

Joseph Bernard LLC

INVESTMENT REAL ESTATE

Rock Creek Village Apartments
 19200 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	\$38,100	\$40,320
Units	4	G.R.M.	11.8	11.15
Price per Unit	\$112,475	Debt Service*	\$23,619	\$23,619
Down Payment	\$112,475	Post Tax Cash Flow	\$8,824	\$10,112
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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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	\$625	\$625	\$770	\$770
1	3 Br	1200	\$1,000	\$1,000	\$1,000	\$1,000
4			Estimated Total	\$3,125		\$3,310
				Scheduled Gross Income	\$37,500	\$39,720
				▪ Plus: Other income	\$600	\$600
				Effective Gross Income	\$38,100	\$40,320

Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
1 Taxes	9.04%	\$862	\$3,446	8.55%	\$862	\$3,446
2 Insurance	1.81%	\$173	\$690	1.71%	\$173	\$690
Utilities	7.35%	\$700	\$2,800	6.94%	\$700	\$2,800
Repairs	4.72%	\$450	\$1,800	4.46%	\$450	\$1,800
Miscellaneous	1.57%	\$150	\$600	1.49%	\$150	\$600
Total Estimated Annual Expenses	24.50% of EGI	\$2,334 Per Unit	\$9,336	23.15% of EGI	\$2,334 Per/Unit	\$9,336

Estimated Net Operating Income (NOI)

\$28,764

\$30,984

Footnotes

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

For further information please call:

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