

Confidential



Greenfaire Court

14808 E Burnside Street, Portland, Oregon 97233

Price: \$1,040,000

Units: 13 | Price/Unit: \$80,000

Year Built: 1965 | Cap Rate: 6.07%

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INCOME & EXPENSE

Greenfaire Court

14808 E Burnside Street
Portland, Oregon 97233



Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income
1	Studio	445	\$625	\$625
1	1 Bed / 1 Bath	650	\$750	\$750
9	2 Bed / 1 Bath	1,000	\$738	\$6,640
2	3 Bed / 1 Bath	1,150	\$1,045	\$2,090
13	Estimated Total			\$10,105

Scheduled Gross Income **\$121,260**

• Less: Vacancy (5%) **-\$6,063**

Effective Gross Income **\$115,197**

Effective Annual Income **\$115,197**

Summary

Price	\$1,040,000
Units	13
Building Sq Ft	12,395
Price/Unit	\$80,000
Price/Sq Ft	\$83.90
Year Built	1965

Proposed Financing

Down Payment	\$260,000
Down Payment %	25%
Debt Service	\$46,046
Loan Amount	\$780,000
Interest Rate	4.25%
Term	5 yr fx/30 yr am

Estimated Expenses

	%EGI	Current	
		Per/Unit	Amount
¹ Taxes	10.35%	\$917	\$11,926
² Insurance	2.93%	\$260	\$3,380
³ Utilities	9.08%	\$804	\$10,458
³ Professional Management	7.45%	\$660	\$8,580
⁴ Maintenance & Repairs	6.77%	\$600	\$7,800
⁴ Turnover Reserves	2.73%	\$242	\$3,147
³ Landscaping	3.16%	\$280	\$3,636
⁴ Capital Reserves	2.73%	\$242	\$3,147
Total Est. Annual Expenses	45.20% of EGI	\$4,006 Per Unit	\$52,074

Footnotes

- Actual 2013-2014 Taxes
- Actual Insurance Bid from 2012
- Actual 2013 to Aug. 2014 YTD Expense Annualized
- Actual 2013 to Aug. 2014 YTD Total Repairs, Turnover, & Capital Expenses Annualized

Investment Summary

Net Operating Income (NOI) **\$63,123**

Cap Rate **6.07%**

Debt Service **\$46,046**

Cash Flow **\$17,078**

Cash Return **6.57%**

For further information, please contact

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