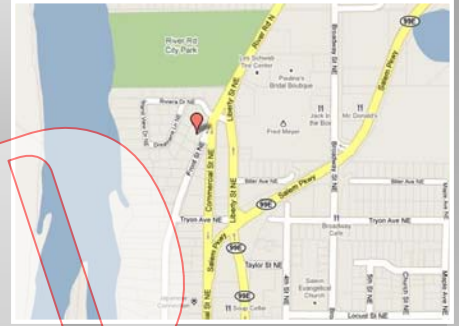


# Confidential

## Stone Manor Apartments

2855 Front Street NE  
Salem, Oregon 97301



**\$840,000**

<b>Units</b>	<b>20</b>
<b>Price per Unit</b>	<b>\$42,000</b>
<b>Year Built</b>	<b>1972</b>
<b>Building Sq. Ft.</b>	<b>11,016</b>

For further information, please contact:

**Bernard Gehret**

(503) 546-9390

[bgehret@josephbernard.net](mailto:bgehret@josephbernard.net)

**Joseph Bernard** LLC  
INVESTMENT REAL ESTATE

5200 SW Macadam Avenue, Suite 300 • Portland, OR 97239

Main 503.546.9390 • Fax 503.546.9395 • [www.josephbernard.net](http://www.josephbernard.net)

**Buyer's Estimated Income and Expense Pro Forma**

**Stone Manor Apartments**

2855 Front Street NE  
Salem, Oregon 97301

**Scheduled Monthly Rents**

Units	Type	Est. SF	Current Avg. Rent	Monthly Income	Rent at Highest Level in Building	Projected Monthly Income
6	1 Bedroom / 1 Bath	N/A	\$457	\$2,740	\$495	\$2,970
14 <sup>1</sup>	1 Bedroom / 1 Bath	N/A	\$495	\$6,930	\$495	\$6,930
20			Estimated Total	\$9,670		\$9,900
<b>Scheduled Gross Income</b>				<b>\$116,040</b>		<b>\$118,800</b>
▪ Less: Vacancy (6%)				-\$6,962		-\$7,128
<b>Effective Gross Income</b>				<b>\$109,077</b>		<b>\$111,672</b>
▪ Plus: Laundry				+\$1,600		+\$1,600

**Estimated Expenses**

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
Taxes	8.53%	\$465	\$9,300	8.33%	\$465	\$9,300
Insurance	2.75%	\$150	\$3,000	2.69%	\$150	\$3,000
Utilities	9.55%	\$521	\$10,413	9.32%	\$521	\$10,413
Professional Management	6.00%	\$327	\$6,544	6.00%	\$335	\$6,700
Repairs	6.42%	\$350	\$7,000	6.27%	\$350	\$7,000
Turnover Reserves	1.83%	\$100	\$2,000	1.79%	\$100	\$2,000
Advertising	0.55%	\$30	\$600	0.54%	\$30	\$600
Capital Reserves	4.58%	\$250	\$5,000	4.48%	\$250	\$5,000
<b>Total Estimated Annual Expenses</b>	<b>40.21%</b>	<b>\$2,193</b>	<b>\$43,857</b>	<b>39.41%</b>	<b>\$2,201</b>	<b>\$44,013</b>
	of EGI	Per Unit		of EGI	Per Unit	
<b>Estimated Net Operating Income (NOI)</b>				<b>\$66,820</b>		<b>\$69,259</b>
Cap Rate				7.95%		8.25%
Debt Service				\$46,267		\$46,267
Cash Flow				\$20,553		\$22,992
Cash Return				8.94%		10.00%

**Proposed Financing**

Down Payment	\$230,000
Percent Down	27%
Loan Amount	\$610,000
Interest Rate	6.50%
Loan Description	5 yr. fix/30 yr. am.

**Listing Summary**

Price	\$840,000
Units	20
Building Sq. Ft.	11,016
Price per Unit	\$42,000
Price per Sq. Ft.	\$76.25

**Footnotes**

<sup>1</sup> Upgraded units have hardwood laminate floors and rent for a higher level than the six carpeted units.

For further information, please contact:

**Bernard Gehret**

(503) 546-9390

bgehret@josephbernard.net