

# Exclusive Listing



## 519 SE 20th Ave

519 SE 20th Ave., Portland, OR 97214

Renovated in 2018 | Off-street parking | Washer/dryer hookups in each unit | Fantastic, close-in location

**Price: \$1,100,000**

Units: 5 | Price/Unit: \$220,000

Sq Ft: 3,900 | Price/Sq Ft: \$282.05

Year Built: 1974 | Cap Rate: 5.78%

**Bernard Gehret**

Principal Broker

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**Joseph Bernard** LLC  
INVESTMENT REAL ESTATE

The professional approach to apartment investing.

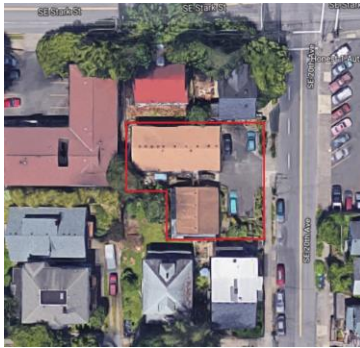


5200 SW Macadam Avenue, Suite #300 • Portland, Oregon 97239

# INCOME & EXPENSE

## 519 SE 20th Ave

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### Summary

<b>Price</b>	<b>\$1,100,000</b>
Units	5
Building Sq Ft	3,900
Price/Unit	\$220,000
Price/Sq Ft	\$282.05
Year Built	1974

### Proposed Financing

Down Payment	\$375,000
Down Payment %	34%
Debt Service	\$50,751
Loan Amount	\$725,000
Interest Rate	4.60%
Term	5 yr fix/30 yr am

### Footnotes

- Current 2017/2018 Property taxes, includes state of Oregon 3% prepay discount
- Insurance bid from American Family Insurance
- Current seller actual utility expense
- Management bid from licensed Property Management firm, call broker for details
- Repairs and reserve expenses are market estimates, as the seller refurbished the property in 2018.

### Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income	Rent at Market	Monthly Income
5	2 BD/1 BA	775	\$1,443	\$7,215	\$1,495	\$7,475
<b>5</b>			<b>Estimated Total</b>	<b>\$7,215</b>		<b>\$7,475</b>
			<b>Scheduled Gross Income</b>	<b>\$86,580</b>		<b>\$89,700</b>
			▪ Less: Vacancy (5%)	-\$4,329		-\$4,485
			<b>Effective Gross Income</b>	<b>\$82,251</b>		<b>\$85,215</b>
			▪ Plus: Utility Billback	+\$3,000		+\$3,000
			<b>Effective Annual Income</b>	<b>\$85,251</b>		<b>\$88,215</b>

### Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
<sup>1</sup> Taxes	10.25%	\$1,686	\$8,432	9.89%	\$1,686	\$8,432
<sup>2</sup> Insurance	1.25%	\$205	\$1,025	1.20%	\$205	\$1,025
<sup>3</sup> Utilities	4.12%	\$677	\$3,385	3.97%	\$677	\$3,385
<sup>4</sup> Professional Management	5.00%	\$822	\$4,112	5.00%	\$852	\$4,260
<sup>5</sup> Maintenance & Repairs	3.04%	\$500	\$2,500	2.93%	\$500	\$2,500
<sup>5</sup> Turnover Reserves	1.37%	\$225	\$1,125	1.32%	\$225	\$1,125
<sup>5</sup> Capital Reserves	1.37%	\$225	\$1,125	1.32%	\$225	\$1,125
<b>Total Est. Annual Expenses</b>	<b>26.39%</b> <i>of EGI</i>	<b>\$4,341</b> <i>Per Unit</i>	<b>\$21,704</b>	<b>25.64%</b> <i>of EGI</i>	<b>\$4,370</b> <i>Per Unit</i>	<b>\$21,852</b>

### Investment Summary

	Current	Projected
<b>Net Operating Income (NOI)</b>	<b>\$63,547</b>	<b>\$66,363</b>
<b>Cap Rate</b>	<b>5.78%</b>	<b>6.03%</b>
Debt Service	\$50,751	\$50,751
Cash Flow	\$12,796	\$15,612
<b>Cash Return</b>	<b>3.41%</b>	<b>4.16%</b>

For further information, please contact

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