

Exclusive Listing



Harold Street Duplex

10316 SE Harold, Portland, Oregon 97266 | josephbernard.net/harold

New Vinyl Windows | Oak Cabinets | Washer/Dryer Hookups | Large Backyard

Price: \$159,900

Units: 2 | Price/Unit: \$79,950

Sq Ft: 1,680 | Price/Sq Ft: \$95.18

Year Built: 1925 | GRM: 8.88

Bernard Gehret

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Joseph Bernard 
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INCOME & EXPENSE

Harold Street Duplex

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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>Rent at Market</u>	<u>Monthly Income</u>
2	2 Bed / 1 Bath	840	\$750	\$1,500	\$850	\$1,700
2			Estimated Total	\$1,500		\$1,700
			Scheduled Gross Income	\$18,000		\$20,400
			Effective Gross Income	\$18,000		\$20,400
			Effective Annual Income	\$18,000		\$20,400

Summary

Price	\$159,900
Units	2
Building Sq Ft	1,680
Price/Unit	\$79,950
Price/Sq Ft	\$95.18
Year Built	1925

Proposed Financing

Down Payment	\$31,980
Down Payment %	20%
Debt Service	\$7,777
Loan Amount	\$127,920
Interest Rate	4.50%
Term	30 yr fixed

Estimated Expenses

	<u>Current</u>			<u>Budget</u>		
	<u>%EGI</u>	<u>Per/Unit</u>	<u>Amount</u>	<u>%EGI</u>	<u>Per/Unit</u>	<u>Amount</u>
¹ Taxes	10.26%	\$923	\$1,846	9.05%	\$923	\$1,846
² Insurance	2.22%	\$200	\$400	1.96%	\$200	\$400
² Utilities	8.89%	\$800	\$1,600	7.84%	\$800	\$1,600
² Maintenance & Repairs	8.33%	\$750	\$1,500	4.41%	\$450	\$900
Turnover Reserves				1.96%	\$200	\$400
² Landscaping	3.33%	\$300	\$600	2.94%	\$300	\$600
Capital Reserves				1.96%	\$200	\$400
Total Est. Annual Expenses	33.03% of EGI	\$2,973 Per Unit	\$5,946	30.13% of EGI	\$3,073 Per Unit	\$6,146

Footnotes

- ¹ Actual Taxes 2012-2013.
² Estimated Market Expenses.

Investment Summary

	<u>Current</u>	<u>Projected</u>
Net Operating Income (NOI)	\$12,054	\$14,254
Gross Rent Multiplier	8.88	7.84
Debt Service	\$7,777	\$7,777
Cash Flow	\$4,277	\$6,477
Cash Return	13.37%	20.25%

For further information, please contact

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