

# Joseph Bernard LLC

## INVESTMENT REAL ESTATE

19351 NW Mahama Way, Portland, Oregon, 97229



Large townhouse style 2 and 3 bedroom units located in a park-like setting with 4 non-attached garages and backyards.

				<i>Re-Rent at</i>
				<i>Current</i>
				<i>Market</i>
<b>Price</b>	\$419,900	<b>Scheduled Income</b>	\$33,900	<b>\$39,000</b>
<b>Units</b>	4	<b>G.R.M.</b>	12.38	<b>10.76</b>
<b>Price per Unit</b>	\$104,975	<b>Debt Service*</b>	\$24,354	<b>\$24,354</b>
<b>Down Payment</b>	\$83,980	<b>Post Tax Cash Flow**</b>	\$5,030	<b>\$8,243</b>
<b>Year Built</b>	1978			

\*\$335,920 1st Loan, 7.25% Interest Only

\*\*Tax info based on market estimates

*For further information, please call*  
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Buyer's Estimated Income and Expense Pro Forma

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### Scheduled Monthly Rents

Units	Type	Est. SF Average	Current Avg. Rent	Monthly Income	Rent at Highest Level in Market	Projected Monthly Income
3	2 bd	980	\$650	\$1,950	\$750	\$2,250
1	3 bd	1200	\$875	\$875	\$1,000	\$1,000
4			Estimated Total	\$2,825		\$3,250
			Scheduled Gross Income	\$33,900		\$39,000
			Effective Gross Income	\$33,900		\$39,000

### Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
1 Taxes	8.99%	\$762	\$3,049	7.82%	\$762	\$3,049
2 Insurance	2.13%	\$181	\$723	1.85%	\$181	\$723
Utilities	9.60%	\$814	\$3,254	8.34%	\$814	\$3,254
Repairs	6.36%	\$539	\$2,157	5.53%	\$539	\$2,157
Total Estimated Annual Expenses	27.09% of EGI	\$2,296 Per Unit	\$9,183	23.55% of EGI	\$2,296 Per/Unit	\$9,183

Estimated Net Operating Income (NOI)

\$24,717

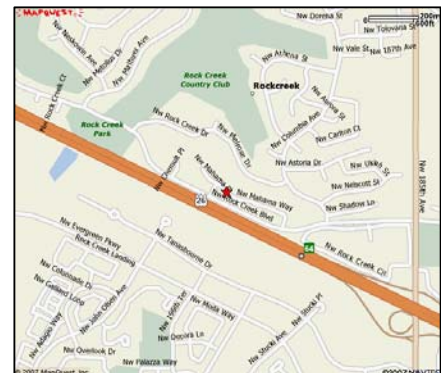
\$29,817

#### Footnotes

- Includes 3% Oregon prepaid discount.
- Based on current owner's premium.

For further information please call:

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