

Exclusive Listing



9105 NE Hoyt

9105 NE Hoyt St, Portland, OR 97220

Price: \$599,000

Units: 5 | Price/Unit: \$119,800

Sq Ft: 2,928 | Price/Sq Ft: \$204.58

Year Built: 1956 | Cap Rate: 5.89%

Bernard Gehret

Principal Broker

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Joseph Bernard LLC
INVESTMENT REAL ESTATE



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INCOME & EXPENSE

9105 NE Hoyt

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Portland, OR 97220



Summary

Price	\$599,000
Units	5
Building Sq Ft	2,928
Price/Unit	\$119,800
Price/Sq Ft	\$204.58
Year Built	1956

Proposed Financing

Down Payment	\$150,000
Down Payment %	25%
Debt Service	\$27,300
Loan Amount	\$449,000
Interest Rate	4.50%
Term	5 yr fix/30 yr am

Footnotes

- 1 Actual 2018/2019 Oregon property taxes.
- 2 Estimate for new buyer hazard insurance.
- 3 Actual 2018 Seller utility expense.
- 4 Actual property management expense.
- 5 Estimate for repairs and reserves

Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income	Highest Level in Building	Monthly Income
2	1 BD/1 BA	540	\$770	\$1,540	\$975	\$1,950
2	1 BD/1 BA	540	\$995	\$1,990	\$995	\$1,990
1	2 BD/1 BA	760	\$1,100	\$1,100	\$1,100	\$1,100
5			Estimated Total	\$4,630		\$5,040
			Scheduled Gross Income	\$55,560		\$60,480
			▪ Less: Vacancy (5%)	-\$2,778		-\$3,024
			Effective Gross Income	\$52,782		\$57,456
			▪ Plus: Utility bill back	+\$2,400		+\$2,400
			▪ Plus: Laundry	+\$480		+\$480
			Effective Annual Income	\$55,662		\$60,336

Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
1 Taxes	11.19%	\$1,182	\$5,908	10.28%	\$1,182	\$5,908
2 Insurance	1.89%	\$200	\$1,000	1.74%	\$200	\$1,000
3 Utilities	10.29%	\$1,086	\$5,432	9.45%	\$1,086	\$5,432
4 Professional Management	6.71%	\$709	\$3,543	6.81%	\$782	\$3,910
5 Maintenance & Repairs	4.74%	\$500	\$2,500	4.35%	\$500	\$2,500
5 Turnover Reserves	1.89%	\$200	\$1,000	1.74%	\$200	\$1,000
5 Capital Reserves	1.89%	\$200	\$1,000	1.74%	\$200	\$1,000
Total Est. Annual Expenses	38.62% of EGI	\$4,077 Per Unit	\$20,383	36.11% of EGI	\$4,150 Per Unit	\$20,750

Investment Summary

	Current	Projected
Net Operating Income (NOI)	\$35,279	\$39,586
Cap Rate	5.89%	6.61%
Debt Service	\$27,300	\$27,300
Cash Flow	\$7,979	\$12,286
Cash Return	5.32%	8.19%

For further information, please contact

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