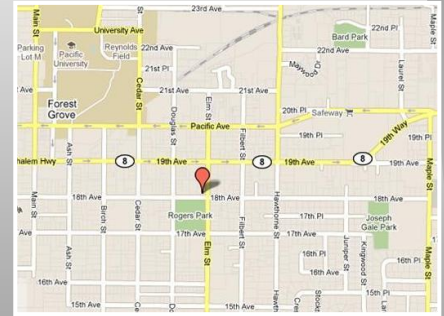


# Exclusive Listing

## Forest Grove 5-Unit

1806 Elm Street  
Forest Grove, Oregon 97116



**\$445,000**

<b>Units</b>	<b>5</b>
<b>Price per Unit</b>	<b>\$89,000</b>
<b>Year Built</b>	<b>1910</b>
<b>Building Sq. Ft.</b>	<b>8,422</b>

For further information, please contact:

**Phillip Barry**

(503) 546-9390

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

## Estimated Income & Expense Pro Forma

## Forest Grove 5-Unit

1806 Elm Street  
Forest Grove, Oregon 97116

### Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income
2	2 Bedroom / 1 Bath	920	\$783	\$1,566
1	2 Bedroom / 1.5 Bath	1,061	\$795	\$795
2	3 Bedroom / 1 Bath	1,107	\$875	\$1,750
5			Estimated Total	\$4,111
			<b>Scheduled Gross Income</b>	<b>\$49,332</b>
			▪ Less: Vacancy (5%)	-\$2,467
			<b>Effective Gross Income</b>	<b>\$46,865</b>
			▪ Plus: Est. Laundry & Misc Fee Income	+\$1,080

### Estimated Expenses

	Current		
	%EGI	Per/Unit	Amount
Taxes	11.68%	\$1,095	\$5,473
Insurance	2.13%	\$200	\$1,000
Utilities	10.67%	\$1,000	\$5,000
Professional Management	7.00%	\$656	\$3,280
Repairs	4.27%	\$400	\$2,000
Landscaping	1.60%	\$150	\$750
Reserves	2.67%	\$250	\$1,250
<b>Total Estimated Annual Expenses</b>	<b>40.01%</b>	<b>\$3,751</b>	<b>\$18,753</b>
	of EGI	Per Unit	

### Footnotes

<b>Estimated Net Operating Income (NOI)</b>	<b>\$29,192</b>
<b>Cap Rate</b>	<b>6.56%</b>
Debt Service	\$21,814
Cash Flow	\$7,378
<b>Cash Return</b>	<b>5.53%</b>

### Proposed Financing

Down Payment	\$133,500
Percent Down	30%
Loan Amount	\$311,500
Interest Rate	5.75%
Loan Description	10 yr. fix.

### Listing Summary

Price	\$445,000
Units	5
Building Sq. Ft.	8,422
Price per Unit	\$89,000
Price per Sq. Ft.	\$52.84

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