

Exclusive Listing



Lindsey Park

1232-1248 SE 130th Ave., Portland, OR 97233

1997 & 1999 year built | Features 11 garages | Two large storage rooms | Large units

Price: \$2,500,000

Units: 12 | Price/Unit: \$208,333

Sq Ft: 17,150 | Price/Sq Ft: \$145.77

Year Built: 1997/1999 | Pro forma Cap Rate: 6.04%

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INVESTMENT REAL ESTATE



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INCOME & EXPENSE

Lindsey Park

1232-1248 SE 130th Ave.
Portland, OR 97233



Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income	Highest Level in Building	Monthly Income
9	2 BR/1.5 BA	1,160	\$1,368	\$12,312	\$1,520	\$13,680
2	3 BR/2.5 BA	1,200	\$1,590	\$3,180	\$1,680	\$3,360
1	3 BR/2.5 BA House	2,000	\$2,210	\$2,210	\$2,210	\$2,210
12			Estimated Total	\$17,702		\$19,250
Scheduled Gross Income				\$212,424		\$231,000
▪ Less: Vacancy (5%)				-\$10,621		-\$11,550
Effective Gross Income				\$201,803		\$219,450
Effective Annual Income				\$201,803		\$219,450

Summary

Price	\$2,500,000
Units	12
Building Sq Ft	17,150
Price/Unit	\$208,333
Price/Sq Ft	\$145.77
Year Built	1997/1999

Proposed Financing

Down Payment	\$625,000
Down Payment %	25%
Debt Service	\$102,295
Loan Amount	\$1,875,000
Interest Rate	3.60%
Term	5 yr fix/30 yr am.

Footnotes

- Actual seller insurance premium, Re-Rent column reflects market estimate for new buyer.
- Actual seller utilities.
- Seller self manages, Re-Rent column reflects market estimate (5%) for new buyer.
- Repairs/Turnover Reserves/Capital Reserves are market estimates.

Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
Taxes	11.36%	\$1,911	\$22,932	10.45%	\$1,911	\$22,932
¹ Insurance	1.89%	\$318	\$3,816	1.09%	\$200	\$2,400
² Utilities	10.53%	\$1,771	\$21,252	9.68%	\$1,771	\$21,252
³ Professional Management	N/A	N/A	N/A	5.00%	\$914	\$10,972
⁴ Maintenance & Repairs	2.97%	\$500	\$6,000	2.73%	\$500	\$6,000
⁴ Turnover Reserves	1.19%	\$200	\$2,400	1.09%	\$200	\$2,400
⁴ Capital Reserves	1.19%	\$200	\$2,400	1.09%	\$200	\$2,400
Total Est. Annual Expenses	29.14% of EGI	\$4,900 Per Unit	\$58,800	31.15% of EGI	\$5,696 Per Unit	\$68,356

Investment Summary

	Current	Projected
Net Operating Income (NOI)	\$143,003	\$151,094
Cap Rate	5.72%	6.04%
Debt Service	\$102,295	\$102,295
Cash Flow	\$40,708	\$48,799
Cash Return	6.51%	7.81%

For further information, please contact

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