

Exclusive Listing



Cedar Breaks

4032-4050 SE Holgate Blvd., Portland, Oregon 97202

Vinyl Windows | On-Site Laundry | New Roofs | Great Close-In Location

Price: \$1,800,000

Units: 10 | Price/Unit: \$180,000

Sq Ft: 8,070 | Price/Sq Ft: \$223.05

Year Built: 1973 | Cap Rate: 5.31%

Joseph Chaplik

President / Principal Broker

(503) 546-9390 | (866) 546-9390

jchaplik@josephbernard.net

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

INCOME & EXPENSE

Cedar Breaks

4032-4050 SE Holgate Blvd.
Portland, Oregon 97202



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>
8	2 Bed / 1 Bath	825	\$1,115	\$8,920	\$1,495	\$11,960
2	2 Bed / 1.5 Bath	950	\$1,145	\$2,290	\$1,550	\$3,100
10			Estimated Total	\$11,210		\$15,060
			Scheduled Gross Income	\$134,520		\$180,720
			▪ <i>Less: Vacancy (3%)</i>	<i>-\$4,036</i>		<i>-\$5,422</i>
			Effective Gross Income	\$130,484		\$175,298
			▪ <i>Plus: Laundry</i>	<i>+\$3,300</i>		<i>+\$3,300</i>
			▪ <i>Plus: Fees</i>	<i>+\$2,000</i>		<i>+\$2,000</i>
			Effective Annual Income	\$135,784		\$180,598

Summary

Price	\$1,800,000
Units	10
Building Sq Ft	8,070
Price/Unit	\$180,000
Price/Sq Ft	\$223.05
Year Built	1973

Proposed Financing

Down Payment	\$540,000
Down Payment %	30%
Debt Service	\$72,185
Loan Amount	\$1,260,000
Interest Rate	4.00%
Term	5 yr. fx / 30 yr. am.

Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
Taxes	7.81%	\$1,020	\$10,197	5.82%	\$1,020	\$10,197
Insurance	1.43%	\$186	\$1,860	1.06%	\$186	\$1,860
Utilities	8.43%	\$1,100	\$11,000	6.28%	\$1,100	\$11,000
Professional Management	7.00%	\$913	\$9,134	7.00%	\$1,227	\$12,271
Maintenance & Repairs	3.45%	\$450	\$4,500	2.57%	\$450	\$4,500
Turnover Reserves	1.15%	\$150	\$1,500	0.86%	\$150	\$1,500
Capital Reserves	1.53%	\$200	\$2,000	1.14%	\$200	\$2,000
Total Est. Annual Expenses	30.80% <i>of EGI</i>	\$4,019 <i>Per Unit</i>	\$40,191	24.72% <i>of EGI</i>	\$4,333 <i>Per Unit</i>	\$43,328

Investment Summary

	<u>Current</u>	<u>Projected</u>
Net Operating Income (NOI)	\$95,593	\$137,270
Cap Rate	5.31%	7.63%
Debt Service	\$72,185	\$72,185
Cash Flow	\$23,408	\$65,085
Cash Return	4.33%	12.05%

For further information, please contact

Joseph Chaplik

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Joseph Bernard LLC
INVESTMENT REAL ESTATE

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