

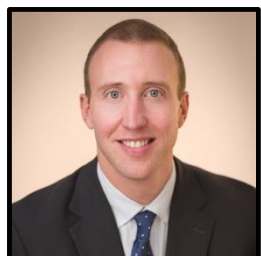


MANOR COURT APARTMENTS

13214 SE River Rd, Milwaukie, OR 97222

15 units

\$1,675,000



FOR MORE INFORMATION:

Phillip Barry
Senior Broker

(503) 546-9390
pbarry@josephbernard.net

MANOR COURT APARTMENTS

13214 SE River Rd, Milwaukie, OR 97222



BUILDING

Price:	\$1,675,000
Units:	15
Price/Unit:	\$111,667
Building Sq Ft:	12,750*
Price/Sq Ft:	\$131.37
Cap Rate:	5.21%
Pro Forma Cap Rate:	9.05%
Year Built:	1959
Lot Size:	1.47 acres
County:	Clackamas

HIGHLIGHTS

- Strong Milwaukie location
- Value Add Rehab Opportunity
- Rare Low-Density Site, 1.47 acres
- Duplex Style units with W/D hook ups
- Select units with Fire Places
- Opportunity to re position the property and increase rents
- Low Vacancy sub-market (Multi-Family NW reports 3.03% vacancy for Milwaukie in 2018)

DESCRIPTION

The Manor Court Apartments is a 15 unit apartment community located in Milwaukie, Oregon. The property features single level duplex style apartments, on a rare low-density site of 1.47 acres. The community is comprised of large 2 bedroom/1 bath floor plans with washer dryer hook ups, and select units with fireplaces. The strong location and unique attributes of the property make it a prime opportunity for an extensive rehab and re positioning of the property. The current rents range from \$500 to \$1300, with the current average at \$924. Currently there are 3 vacant units (20%), which are in need of extensive turnover work. This opportunity is being offered in AS IS condition.

*Square Footages reported per the property manager, Buyer to verify.

Scheduled Monthly Rents

Units	Type	Est. SF	Current Average Rent	Monthly Income	Highest Level in Building	Monthly Income
14	2BR + 1 BA plex	846	\$908	\$12,712	\$1,300	\$18,200
1	2BR + 1 BA house	900	\$1,100	\$1,100	\$1,300	\$1,300
15				\$13,812 ¹		\$19,500
			Scheduled Gross Income	\$165,744		\$234,000
			• Less: Vacancy (5%)	-\$8,287		-\$11,700
			Effective Gross Income	\$157,457		\$222,300
			Effective Annual Income	\$157,457		\$222,300

Estimated Expenses

	%EGI	Current Per/Unit	Amount	%EGI	Budget Per/Unit	Amount
² Taxes	8.13%	\$854	\$12,809	5.76%	\$854	\$12,809
³ Insurance	5.07%	\$532	\$7,976	2.02%	\$300	\$4,500
⁴ Utilities	10.17%	\$1,067	\$16,007	7.20%	\$1,067	\$16,007
⁵ Professional Management	6.00%	\$630	\$9,447	6.00%	\$889	\$13,338
⁶ Maintenance & Repairs	4.76%	\$500	\$7,500	3.37%	\$500	\$7,500
⁶ Turnover Reserves	2.38%	\$250	\$3,750	1.69%	\$250	\$3,750
⁷ Landscaping	5.72%	\$600	\$9,000	4.05%	\$600	\$9,000
⁶ Capital Reserves	2.38%	\$250	\$3,750	1.69%	\$250	\$3,750
Total Est. Annual Expenses	44.61% of EGI	\$4,683 Per Unit	\$70,239	31.78% of EGI	\$4,710 Per Unit	\$70,654

Investment Summary

	Current	Projected
Net Operating Income (NOI)	\$87,218	\$151,646
Cap Rate	5.21%	9.05%

Footnotes

- 1 Current Rent Roll, 3/27/2019: Average 2BR duplex rent is currently \$908 (rents range from \$500 - \$1300 per month). On 7/1/2019 increases will increase the average to \$947. *The building currently has 3 vacancies that are in need of repairs. Units have been vacant since March 2016, September 2018, and December 2018.
- 2 Actual 2018-2019 Property Taxes, Including the state of Oregon 3% prepay discount.
- 3 Actual 2018 Insurance. Budget used on pro forma side of \$300 per unit per year, \$4,500.
- 4 Total Annual Utility Cost Estimate, based on recent bills provided by owner: Garbage: \$5,259 Water/Sewer: \$10,501, and Common Area Electric: \$247. In 2018, Utility cost was reported at a total of \$11,867. Owner reports that Oak Lodge Water Services only charged a portion of the buildings, which did not account for the entire property.
- 5 Budget Management Fee of 6.00%. Seller currently self manages.
- 6 Budget for Repairs (\$500/unit), Turnover Reserves (\$250/unit), and Capital Reserves (\$250/unit). In 2018 the owner spent \$105,961.
- 7 Actual 2018 Landscape cost reported by seller.





AWARDS & RECOGNITIONS

Joseph Bernard

INVESTMENT REAL ESTATE

The Professional Approach to Apartment Investing.



America's Fastest Growing Private Companies



Fastest Growing Private 100 Companies



Oregon Ethics in Business



Top 40 Business Leader Under 40



Investment Broker of the Year 2010

Investment Broker of the Year



Commercial Real Estate POWERLIST



Top Corporate Philanthropy



Top Commercial Real Estate Firm



All Star Award for Advertising and Marketing Excellence

**FOR MORE INFORMATION:**

Phillip Barry
Senior Broker

(503) 546-9390
pbarry@josephbernard.net

Oregon	Washington	Arizona	Southern Arizona
5200 SW Macadam Ave, Suite 300 Portland, OR 97239	4400 NE 7 th Ave, Suite 275 Vancouver, WA 98662	9927 E Bell Rd, Suite 130 Scottsdale, AZ 85260	One South Church Ave, Suite 1200 Tucson, AZ 85701
(503) 546-9390	(360) 255-0255	(480) 305-5600	(520) 428-0850

The information contained in this package has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we make no guarantee, warranties or representation, expressed or implied, as to the accuracy. It is the buyers' sole responsibility to independently confirm its accuracy and completeness and bears all risk for any discrepancies. Any projections, square footage, age, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs. Parties that receive this information from outside of Joseph Bernard, LLC representatives will not be recognized.