

# Exclusive Listing



## Albina Avenue

5922 N Albina Avenue, Portland, Oregon 97217

New Roof | New Paint

**Price: \$599,000**

Units: 8 | Price/Unit: \$74,875

Sq Ft: 4,580 | Price/Sq Ft: \$130.79

Year Built: 1926 | Cap Rate: 5.83%

**Joseph Chaplik**

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**Joseph Bernard** LLC  
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# INCOME & EXPENSE

## Albina Avenue

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Portland, Oregon 97217



### Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income	Highest Level in Building	Monthly Income
3	Studio	500	\$525	\$1,575	\$575	\$1,725
3	1 Bedroom/ 1 Bath	600	\$528	\$1,584	\$535	\$1,605
2	2 Bedroom/ 1 Bath	725	\$688	\$1,376	\$725	\$1,450
<b>8</b>				<b>Estimated Total</b>	<b>\$4,535</b>	<b>\$4,780</b>
				<b>Scheduled Gross Income</b>	<b>\$54,420</b>	<b>\$57,360</b>
				• Less: Vacancy (3%)	-\$1,633	-\$1,721
				<b>Effective Gross Income</b>	<b>\$52,787</b>	<b>\$55,639</b>
				• Plus: laundry	+\$1,000	+\$1,000
				<b>Effective Annual Income</b>	<b>\$53,787</b>	<b>\$56,639</b>

### Summary

<b>Price</b>	<b>\$599,000</b>
Units	8
Building Sq Ft	4,580
Price/Unit	\$74,875
Price/Sq Ft	\$130.79
Year Built	1926

### Proposed Financing

Down Payment	\$179,700
Down Payment %	30%
Debt Service	\$27,010
Loan Amount	\$419,300
Interest Rate	5.00%
Term	5 Year 30AM

### Footnotes

### Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
Taxes	6.65%	\$439	\$3,508	6.30%	\$439	\$3,508
Insurance	3.03%	\$200	\$1,600	2.88%	\$200	\$1,600
Utilities	8.71%	\$575	\$4,600	8.27%	\$575	\$4,600
Professional Management	8.00%	\$528	\$4,222	8.00%	\$556	\$4,451
Maintenance & Repairs	4.17%	\$275	\$2,200	3.95%	\$275	\$2,200
Turnover Reserves	2.12%	\$140	\$1,120	2.01%	\$140	\$1,120
Capital Reserves	3.03%	\$200	\$1,600	2.88%	\$200	\$1,600
<b>Total Est. Annual Expenses</b>	<b>35.71% of EGI</b>	<b>\$2,356 Per Unit</b>	<b>\$18,850</b>	<b>34.29% of EGI</b>	<b>\$2,385 Per Unit</b>	<b>\$19,079</b>

### Investment Summary

	Current	Projected
<b>Net Operating Income (NOI)</b>	<b>\$34,937</b>	<b>\$37,560</b>
<b>Cap Rate</b>	<b>5.83%</b>	<b>6.27%</b>
Debt Service	\$27,010	\$27,010
Cash Flow	\$7,927	\$10,550
<b>Cash Return</b>	<b>4.41%</b>	<b>5.87%</b>

For further information, please contact

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