

Joseph Bernard

INVESTMENT REAL ESTATE

512-516 SE 41st Avenue
512-516 SE 41st Avenue, Portland, OR 97214



Immaculate 1950's duplex, owner occupied, fireplaces, built-ins, garages, in great condition located near Hawthorne and Belmont area.

			<i>Current</i>	<i>Re-Rent at Highest in Building</i>
Price	\$429,000	Scheduled Income	\$19,560	\$21,600
Units	2	G.R.M.	21.93	19.86
Price per Unit	\$214,500	Debt Service*	\$22,120	\$22,120
Down Payment	\$107,250	Post Tax Cash Flow	\$279	\$445
Year Built	1952			

*\$321,750 1st loan, 6.875% I/O

**Tax info based on market estimates

For further information, please call

Charlie Wheary 503-546-9390

or email cwheary@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 Market	Projected Monthly Income
2	2 Br / 1 Ba	942+ bsmnt	\$815	\$1,630	\$900	\$1,800
2			Estimated Total	\$1,630		\$1,800
			Scheduled Gross Income	\$19,560		\$21,600
			▪ Plus: Other income			
			Effective Gross Income	\$19,560		\$21,600

Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
1 Taxes	19.84%	\$1,941	\$3,881	17.97%	\$1,941	\$3,881
2 Insurance	2.56%	\$250	\$500	2.31%	\$250	\$500
Utilities	7.06%	\$690	\$1,380	6.39%	\$690	\$1,380
Repairs	2.04%	\$200	\$400	1.85%	\$200	\$400
Miscellaneous	2.04%	\$200	\$400	1.85%	\$200	\$400
Total Estimated Annual Expenses	33.54% of EGI	\$3,281 Per Unit	\$6,561	30.38% of EGI	\$3,281 Per/Unit	\$6,561

Estimated Net Operating Income (NOI)

\$12,999

\$15,039

Footnotes

- 1 Includes 3% pre-payment discount.
- 2 Estimate from seller actual plan.

For further information please call:

Charlie Wheary 503-546-9390



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