

# Exclusive Listing



**4523-4531 SE Taylor St**

4523-4531 SE Taylor St, Portland, OR 97215

**Price: \$770,000**

Units: 3 | Price/Unit: \$256,667

Sq Ft: 3,186 | Price/Sq Ft: \$241.68

Year Built: 1974 | GRM: 14.24

**Bernard Gehret**

Principal Broker

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

[bgehret@josephbernard.net](mailto:bgehret@josephbernard.net)

**Joseph Bernard** 311  
INVESTMENT REAL ESTATE



The professional approach to apartment investing.

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

# INCOME & EXPENSE

## 4523-4531 SE Taylor St

4523-4531 SE Taylor St  
Portland, OR 97215



### Summary

<b>Price</b>	<b>\$770,000</b>
Units	3
Building Sq Ft	3,186
Price/Unit	\$256,667
Price/Sq Ft	\$241.68
Year Built	1974

### Proposed Financing

Down Payment	\$200,000
Down Payment %	26%
Debt Service	\$34,657
Loan Amount	\$570,000
Interest Rate	4.50%
Term	30 yr fixed rate

### Footnotes

- 1 Actual 2018/2019 state of Oregon property taxes.
- 2 Estimated hazard insurance for new buyer.
- 3 Actual 2018 Seller utility expense.
- 4 Estimated repairs and reserve budget.

### Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income	Highest Level in Building	Monthly Income
1	2 BD/1.5 BA	1,062	\$1,310	\$1,310	\$1,600	\$1,600
1	2 BD/1.5 BA	1,062	\$1,495	\$1,495	\$1,600	\$1,600
1	2 BD/1.5 BA	1,062	\$1,600	\$1,600	\$1,600	\$1,600
<b>3</b>			<b>Estimated Total</b>	<b>\$4,405</b>		<b>\$4,800</b>
<b>Scheduled Gross Income</b>				<b>\$52,860</b>		<b>\$57,600</b>
<b>Effective Gross Income</b>				<b>\$52,860</b>		<b>\$57,600</b>
• Plus: Utility bill back				+\$1,200		+\$1,200
<b>Effective Annual Income</b>				<b>\$54,060</b>		<b>\$58,800</b>

### Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
<sup>1</sup> Taxes	14.68%	\$2,586	\$7,758	13.47%	\$2,586	\$7,758
<sup>2</sup> Insurance	1.70%	\$300	\$900	1.56%	\$300	\$900
<sup>3</sup> Utilities	5.72%	\$1,008	\$3,025	5.25%	\$1,008	\$3,025
<sup>4</sup> Maintenance & Repairs	5.68%	\$1,000	\$3,000	5.21%	\$1,000	\$3,000
<b>Total Est. Annual Expenses</b>	<b>27.78% of EGI</b>	<b>\$4,894 Per Unit</b>	<b>\$14,683</b>	<b>25.49% of EGI</b>	<b>\$4,894 Per Unit</b>	<b>\$14,683</b>

### Investment Summary

	Current	Projected
<b>Net Operating Income (NOI)</b>	<b>\$39,377</b>	<b>\$44,117</b>
<b>Gross Rent Multiplier</b>	<b>14.24</b>	<b>13.10</b>
Debt Service	\$34,657	\$34,657
Cash Flow	\$4,720	\$9,460
<b>Cash Return</b>	<b>2.36%</b>	<b>4.73%</b>

For further information, please contact

**Bernard Gehret**

503-546-9390 | 866-546-9390

bgehret@josephbernard.net

**Joseph Bernard** LLC  
INVESTMENT REAL ESTATE

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.