For Sale

Powell Villa

12540 SE Powell Court
Portland, OR 97236

$2,300,000

Immaculate 40 unit complex that features quiet living and beautifully landscaped grounds. Potential to build 12 additiional units on-site.

Units	**40**
Price per Unit	**$57,500**
Year Built	**1970**
Building Sq. Ft.	**24,228**

For further information, please contact:

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Buyer's Estimated Income and Expense Pro Forma

Powell Villa

12540 SE Powell Court

Portland, OR 97236

Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income	Rent at Highest Level in Market	Projected Monthly Income
36	1 Bd / 1 Ba		$495	$17,820	$570	$20,520
4	2 Bd / 1 Ba		$535	$2,140	$610	$2,440
40			Estimated Total	$19,960		$22,960
			Scheduled Gross Income	**$239,520**		**$275,520**
			▪ Less: Vacancy 5%	-$11,976		-$13,776
			▪ Plus: Laundry	+$4,800		+$4,800
			Effective Gross Income	**$232,344**		**$266,544**

Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
Taxes	12.04%	$699	$27,978	10.50%	$699	$27,978
Insurance	1.98%	$115	$4,607	1.73%	$115	$4,607
Utilities	8.18%	$475	$19,003	7.13%	$475	$19,003
Professional Management	4.00%	$232	$9,293	3.49%	$232	$9,293
Repairs	3.87%	$225	$9,000	3.38%	$225	$9,000
Turnover Reserves	2.58%	$150	$6,000	2.25%	$150	$6,000
Landscaping	0.52%	$30	$1,200	0.45%	$30	$1,200
Advertising	0.26%	$15	$600	0.23%	$15	$600
Capital Reserves	3.44%	$200	$8,000	3.00%	$200	$8,000
Total Estimated Annual Expenses	36.88% of EGI	$2,142 Per Unit	**$85,681**	32.15% of EGI	$2,142 Per Unit	**$85,681**
Estimated Net Operating Income (NOI)			**$146,663**			**$180,863**
Cap Rate			**6.38%**			**7.86%**

Listing Summary

Price	$2,300,000
Units	40
Building Sq. Ft.	24,228
Price per Unit	$57,500
Price per Sq. Ft.	$94.93

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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 a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.