

Exclusive Listing



5312 SE 122nd Ave

5312-5320 SE 122nd Ave, Portland, OR 97236

Extensive interior & exterior renovations in 2018 | Washer & Dryer hookups | New roofs & decking

Price: \$950,000

Units: 4 | Price/Unit: \$237,500

Sq Ft: 5,895 | Price/Sq Ft: \$161.15

Year Built: 1948/1999 | GRM: 11.93

Hunter Brookshier

Broker

(503) 546-9390 | (866) 546-9390

hbrookshier@josephbernard.net

Joseph Bernard LLC
INVESTMENT REAL ESTATE



The professional approach to apartment investing.

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

INCOME & EXPENSE

5312 SE 122nd Ave

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Portland, OR 97236



Summary

Price	\$950,000
Units	4
Building Sq Ft	5,895
Price/Unit	\$237,500
Price/Sq Ft	\$161.15
Year Built	1948/1999

Proposed Financing

Down Payment	\$285,000
Down Payment %	30%
Debt Service	\$42,614
Loan Amount	\$665,000
Interest Rate	5.25%
Term	5 yr fx / 30 yr am

Footnotes

- 1 Actual 2017 property tax
- 2 Quote provided by American Family Insurance
- 3 Estimate
- 4 Owner currently self manages

Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income	Highest Level in Building	Monthly Income
2	3BD/1.5BA	1,410	\$1,595	\$3,190	\$1,750	\$3,500
1	3BD/2.5BA	1,525	\$1,750	\$1,750	\$1,750	\$1,750
1	3BD/2BA (House)	1,550	\$1,695	\$1,695	\$1,750	\$1,750
4			Estimated Total	\$6,635		\$7,000
Scheduled Gross Income				\$79,620		\$84,000
▪ Less: Vacancy (5%)				-\$3,981		-\$4,200
Effective Gross Income				\$75,639		\$79,800
Effective Annual Income				\$75,639		\$79,800

Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
¹ Taxes	10.52%	\$1,989	\$7,956	9.97%	\$1,989	\$7,956
² Insurance	1.89%	\$358	\$1,432	1.79%	\$358	\$1,432
³ Utilities	6.81%	\$1,288	\$5,152	6.46%	\$1,288	\$5,152
⁴ Professional Management	7.00%	\$1,324	\$5,295	7.00%	\$1,397	\$5,586
³ Maintenance & Repairs	2.38%	\$450	\$1,800	2.26%	\$450	\$1,800
Total Est. Annual Expenses	28.60% of EGI	\$5,409 Per Unit	\$21,635	27.48% of EGI	\$5,482 Per Unit	\$21,926

Investment Summary

	Current	Projected
Net Operating Income (NOI)	\$54,004	\$57,874
Gross Rent Multiplier	11.93	11.31
Debt Service	\$42,614	\$42,614
Cash Flow	\$11,390	\$15,260

For further information, please contact

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