

Joseph Bernard LLC

INVESTMENT REAL ESTATE

Rock Creek Village Apartments
19180 NW Mahama Way. Portland, OR 97229



Large townhouse style apartments. New vinyl windows and sliders.
Fireplaces, washer/dryer hookups. Garages.

			<i>Current</i>	<i>Re-Rent at Highest in Building</i>
Price	\$449,900	Scheduled Income	\$38,760	\$40,320
Units	4	G.R.M.	11.6	11.15
Price per Unit	\$112,475	Debt Service*	\$23,619	\$23,619
Down Payment	\$112,475	Post Tax Cash Flow	\$9,180	\$10,740
Year Built	1978			

*\$337,425 1st loan, 7% I/O

**Tax info based on market estimates

For further information, please call
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or email jchaplik@josephbernard.net
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Joseph Bernard L.L.C.

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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	980	\$750	\$750	\$770	\$770
1	2 Br	980	\$750	\$750	\$770	\$770
1	2 Br	980	\$705	\$705	\$770	\$770
1	3 Br	1200	\$975	\$975	\$1,000	\$1,000
4				Estimated Total	\$3,180	\$3,310
				Scheduled Gross Income	\$38,160	\$39,720
				▪ Plus: Other income	\$600	\$600
				Effective Gross Income	\$38,760	\$40,320

Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
1 Taxes	9.01%	\$873	\$3,492	8.66%	\$873	\$3,492
2 Insurance	1.78%	\$173	\$690	1.71%	\$173	\$690
Utilities	7.22%	\$700	\$2,800	6.94%	\$700	\$2,800
Repairs	4.64%	\$450	\$1,800	4.46%	\$450	\$1,800
Miscellaneous	1.55%	\$150	\$600	1.49%	\$150	\$600
Total Estimated Annual Expenses						
	24.21% of EGI	\$2,346 Per Unit	\$9,382	23.27% of EGI	\$2,346 Per/Unit	\$9,382

Estimated Net Operating Income (NOI)

\$29,378

\$30,938

Footnotes

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

For further information please call:

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