

Exclusive Listing



Mount Tabor Duplex

415-425 SE 75th Avenue, Portland, Oregon 97215 | josephbernard.net/tabor-duplex

New Windows | New Gutters | New Paint | Newer Roof | Remodeled Units | Hardwood | Fireplaces

Price: \$450,000

Units: 2 | Price/Unit: \$225,000

Sq Ft: 2,920 | Price/Sq Ft: \$154.11

Year Built: 1954 | GRM: 17.05

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Joseph Bernard 
INVESTMENT REAL ESTATE

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5200 SW Macadam Avenue, Suite #300 • Portland, Oregon 97239

INCOME & EXPENSE

Mount Tabor Duplex

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Portland, Oregon 97215

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Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income	Rent at Market	Monthly Income
1	1 Bed / 1 Bath	1,460	\$1,100	\$1,100	\$1,450	\$1,450
1	1 Bed / 1 Bath	1,460	\$1,100	\$1,100	\$1,450	\$1,450
2				Estimated Total		\$2,900

Scheduled Gross Income	\$26,400	\$34,800
Estimated Expenses	\$12,660	\$12,660
Net Operating Income (NOI)	\$13,740	\$22,140
Gross Rent Multiplier (GRM)	17.05	12.93

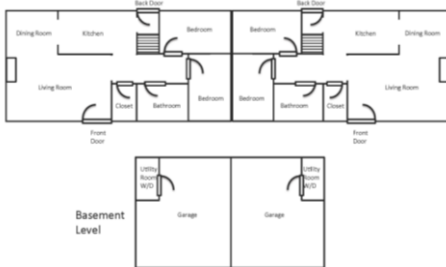
Summary

Price	\$450,000
Units	2
Building Sq Ft	2,920
Price/Unit	\$225,000
Price/Sq Ft	\$154.11
Year Built	1954

Highlights

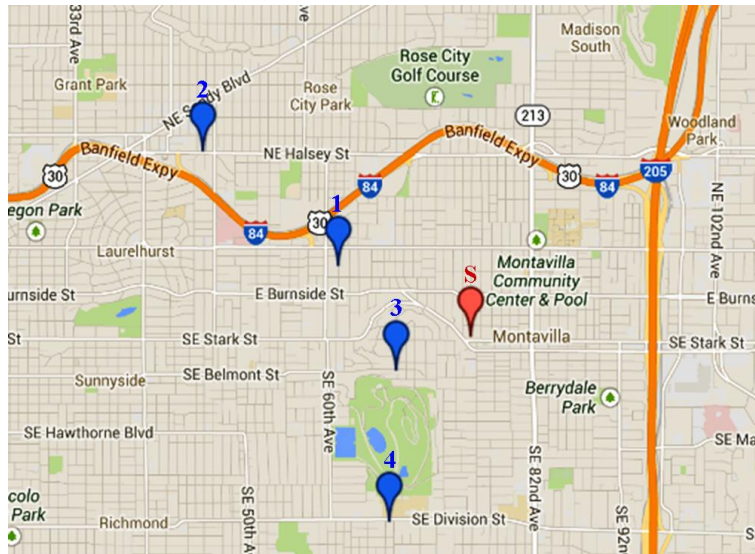
- + New Windows
- + Remodeled Units
- + New Gutters
- + Hardwood
- + New Paint
- + Fireplaces
- + Newer Roof
- + Basements

Layout



Sold Comparables

#	Address	Sold Date	DOM	\$/Unit	\$/SF	Age	GRM
1	240 NE 61st Ave	4/29/2013	0	\$210,000	\$112.18	1962	12.73
2	1431 NE 46th Ave	8/29/2013	0	\$212,500	\$219.07	1943	N/A
3	6654 SE Belmont St	2/22/2013	5	\$215,000	\$116.47	1956	18.76
4	2425 SE 67th Ave	11/20/2013	95	\$218,950	\$113.09	1953	15.2
Averages:			25	\$214,113	\$140.20	1954	15.56
Mt Tabor Duplex:			*	\$225,000	\$154.11	1954	17.05



For further information, please contact

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Joseph Bernard LLC
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