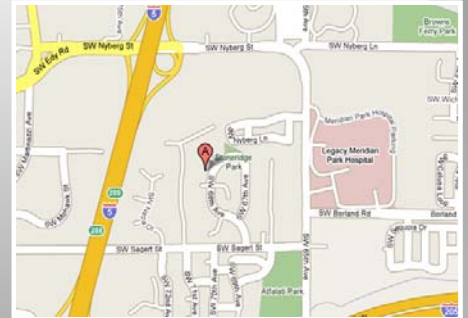


Exclusive Listing

19573 SW 68th Avenue

Tualatin, Oregon 97062



Located just 20 minutes from Portland in a sub-division off I-5 in the beautiful city of Tualatin, OR.

- Garages • Decks • Newer Appliances • Garden-Like Setting
- 2 Separate Buildings for Peaceful Living • High Occupancy Rates Past 3 Years

\$330,750

Units	4
Price per Unit	\$82,688
Year Built	1978
Building Sq. Ft.	3,384

For further information, please contact

Bernard Gehret

(503) 546-9390

bgehret@josephbernard.net

Joseph Bernard LLC
INVESTMENT REAL ESTATE

5200 SW Macadam Avenue, Suite 265 • Portland, OR 97239

Main 503.546.9390 • Fax 503.546.9395 • www.josephbernard.net

Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income
2	2 Bedroom / 1 Bath	850	\$685	\$1,370
1	2 Bedroom / 1 Bath	850	\$725	\$725
1	3 Bedroom / 1 Bath	1,000	\$800	\$800
4			Estimated Total	\$2,895
			Scheduled Gross Income	\$34,740
			Effective Gross Income	\$34,740

Estimated Expenses

	%EGI	Current	Amount
		Per/Unit	
Taxes	13.15%	\$1,142	\$4,568
Insurance	2.30%	\$200	\$800
Utilities	9.21%	\$800	\$3,200
Repairs	2.88%	\$250	\$1,000
Total Estimated Annual Expenses	27.54%	\$2,392	\$9,568
	of EGI	Per Unit	

Footnotes

Property is sold "as is".

Estimated Net Operating Income (NOI)	\$25,172
Gross Rent Multiplier (GRM)	9.52
Debt Service	\$17,847
Cash Flow	\$7,325
Cash Return	8.86%

Proposed Financing

Down Payment	\$82,687
Percent Down	25%
Loan Amount	\$248,063
Interest Rate	6.00%
Loan Description	5 yr. fix/30 yr. am.

Listing Summary

Price	\$330,750
Units	4
Building Sq. Ft.	3,384
Price per Unit	\$82,688
Price per Sq. Ft.	\$97.74

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