

Joseph Bernard LLC

INVESTMENT REAL ESTATE

5535 NE 50th Avenue
5535 NE 50th Avenue, Portland, OR, 97218



Courtyard style single level tri-plex, with front porch areas, off-street parking, located near New Seasons supermarket and the Kennedy School restaurant.

			<i>Current</i>	<i>Re-Rent at Highest in Building</i>
Price	\$314,000	Scheduled Income	\$23,440	\$24,900
Units	3	G.R.M.	13.18	12.41
Price per Unit	\$104,667	Debt Service*	\$15,932	\$15,932
Down Payment	\$82,250	Post Tax Cash Flow	\$3,436	\$2,896
Year Built	1972			

*\$231,750 1st/6.875% int. only

**Tax info based on market estimates

For further information, please call
Joseph Chaplik/Bernie Gehret 503-546-9390
or email jchaplik@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
3	2 Br	816	\$640	\$1,920	\$675	\$2,025

3	Estimated Total	\$1,920	\$2,025
	Scheduled Gross Income	\$23,040	\$24,300
	▪ Plus: Other income	\$400	\$600
	Effective Gross Income	\$23,440	\$24,900

Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
1 Taxes	10.48%	\$819	\$2,457	9.87%	\$819	\$2,457
2 Insurance	3.20%	\$250	\$750	3.01%	\$250	\$750
Utilities	7.83%	\$612	\$1,836	7.37%	\$612	\$1,836
Repairs	5.99%	\$468	\$1,404	5.64%	\$468	\$1,404
Miscellaneous	2.56%	\$200	\$600	2.41%	\$200	\$600
Total Estimated Annual Expenses	30.06% of EGI	\$2,349 Per Unit	\$7,047	28.30% of EGI	\$2,349 Per/Unit	\$7,047

Estimated Net Operating Income (NOI)

\$16,393

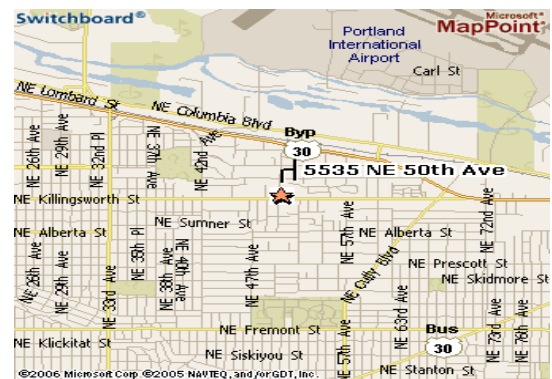
\$17,853

Footnotes

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

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