

Exclusive Listing



Mt. Tabor 4 Plex

218-224 SE 73rd Ave., Portland, OR 97215

Price: \$949,000

Units: 4 | Price/Unit: \$237,250

Sq Ft: 6,532 | Price/Sq Ft: \$145.28

Year Built: 1954 | Cap Rate: 4.43%

GRM: 14.52

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Joseph Bernard LLC
INVESTMENT REAL ESTATE

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INCOME & EXPENSE

Mt. Tabor 4 Plex

218-224 SE 73rd Ave.
Portland, OR 97215



Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income	Rent at Market	Monthly Income
1	1 BD/1 BA	1,150	\$1,200	\$1,200	\$1,250	\$1,250
1	1 BD/1 BA	1,150	\$1,250	\$1,250	\$1,250	\$1,250
1	2 BD/1 BA	1,550	\$1,395	\$1,395	\$1,600	\$1,600
1	2 BD/1 BA	1,550	\$1,600	\$1,600	\$1,600	\$1,600
4			Estimated Total	\$5,445		\$5,700
			Scheduled Gross Income	\$65,340		\$68,400
			Effective Gross Income	\$65,340		\$68,400
			Effective Annual Income	\$65,340		\$68,400

Summary

Price	\$949,000
Units	4
Building Sq Ft	6,532
Price/Unit	\$237,250
Price/Sq Ft	\$145.28
Year Built	1954

Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
¹ Taxes	16.52%	\$2,698	\$10,791	15.78%	\$2,698	\$10,791
² Insurance	1.84%	\$300	\$1,200	1.75%	\$300	\$1,200
³ Utilities	8.54%	\$1,395	\$5,582	8.16%	\$1,395	\$5,582
³ Professional Management	6.77%	\$1,107	\$4,426	6.47%	\$1,107	\$4,426
³ Maintenance & Repairs	2.02%	\$330	\$1,319	1.93%	\$330	\$1,319
Total Est. Annual Expenses	35.69% of EGI	\$5,830 Per Unit	\$23,319	34.09% of EGI	\$5,830 Per Unit	\$23,319

Footnotes

- 1 Actual 2015/16 Taxes (after 3% discount)
- 2 Budget
- 3 Actual 2015 Expense

Investment Summary

	Current	Projected
Net Operating Income (NOI)	\$42,022	\$45,082
Gross Rent Multiplier	14.52	13.87
Cash Flow	\$42,022	\$45,082
Cash Return	4.43%	4.75%

For further information, please contact

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