

Joseph Bernard LLC

INVESTMENT REAL ESTATE

Vintage 4-plex

1021-1039 SE 25th Avenue, Portland, OR, 97214



Beautiful, vintage 4 plex located 1 block South of SE Belmont in a great neighborhood. Features 2 br. units with new vinyl windows, hardwood floors, washer/dryer hookups located in individual basements, plus 3 garages.

			<i>Current</i>	<i>Re-Rent at Highest in Building</i>
Price	\$725,000	Scheduled Income	\$40,680	\$44,640
Units	4	G.R.M.	17.8	16.2
Price per Unit	\$181,250	Debt Service*	\$44,100	\$44,100
Down Payment	\$145,000	Post Tax Cash Flow	-\$1,792	\$703
Year Built	1926			

Includes 75% 1st/5% 2nd

**Tax info based on market estimates

For further information, please call

Bernard Gehret/Joseph Chaplik 503-546-9390

or email bgehret@josephbernard.net

www.josephbernard.net

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Buyer's Estimated Income and Expense Pro Forma

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Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income	Rent at Highest Level in Building	Projected Monthly Income
1	2 br 1 ba	720	\$700	\$700	\$930	\$930
1	2 br 1 ba	720	\$880	\$880	\$930	\$930
1	2 br 1 ba	720	\$880	\$880	\$930	\$930
1	2 br 1 ba	720	\$930	\$930	\$930	\$930
4	Estimated Total			\$3,390		\$3,720
			Scheduled Gross Income		\$40,680	\$44,640
			Effective Gross Income		\$40,680	\$44,640

Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
¹ Taxes	11.95%	\$1,215	\$4,861	10.89%	\$1,215	\$4,861
Insurance	1.84%	\$188	\$750	1.68%	\$188	\$750
Utilities	5.90%	\$600	\$2,400	5.38%	\$600	\$2,400
Total Estimated Annual Expenses	19.69% of EGI	\$2,003 Per Unit	\$8,011	17.95% of EGI	\$2,003 Per/Unit	\$8,011

Estimated Net Operating Income (NOI)

\$32,669

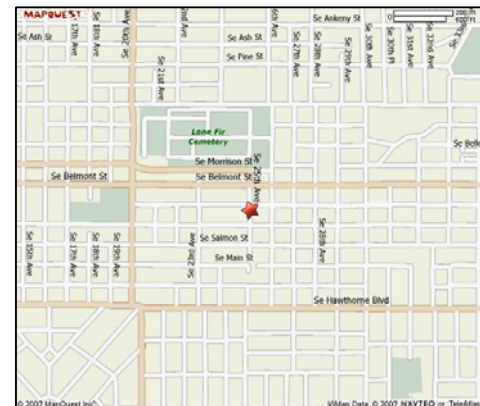
\$36,629

Footnotes

¹ Includes Oregon 3% prepay discount.

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The information contained in this package has been obtained from sources we believe to be reliable. Rental income is rounded to the nearest dollar. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.