

Exclusive Listing



32nd Ave 4plex

3652 SE 32nd Ave , Portland, Oregon 97202

Price: \$599,000

Units: 4 | Price/Unit: \$149,750

Sq Ft: 3,256 | Price/Sq Ft: \$183.97

Year Built: 1995 | GRM: 13.07

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INCOME & EXPENSE

32nd Ave 4plex

3652 SE 32nd Ave
Portland, Oregon 97202



Powell and SE 32nd Avenue

Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income	Highest Level in Building	Monthly Income
3	2 Bed / 1 Bath	825	\$875	\$2,625	\$1,195	\$3,585
1	2 Bed / 1 Bath	825	\$1,195	\$1,195	\$1,195	\$1,195
4			Estimated Total	\$3,820		\$4,780

Scheduled Gross Income	\$45,840	\$57,360
▪ Less: Vacancy (5%)	-\$2,292	-\$2,868
Effective Gross Income	\$43,548	\$54,492
▪ Plus: Other	+\$1,000	+\$1,000
Effective Annual Income	\$44,548	\$55,492

Summary

Price	\$599,000
Units	4
Building Sq Ft	3,256
Price/Unit	\$149,750
Price/Sq Ft	\$183.97
Year Built	1995

Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
Taxes	13.60%	\$1,481	\$5,924	10.87%	\$1,481	\$5,924
Insurance	1.84%	\$200	\$800	1.47%	\$200	\$800
Utilities	6.89%	\$750	\$3,000	5.51%	\$750	\$3,000
Maintenance & Repairs	4.59%	\$500	\$2,000	3.67%	\$500	\$2,000
Turnover Reserves	2.30%	\$250	\$1,000	1.84%	\$250	\$1,000
Total Est. Annual Expenses	29.22% <i>of EGI</i>	\$3,181 <i>Per Unit</i>	\$12,724	23.35% <i>of EGI</i>	\$3,181 <i>Per Unit</i>	\$12,724

Proposed Financing

Down Payment	\$149,750
Down Payment %	25%
Debt Service	\$24,737
Loan Amount	\$449,250
Interest Rate	4.00%
Term	5yr/30

Investment Summary

	Current	Projected
Net Operating Income (NOI)	\$31,824	\$42,768
Gross Rent Multiplier	13.07	10.44
Debt Service	\$24,737	\$24,737
Cash Flow	\$7,087	\$18,031

Footnotes

For further information, please contact

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