis

ProForma

Rental Income

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Financial Analysis



Pro Forma



Scheduled Monthly Rents

<u>Units</u>	<u>Type</u>	<u>Est. SF</u>	<u>Current Avg. Rent</u>	<u>Monthly Income</u>	<u>Rent at Market</u>	<u>Monthly Income</u>
¹ 31	1 Bed / 1 Bath	600	\$655	\$20,305	\$725	\$22,475
48	2 Bed / 1 Bath	815	\$737	\$35,376	\$850	\$40,800
79	Estimated Total			\$55,681		\$63,275
Scheduled Gross Income				\$668,172		\$759,300
▪ <i>Less: Vacancy (5%)</i>				<i>-\$33,409</i>		<i>-\$37,965</i>
Effective Gross Income				\$634,763		\$721,335
▪ <i>Plus: RUBS</i>				<i>+\$19,901</i> ²		<i>+\$19,901</i>
▪ <i>Plus: Laundry</i>				<i>+\$6,716</i> ²		<i>+\$6,716</i>
▪ <i>Plus: Deposit Refund</i>				<i>+\$14,371</i> ²		<i>+\$14,371</i>
▪ <i>Plus: Application Fee</i>				<i>+\$2,825</i> ²		<i>+\$2,825</i>
▪ <i>Plus: Misc. Fees</i>				<i>+\$14,988</i> ²		<i>+\$14,988</i>
Effective Annual Income				\$693,564		\$780,136

Summary

Price	\$6,300,000
Units	79
Building Sq Ft	58,370
Price/Unit	\$79,747
Price/Sq Ft	\$107.93
Year Built	1973

Proposed Financing

Down Payment	\$1,575,000
Down Payment %	25%
Debt Service	\$270,694
Loan Amount	\$4,725,000
Interest Rate	4.00%
Term	7 Yr Fixed / 30 Year AM

Footnotes

- ¹ One unit may be non-conforming
- ² 2014 Actual
- ³ Off Site and On Site Management
- ⁴ 2015 Actual, annualized
- ⁵ New Roof and Decks 2013 - \$315,000; New Exterior Paint 2015 - \$90,000; New Retaining Wall 2014 - \$29,000; New Pool Fence 2014 - \$10,000

Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
Taxes	8.39%	\$674	\$53,276	7.39%	\$674	\$53,276
² Insurance	1.78%	\$143	\$11,278	1.56%	\$143	\$11,278
² Utilities	7.31%	\$587	\$46,387	6.43%	\$587	\$46,387
³ Professional Management	9.54%	\$766	\$60,553	9.54%	\$871	\$68,815
⁴ Maintenance & Repairs	10.58%	\$850	\$67,150	9.31%	\$850	\$67,150
² Turnover Reserves	2.28%	\$183	\$14,479	2.19%	\$200	\$15,800
² Landscaping	0.76%	\$61	\$4,810	0.67%	\$61	\$4,810
⁵ Capital Reserves	3.07%	\$247	\$19,500	2.70%	\$247	\$19,500
Total Est. Annual Expenses	43.71% of EGI	\$3,512 Per Unit	\$277,433	39.79% of EGI	\$3,633 Per Unit	\$287,016

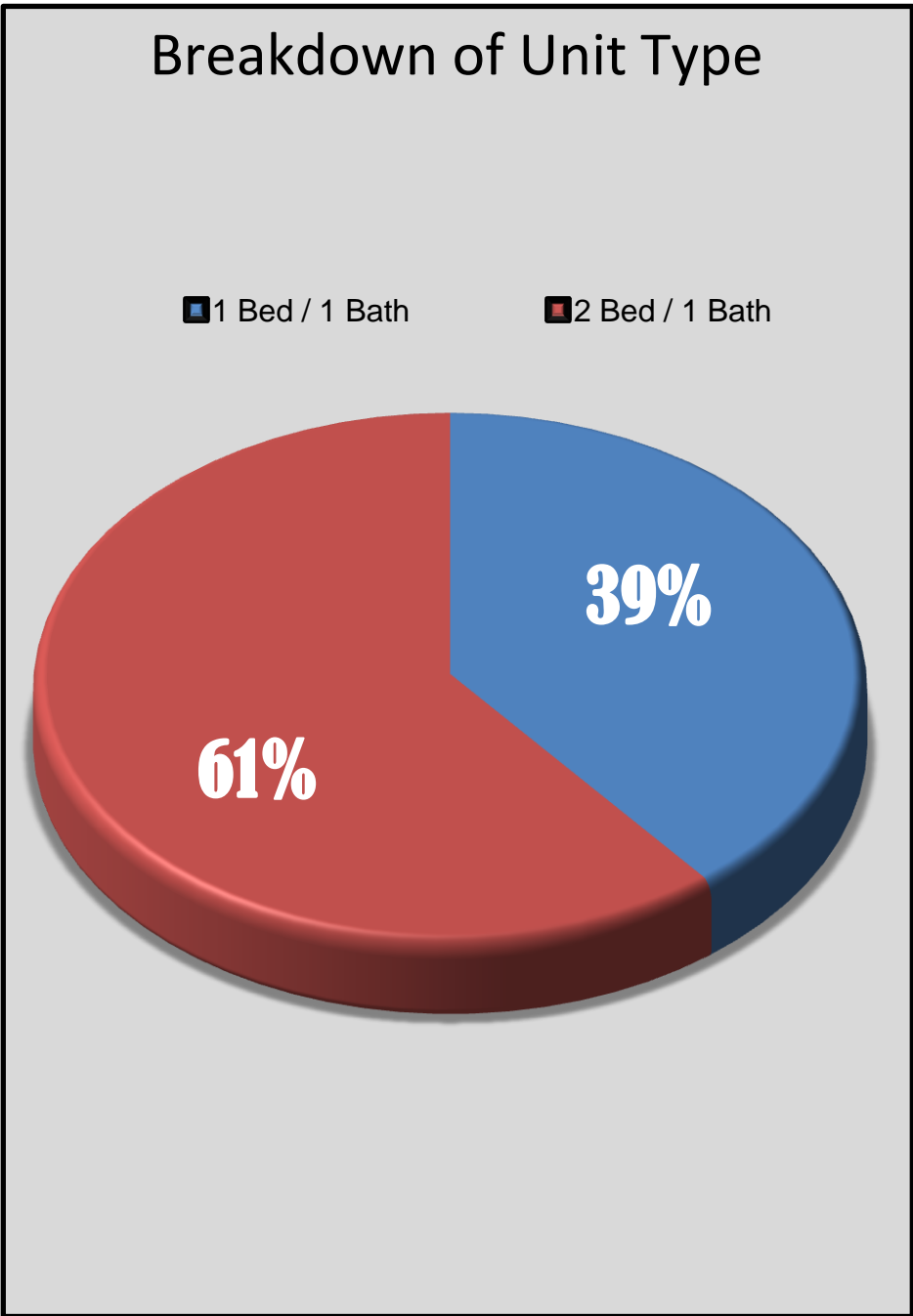
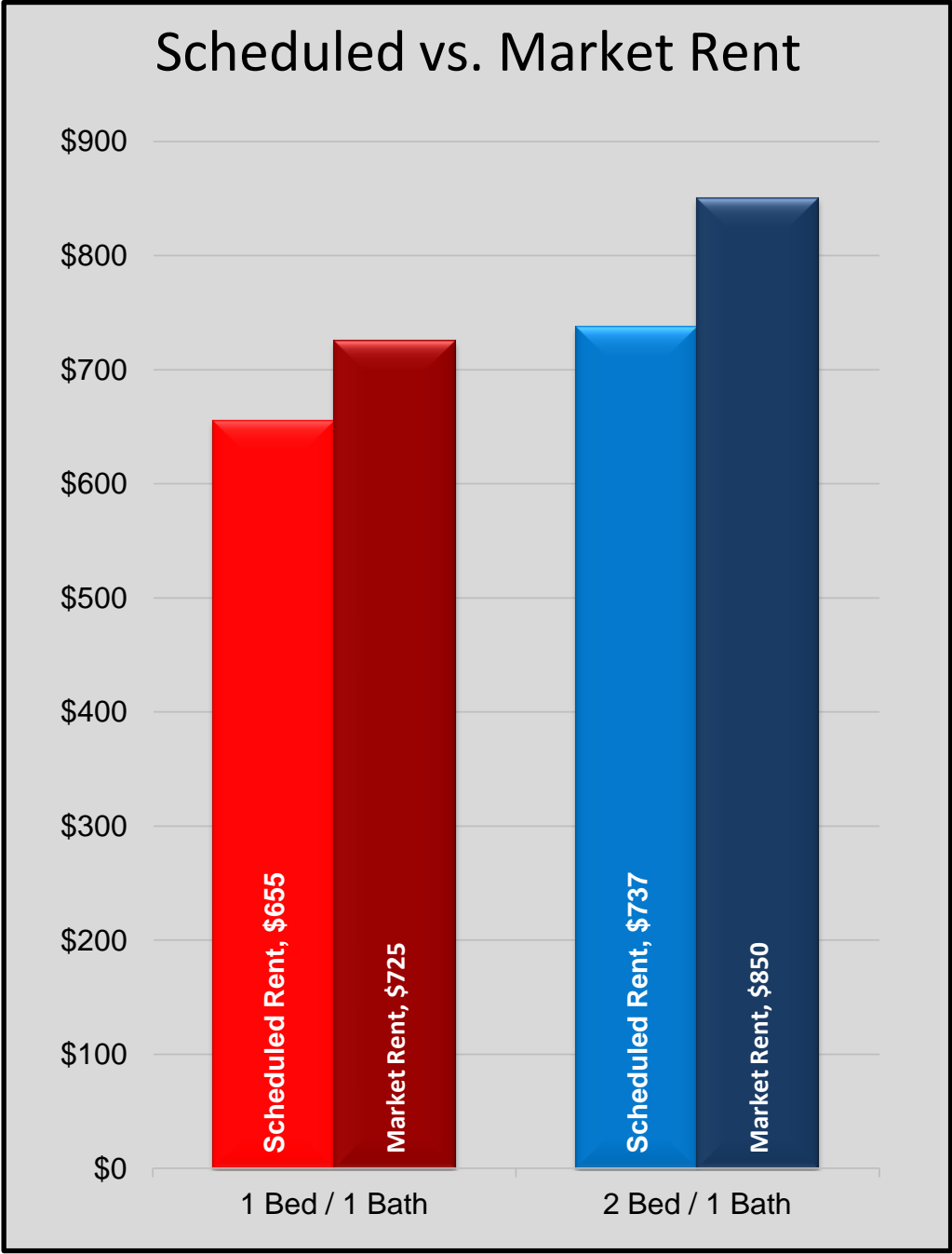
Investment Summary

	Current	Projected
Net Operating Income (NOI)	\$416,131	\$493,120
Cap Rate	6.61%	7.83%
Debt Service	\$270,694	\$270,694
Cash Flow	\$145,437	\$222,426
Cash Return	9.23%	14.12%

Rental Income

# Units	Unit	Square Footage	Scheduled Rent	Market Rent
31	1 Bed / 1 Bath	600	\$655	\$725
48	2 Bed / 1 Bath	815	\$737	\$850

Monthly:	\$55,681	\$63,275
Annual:	\$668,172	\$759,300



Property Description



Building

Units	79
Unit Mix	127
Buildings	9
Building Sq Ft	58,370
Lot Sq Ft	99,871
Year Built	1973

Highlights

- New Roof
- New Balconies
- New Exterior Paint
- New Retainer Wall

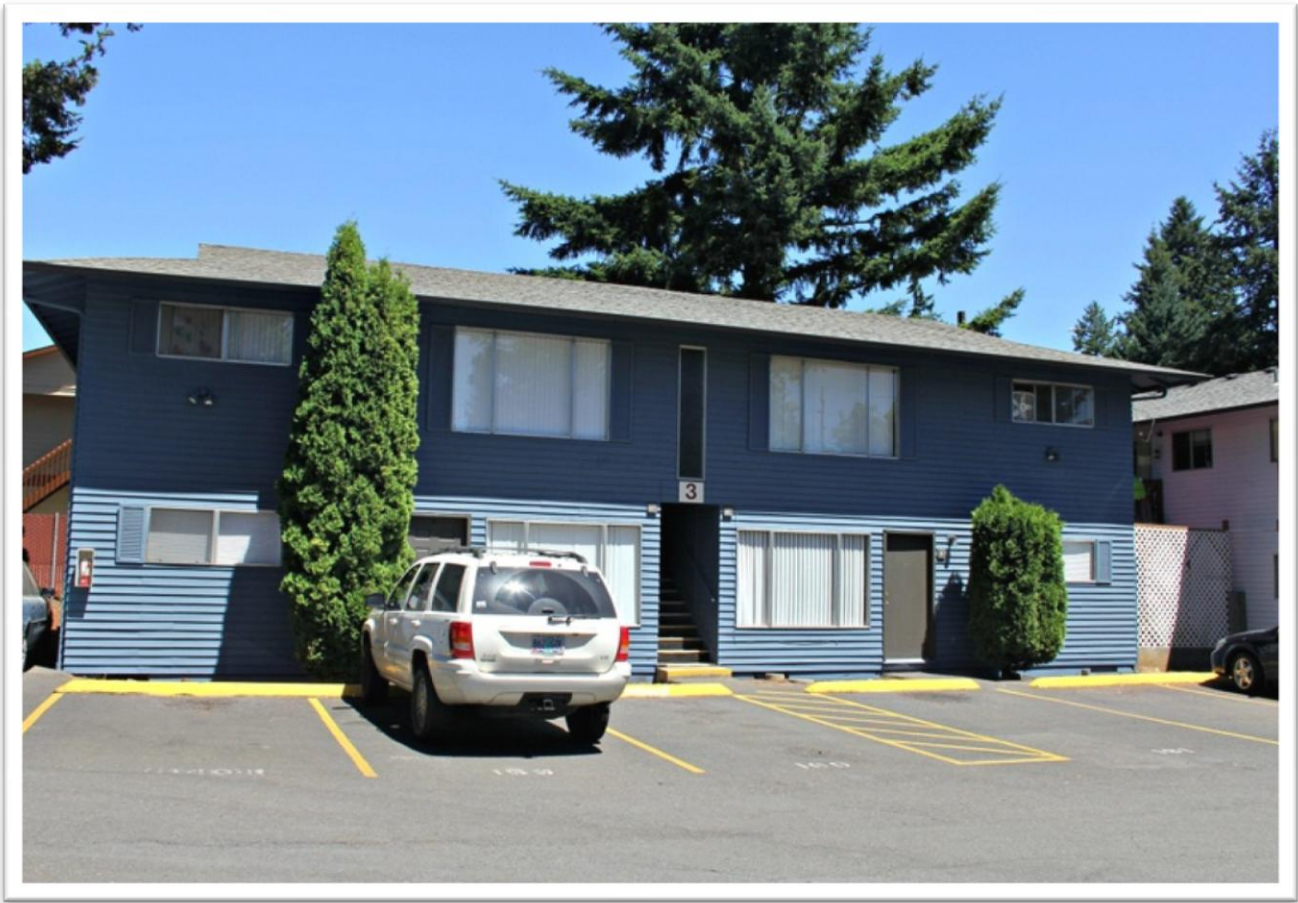


Description



Glendoveer Estates is a 79 unit apartment community located between NE 160th & NE 162nd Avenue, just north of NE Glisan Street in the Wilkes neighborhood of Portland, Oregon. This complex features a semi-private entry way with a 110 space parking lot, with some covered parking spaces available. Residents of Glendoveer Estates can enjoy a swimming pool, two on site laundry facilities, new roofs, new gutters, new decks, & mature landscaping. There is a mix of one and two bedroom units, with approximately 34.06 units per acre. Each unit has individual domestic hot water heaters, decks or patios, and ceramic tile tub and shower enclosures.

Exterior Photos



Location Description



Summary

Property

Address:	601 NE 162nd Avenue Portland, Oregon 97233
Neighborhood:	Wilkes
County:	Multnomah
Parcel #:	R169940
Map Grid:	598 E7
Zoning	MR4
Elevation	318'
Walk Score	41 / 100
Urban Growth Boundary	Inside UGB
School District	Parkrose School District

97233*

Population	40,471
Population Change	+18.00%
Renters (%)	55.00%
Unemployment	11.80%
Recent Job Growth	Positive
Income per Cap	\$35,661
High School Grad.	21.70%
4 yr. College Grad	5.60%

* Data reported in 2010

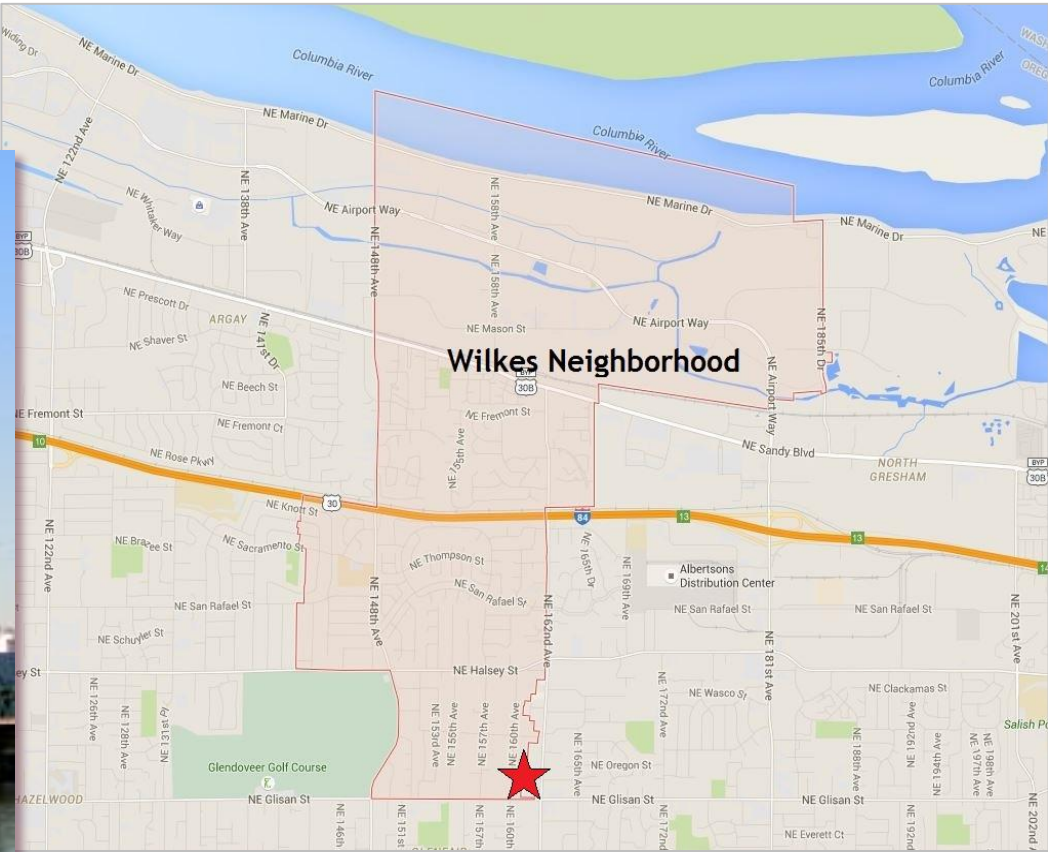
Description

Glendoveer Estates is located in the Wilkes neighborhood in Portland, Oregon. Wilkes is the northeastern most neighborhood in Portland. It stretches from NE Glisan Street up to the Columbia River, and from NE 148th to NE 162nd Avenue, which is the border of city of Portland and city of Gresham.

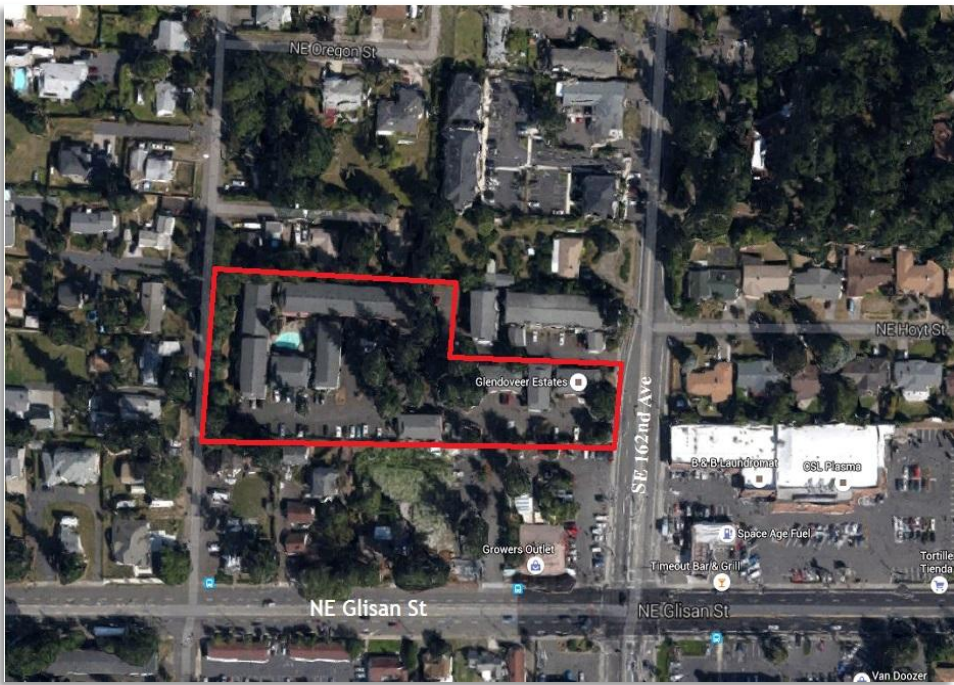
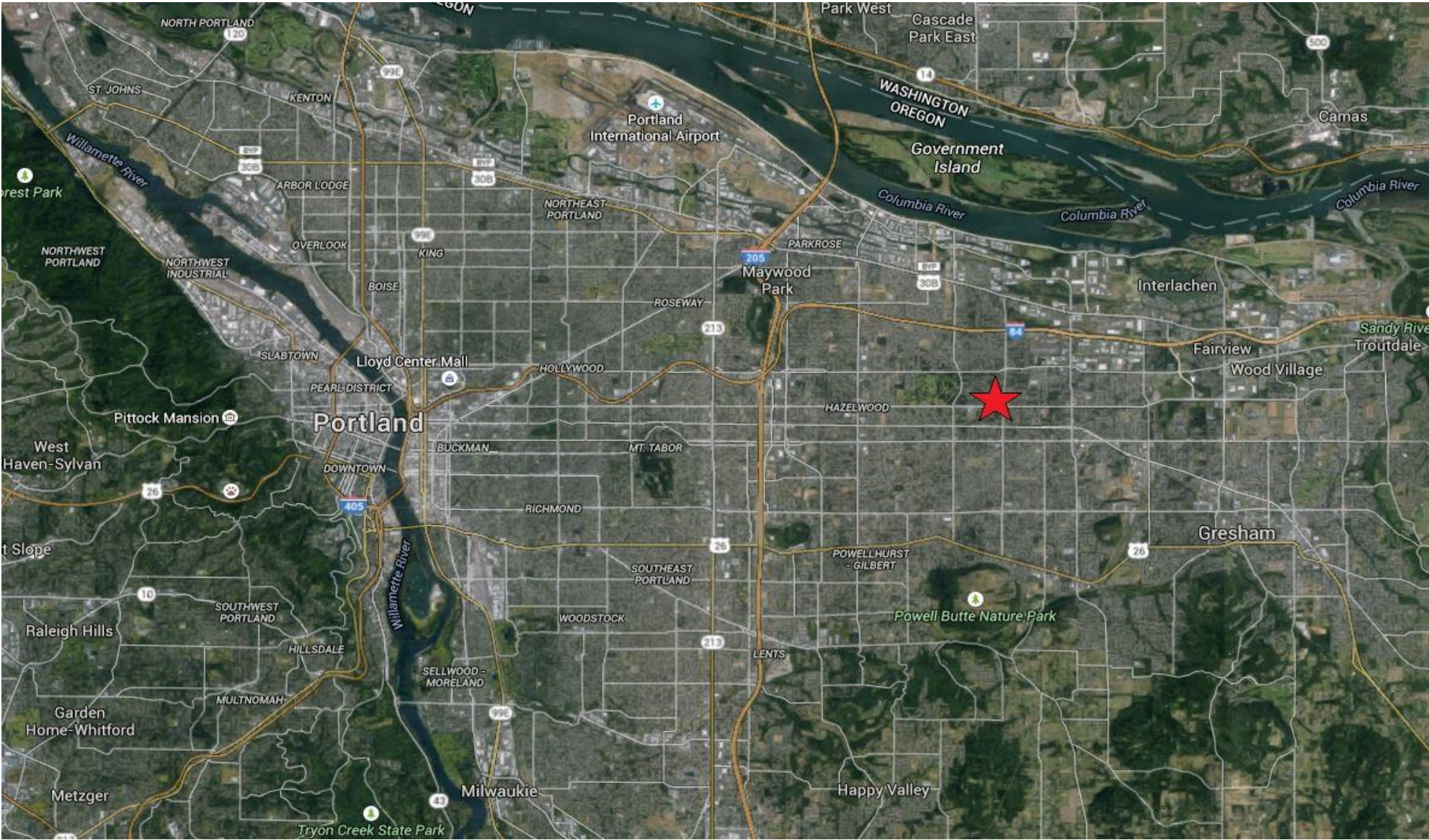
This community is located near several city parks, including Glenfair, Columbia View, and Parklane Park. Residents can take advantage of several sport fields, basketball courts, walking paths, and play areas.

The TriMET Bus Line runs along NE Glisan Street, and the MAX Light Rail runs along E Burnside Street, giving tenants easy access to an extensive public transportation system. Residents literally have the entire city at their fingertips.

Some of the larger Portland employers include Nike, Columbia Sportswear, Tektronix, Precision Castparts Corp, and Mentor Graphics Corp.



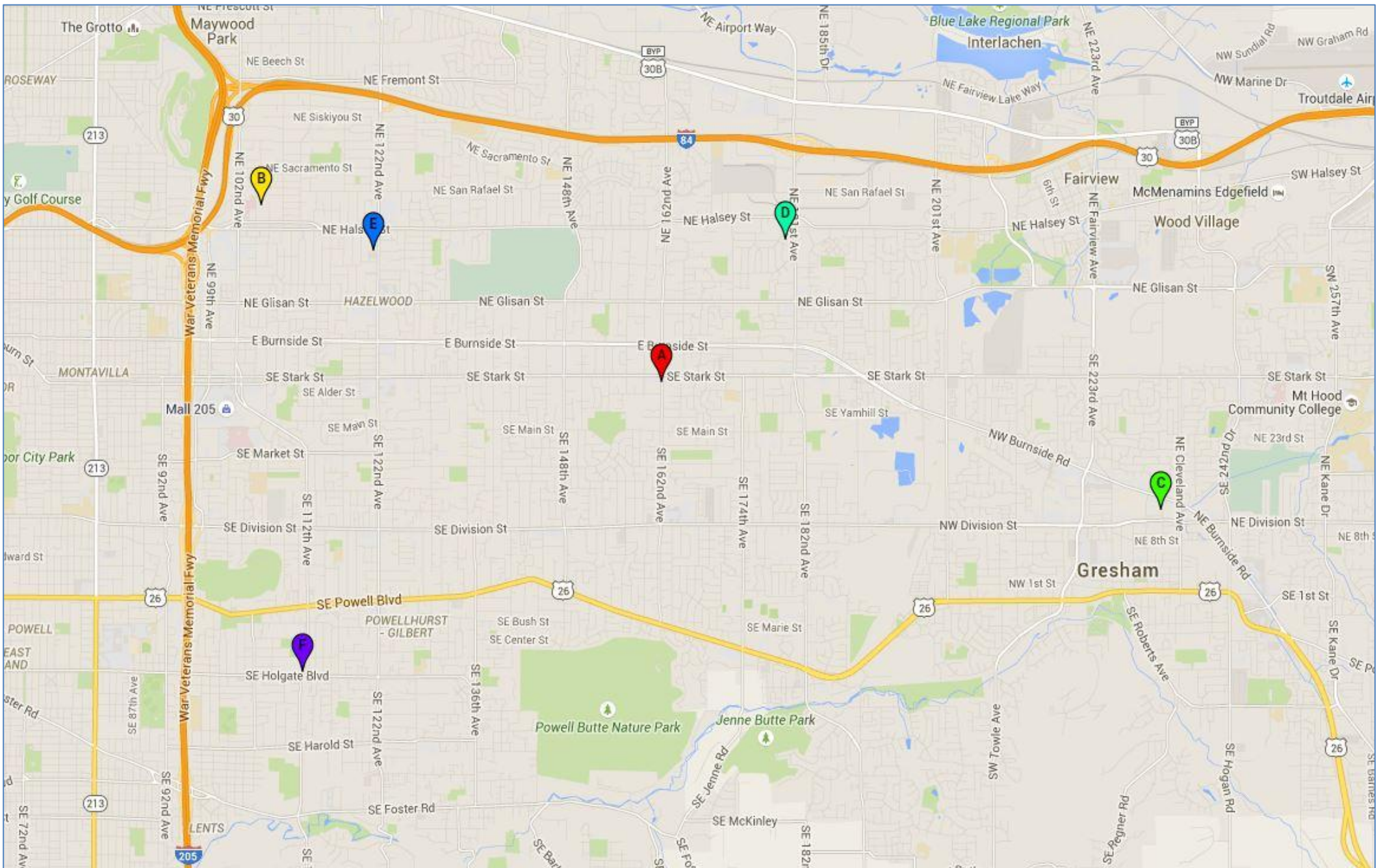
Maps



Sold Comparables



Map



A. Glendoveer Estates

601 NE 162nd Avenue, Portland, Oregon 97233

B. Woodland Park

1820 NE 104th Avenue, Portland, Oregon 97220

C. Alexan Park Commons

1209 NE Linden Avenue, Gresham, Oregon 97030

D. View North Apartments

17838 NE Multnomah Drive, Portland, Oregon 97230

E. Highlander Apartments

1217 NE 122nd Avenue, Portland, Oregon 97230

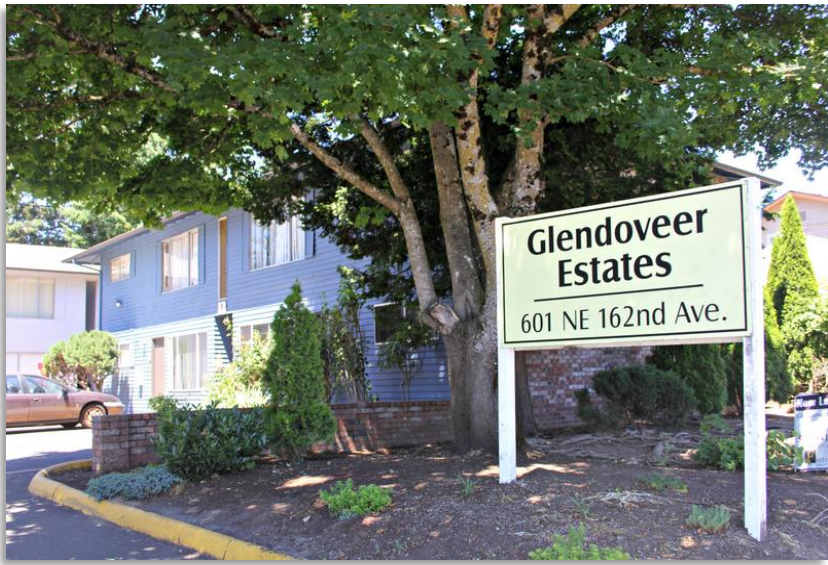
F. Pine Garden Apartments

11115 SE Holgate Blvd, Portland, Oregon 97266

Details

A. Glendoveer Estates

601 NE 162nd Avenue
Portland, Oregon 97233



Subject

Price	\$6,300,000
Units	79
Sq Ft	58,370
Year Built	1973
Cap Rate	6.61%
Price/Unit	\$79,747
Price/Sq Ft	\$107.93

B. Woodland Park

1820 NE 104th Avenue
Portland, Oregon 97220



Sale Date	5/14/2015
Sale Price	\$6,642,597
Units	74
Sq Ft	71,200
Year Built	1969
Cap Rate	6.80%
Price/Unit	\$89,765
Price/Sq Ft	\$93.29

C. Alexan Park Commons

1209 NE Linden Avenue
Gresham, Oregon 97030



Sale Date	10/1/2014
Sale Price	\$3,400,000
Units	40
Sq Ft	41,320
Year Built	1995
Cap Rate	6.26%
Price/Unit	\$85,000
Price/Sq Ft	\$82.28

D. View North Apartments

17838 NE Multnomah Drive
Portland, Oregon 97230



Sale Date	4/15/2015
Sale Price	\$1,600,000
Units	20
Sq Ft	15,582
Year Built	1967
Price/Unit	\$80,000
Price/Sq Ft	\$102.68

E. Highlander Apartments

1217 NE 122nd Avenue
Portland, Oregon 97230



Sale Date	7/18/2014
Sale Price	\$2,975,000
Units	38
Sq Ft	33,998
Year Built	1960
Cap Rate	6.84%
Price/Unit	\$78,289
Price/Sq Ft	\$87.51

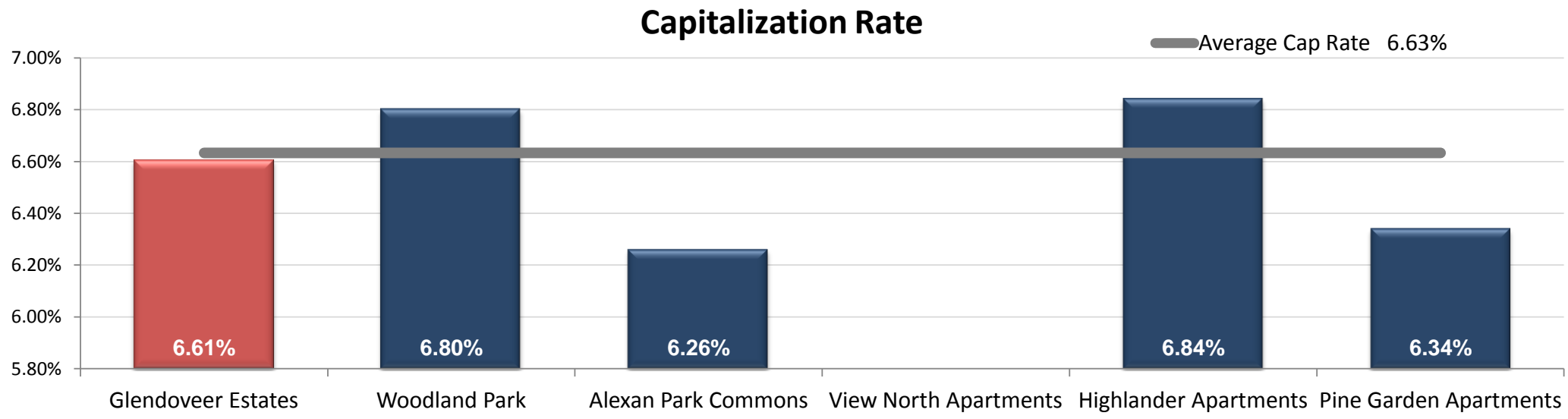
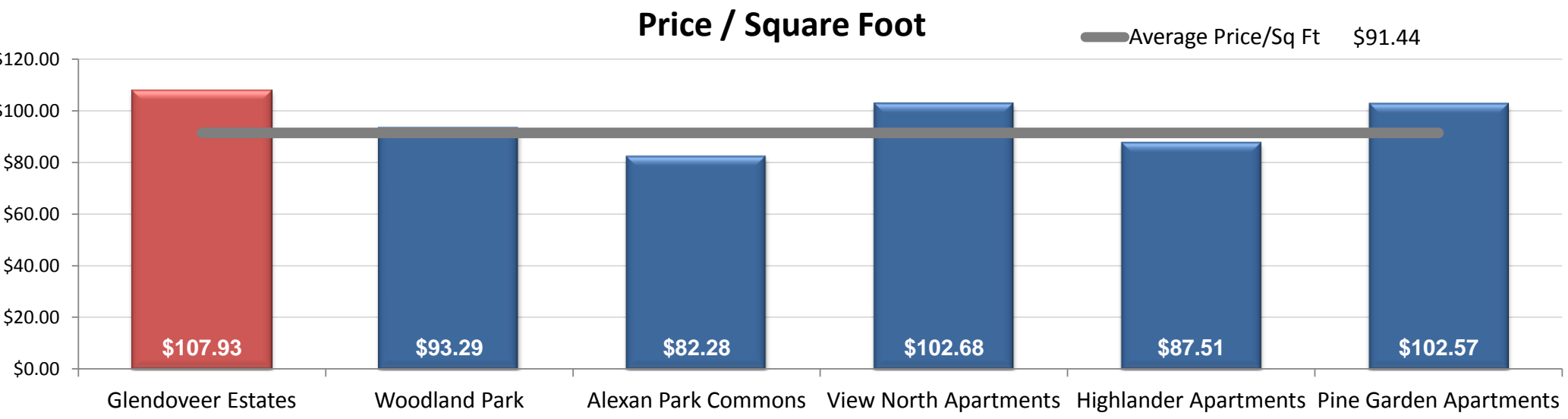
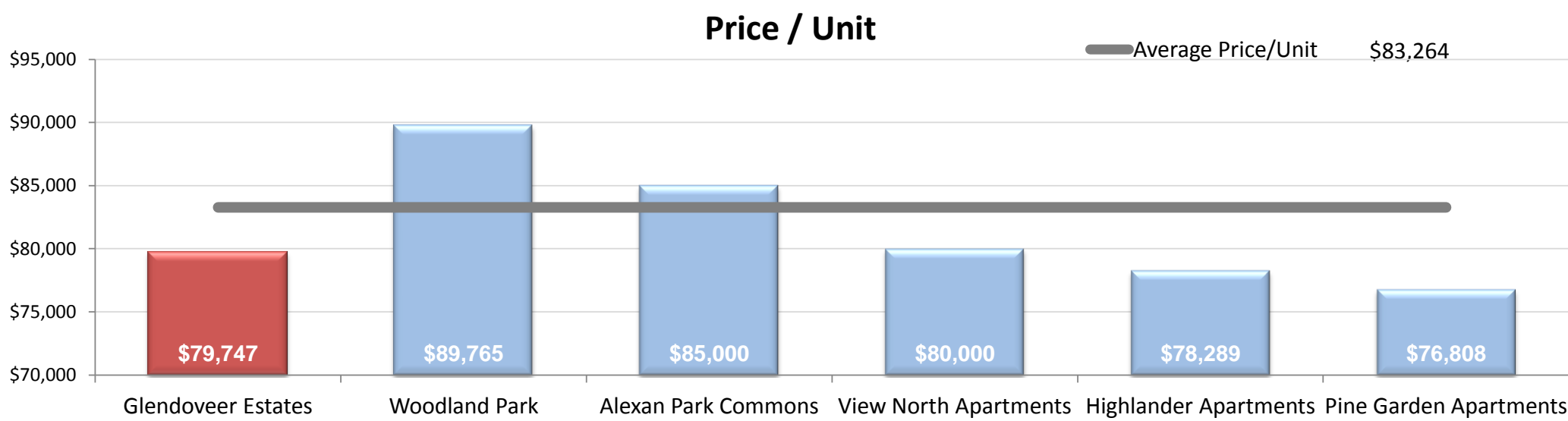
F. Pine Garden Apartments

11115 SE Holgate Blvd
Portland, Oregon 97266



Sale Date	2/26/2015
Sale Price	\$1,997,000
Units	26
Sq Ft	19,470
Year Built	1963
Cap Rate	6.34%
Price/Unit	\$76,808
Price/Sq Ft	\$102.57

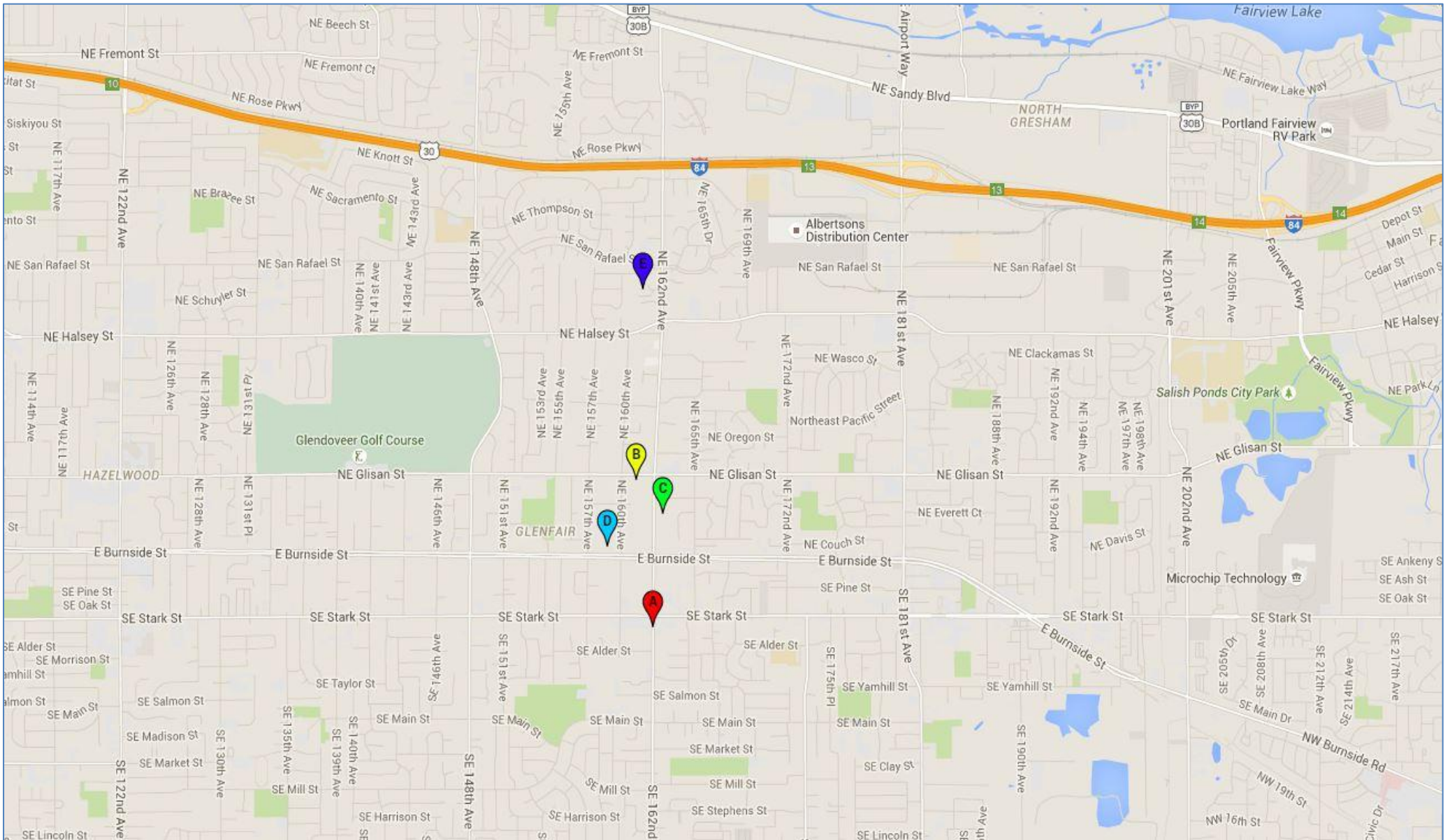
Graphs



Rent Comparables



Map - One Bedroom



A. Glendoveer Estates

601 NE 162nd Avenue, Portland, Oregon 97233

B. Red Rose Manor

16050 NE Glisan Street, Portland, Oregon 97230

C. Cavalier Townhomes

222 NE 162nd Avenue, Portland, Oregon 97230

D. Windsor Court

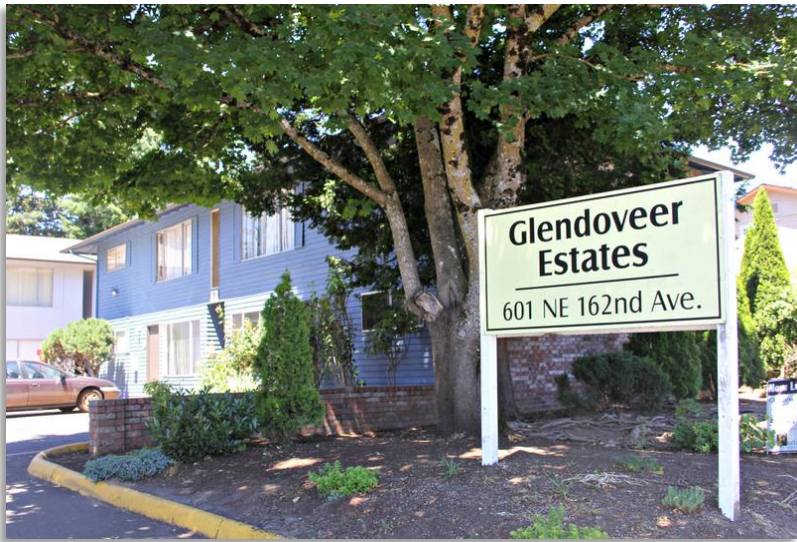
15839 E Burnside Street, Portland, Oregon 97233

E. Executive 1801

1801 NE 162nd Avenue, Portland, Oregon 97230

Details - One Bedroom

A. Glendoveer Estates
601 NE 162nd Avenue
Portland, Oregon 97233



Units	79
Rent	655
Square Feet	600
Rent / Square Foot	1.09

B. Red Rose Manor
16050 NE Glisan Street
Portland, Oregon 97230



Units	51
Rent	675
Square Feet	760
Rent / Square Foot	0.89

C. Cavalier Townhomes
222 NE 162nd Avenue
Portland, Oregon 97230



Units	34
Rent	725
Square Feet	760
Rent / Square Foot	0.95

D. Windsor Court
15839 E Burnside Street
Portland, Oregon 97233



Units	80
Rent	695
Square Feet	660
Rent / Square Foot	1.05

E. Executive 1801
1801 NE 162nd Avenue
Portland, Oregon 97230

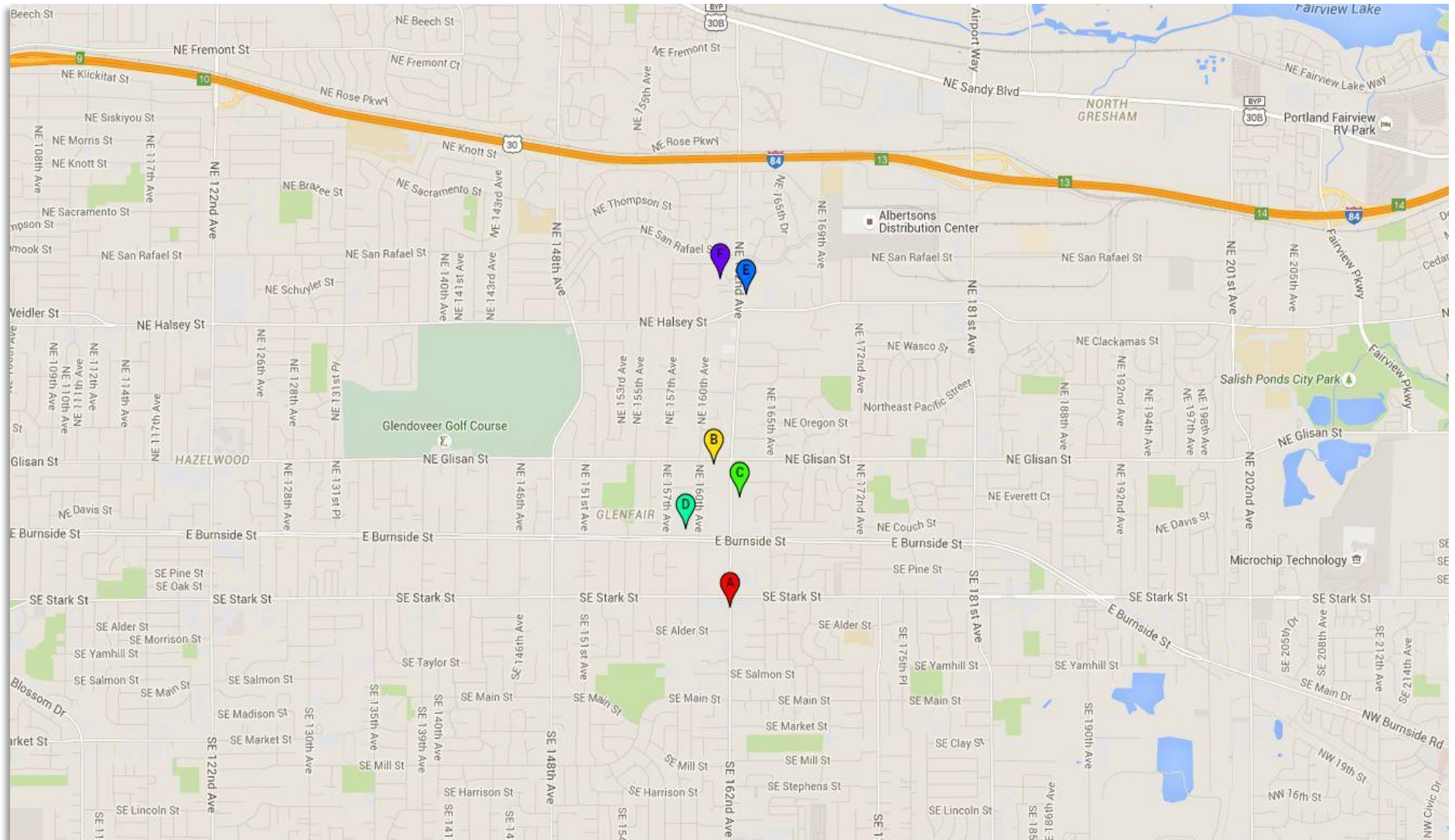


Units	86
Rent	750
Square Feet	700
Rent / Square Foot	1.07

Graphs - One Bedroom



Map - Two Bedroom



A. **Glendoveer Estates**

601 NE 162nd Avenue, Portland, Oregon 97233

B. **Red Rose Manor**

16050 NE Glisan Street, Portland, Oregon 97230

C. **Cavalier Townhomes**

222 NE 162nd Avenue, Portland, Oregon 97230

D. **Windsor Court**

15839 E Burnside Street, Portland, Oregon 97233

E. **Halsey Station**

1700 NE 162nd Avenue, Portland, Oregon 97230

F. **Executive 1801**

1801 NE 162nd Avenue, Portland, Oregon 97230

Details - Two Bedroom

A. Glendoveer Estates
601 NE 162nd Avenue
Portland, Oregon 97233



Units	79
Rent	\$737
Square Feet	815
Rent / Square Foot	\$0.90

B. Red Rose Manor
16050 NE Glisan Street
Portland, Oregon 97230



Units	51
Rent	\$775
Square Feet	850
Rent / Square Foot	\$0.91

C. Cavalier Townhomes
222 NE 162nd Avenue
Portland, Oregon 97230



Units	34
Rent	\$825
Square Feet	1,106
Rent / Square Foot	\$0.75

D. Windsor Court
15839 E Burnside Street
Portland, Oregon 97233



Units	80
Rent	\$825
Square Feet	1,050
Rent / Square Foot	\$0.79

E. Halsey Station
1700 NE 162nd Avenue
Portland, Oregon 97230



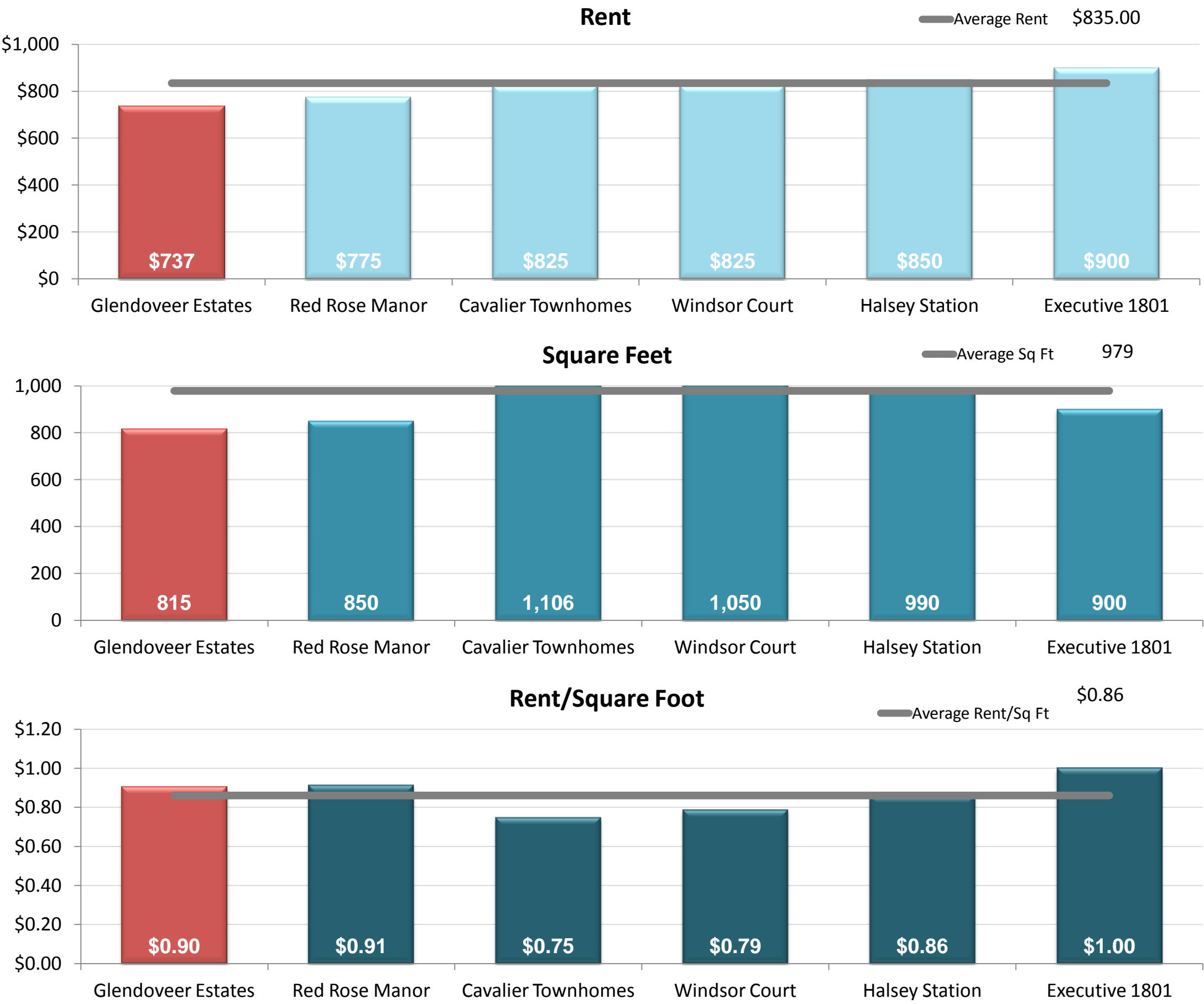
Units	124
Rent	\$850
Square Feet	990
Rent / Square Foot	\$0.86

F. Executive 1801
1801 NE 162nd Avenue
Portland, Oregon 97230



Units	86
Rent	\$900
Square Feet	900
Rent / Square Foot	\$1.00

Graphs - Two Bedroom

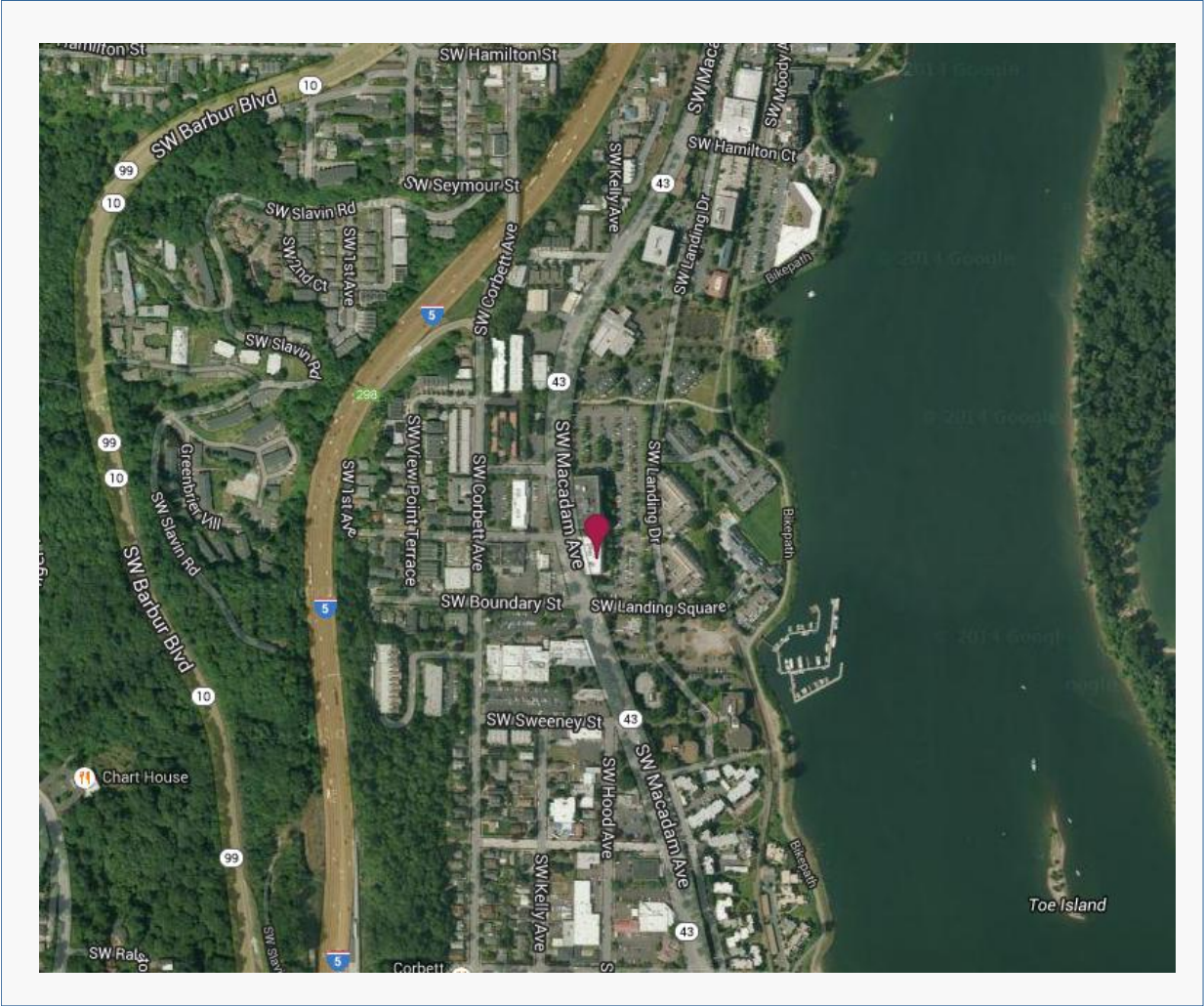


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