

# Exclusive Listing



## Cashmur Manor

8805 SW Cashmur Lane, Portland, Oregon 97225 | [josephbernard.net/cashmur-manor](http://josephbernard.net/cashmur-manor)

New Roof & Gutters | New Paint | New Cadet Heaters | New Thermopane Windows

**Price: \$1,260,000**

Units: 15 | Price/Unit: \$84,000

Sq Ft: 15,000 | Price/Sq Ft: \$84.00

Year Built: 1959 | Cap Rate: 6.46%

**Phillip Barry**

Broker

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**Joseph Bernard**<sup>INC</sup>  
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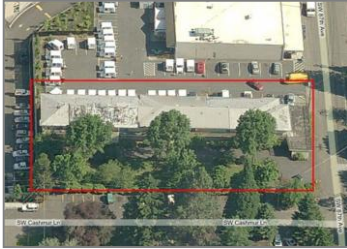
5200 SW Macadam Avenue, Suite #300 • Portland, Oregon 97239

# INCOME & EXPENSE

## Cashmur Manor

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Portland, Oregon 97225

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### Scheduled Monthly Rents

<u>Units</u>	<u>Type</u>	<u>Est. SF</u>	<u>Current Avg. Rent</u>	<u>Monthly Income</u>	<u>Highest Level in Building</u>	<u>Monthly Income</u>
1	1 Bed / 1 Bath	800	\$565	\$565	\$665	\$665
14	2 Bed / 1 Bath	1,015	\$780	\$10,920	\$820	\$11,480
15	Estimated Total			\$11,485		\$12,145
Scheduled Gross Income				\$137,820		\$145,740
▪ Less: Vacancy (5%)				-\$6,891		-\$7,287
Effective Gross Income				\$130,929		\$138,453
▪ Plus: Misc. Fee Income				+\$2,679		+\$2,679
Effective Annual Income				\$133,608		\$141,132

### Summary

Price	\$1,260,000
Units	15
Building Sq Ft	15,000
Price/Unit	\$84,000
Price/Sq Ft	\$84.00
Year Built	1959

### Proposed Financing

Down Payment	\$378,000
Down Payment %	30%
Debt Service	\$56,817
Loan Amount	\$882,000
Interest Rate	5.00%
Term	7 yr. fix.

### Footnotes

1 Current rent roll.

2 2011 Actual.

3 2010 Actual.

4 Budget.

### Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
2 Taxes	9.67%	\$844	\$12,660	9.14%	\$844	\$12,660
3 Insurance	1.84%	\$161	\$2,415	1.74%	\$161	\$2,415
3 Utilities	9.93%	\$867	\$13,005	9.39%	\$867	\$13,005
4 Professional Management	7.00%	\$611	\$9,165	7.00%	\$646	\$9,692
4 Maintenance & Repairs	4.58%	\$400	\$6,000	4.33%	\$400	\$6,000
4 Turnover Reserves	1.72%	\$150	\$2,250	1.63%	\$150	\$2,250
4 Landscaping	2.29%	\$200	\$3,000	2.17%	\$200	\$3,000
Advertising	0.57%	\$50	\$750	0.54%	\$50	\$750
4 Capital Reserves	2.29%	\$200	\$3,000	2.17%	\$200	\$3,000
Total Est. Annual Expenses		39.90% of EGI	\$3,483 Per Unit		38.12% of EGI	\$3,518 Per Unit
			\$52,245			\$52,772

### Investment Summary

	Current	Projected
Net Operating Income (NOI)	\$81,363	\$88,360
Cap Rate	6.46%	7.01%
Debt Service	\$56,817	\$56,817
Cash Flow	\$24,546	\$31,543
Cash Return	6.49%	8.34%

For further information, please contact

**Phillip Barry**

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