

Exclusive Listing



Ramona 5-Plex

8115-8123 SE Ramona Street, Portland, Oregon 97206

Price: \$420,000

Units: 5 | Price/Unit: \$84,000

Sq Ft: 2,640 | Price/Sq Ft: \$159.09

Year Built: 1958 | GRM: 11.51

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INCOME & EXPENSE

Ramona 5-Plex

8115-8123 SE Ramona Street
Portland, Oregon 97206



Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income	Rent at Market	Monthly Income
1	Studio	500	\$500	\$500	\$550	\$550
4	1 Bedroom	650	\$635	\$2,540	\$695	\$2,780
5	Estimated Total			\$3,040		\$3,330
Scheduled Gross Income				\$36,480		\$39,960
Effective Gross Income				\$36,480		\$39,960
+ Plus: Laundry				+\$600		+\$600
Effective Annual Income				\$37,080		\$40,560

Summary

Price	\$420,000
Units	5
Building Sq Ft	2,640
Price/Unit	\$84,000
Price/Sq Ft	\$159.09
Year Built	1958

Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
¹ Taxes	14.74%	\$1,076	\$5,379	13.46%	\$1,076	\$5,379
Insurance	2.19%	\$160	\$800	2.00%	\$160	\$800
Utilities	7.54%	\$550	\$2,750	6.88%	\$550	\$2,750
² Professional Management	6.00%	\$438	\$2,189	6.00%	\$480	\$2,398
² Maintenance & Repairs	6.85%	\$500	\$2,500	6.26%	\$500	\$2,500
Total Est. Annual Expenses	37.33% of EGI	\$2,724 Per Unit	\$13,618	34.60% of EGI	\$2,765 Per Unit	\$13,826

Footnotes

¹ Actual 2013 Taxes (After 3% Discount)

² Budget

Investment Summary

	<u>Current</u>	<u>Projected</u>
Net Operating Income (NOI)	\$23,462	\$26,734
Gross Rent Multiplier	11.51	10.51

For further information, please contact

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