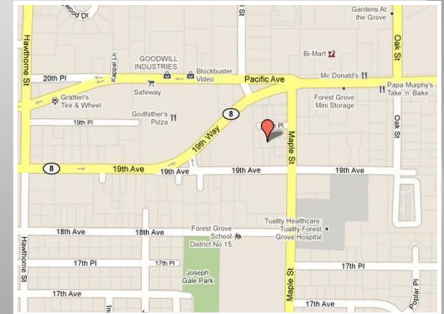


Exclusive Listing

Donna's Place

3118 19th Avenue
Forest Grove, Oregon 97116



\$530,000

Units	8
Price per Unit	\$66,250
Year Built	1972
Building Sq. Ft.	6,348

For further information, please contact:

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Estimated Income & Expense Pro Forma

Donna's Place
3118 19th Avenue
Forest Grove, Oregon 97116

Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income
2	1 Bedroom / 1 Bath	575	\$450	\$900
6	2 Bedroom / 1 Bath	800	\$700	\$4,200
8			Estimated Total	\$5,100
			Scheduled Gross Income	\$61,200
			▪ Less: Vacancy (5%)	-\$3,060
			Effective Gross Income	\$58,140
			▪ Plus: Laundry	+\$2,400

Estimated Expenses

	Current		
	%EGI	Per/Unit	Amount
¹ Taxes	8.86%	\$644	\$5,151
Insurance	3.10%	\$225	\$1,800
Utilities	8.94%	\$650	\$5,200
Professional Management	7.00%	\$509	\$4,070
Maintenance & Repairs	6.88%	\$500	\$4,000
Turnover Reserves	2.06%	\$150	\$1,200
Landscaping	1.03%	\$75	\$600
Reserves	3.44%	\$250	\$2,000
Total Estimated Annual Expenses	41.32%	\$3,003	\$24,021
	of EGI	Per Unit	

Footnotes

- ¹ Actual taxes 2010-2011.
² Quoted by Marc Pearce of Commercial Lending Group.

Estimated Net Operating Income (NOI)	\$36,519
Cap Rate	6.89%
Debt Service	\$27,836
Cash Flow	\$8,683
Cash Return	6.55%

Proposed Financing ²

Down Payment	\$132,500
Percent Down	25%
Loan Amount	\$397,500
Interest Rate	5.75%
Loan Description	30 yr. am.

Listing Summary

Price	\$530,000
Units	8
Building Sq. Ft.	6,348
Price per Unit	\$66,250
Price per Sq. Ft.	\$83.49

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