

The Drake Apartments

2308-2326 SW Osage Street, Portland, OR 97205

12 units

\$2,425,000



FOR MORE INFORMATION:

Joseph Chaplik
Principal Broker

(503) 546-9390
jchaplik@josephbernard.net



FOR MORE INFORMATION:

Phillip Barry
Principal Broker

(503) 546-9390
pbarry@josephbernard.net

THE DRAKE APARTMENTS

2308-2326 SW Osage Street, Portland, OR 97205



BUILDING

Price:	\$2,425,000
Units:	12
Price/Unit:	\$202,083
Building Sq Ft:	9,823*
Price/Sq Ft:	\$246.87
Cap Rate:	5.41%
Pro Forma Cap Rate:	6.08%
Year Built:	1904
Lot Size:	0.22 acres
County:	Multnomah

HIGHLIGHTS

- Rare Kings Hill investment opportunity.
- City & Mountain Views in select units.
- Value Add opportunity through continued interior renovations.
- Walk Score: 96 (walker's paradise)
- Bike Score: 72 (very bikeable)

DESCRIPTION

Incredible Kings Hill location, with city and mountain views. The Drake Apartments is comprised of 12 units, and presents an investor with a unique opportunity to capitalize on the continued growth of the urban Portland apartment market. Units are spacious and feature period charm, various upgrades throughout, and select units with views. Parking is available on-site for select units. Irreplaceable Kings Hill location, which will continue to reap the benefits of the growing Portland market.

*Total square footage per Portland Maps, includes attic and basement space.

Scheduled Monthly Rents						
Units	Type	Est. SF*	Current Average Rent	Monthly Income	Rent at Market	Monthly Income
1	Art Studio	200	\$499	\$499	\$600	\$600
2	Studio	400	\$1,025	\$2,050	\$1,050	\$2,100
4	1BR/1BA	762	\$1,312	\$5,248	\$1,483	\$5,932
3	2BR/1BA	975	\$1,492	\$4,476	\$1,654	\$4,962
2	3BR/1BA	1,225	\$1,844	\$3,688	\$1,895	\$3,790
12	Estimated Total			\$15,961¹		\$17,384
	Scheduled Gross Income			\$191,532		\$208,608
	• Less: Vacancy (5%)			\$9,577		-\$10,430
	Effective Gross Income			\$181,955		\$198,178
	• Plus: 2020 Other Income			+\$4,911 ²		+\$4,911
	Effective Annual Income			\$186,866		\$203,089

Estimated Expenses						
	%EGI	Current Per/Unit	Amount	%EGI	Budget Per/Unit	Amount
³ Taxes	8.52%	\$1,292	\$15,505	7.82%	\$1,292	\$15,505
⁴ Insurance	2.71%	\$412	\$4,940	2.49%	\$412	\$4,940
⁴ Utilities	4.75%	\$721	\$8,649	4.36%	\$721	\$8,649
⁴ Professional Management	5.54%	\$840	\$10,080	5.09%	\$840	\$10,080
⁵ Maintenance & Repairs	3.30%	\$500	\$6,000	3.03%	\$500	\$6,000
⁵ Turnover Reserves	1.65%	\$250	\$3,000	1.51%	\$250	\$3,000
⁴ Landscaping	1.32%	\$200	\$2,400	1.21%	\$200	\$2,400
⁴ Office/Administrative	0.71%	\$107	\$1,283	0.65%	\$107	\$1,283
⁵ Capital Reserves	1.65%	\$250	\$3,000	1.51%	\$250	\$3,000
⁴ City of Portland Fee, \$60/unit	0.40%	\$60	\$720	0.36%	\$60	\$720
Total Est. Annual Expenses	30.54% of EGI	\$4,631 Per Unit	\$55,577	28.04% of EGI	\$4,631 Per Unit	\$55,577

Proposed Financing		Investment Summary	
Down Payment	\$727,500		
Down Payment %	30%		
Debt Service	\$91,470		
Loan Amount	\$1,697,500		
Interest Rate	3.50%		
Term	5-7 yr. fixed, 30 yr. am		
		Current	Projected
		Net Operating Income (NOI)	\$131,289
		Cap Rate	5.41%
		Debt Service	\$91,470
		Cash Flow	\$39,819
		Cash Return	5.47%
			\$147,512
			6.08%
			\$91,470
			\$56,042
			7.70%

Footnotes
1. Current Rent Roll, May 2021.
2. Actual 2020 Other Income: Utility Income (\$2,824), Parking (\$1,050), Laundry (\$757), Late Fees (\$150), App Fees (\$70), NSF Fees (\$35), and Tenant Damages (\$25).
3. Actual 2020-2021 Property Taxes, Includes 3% Oregon prepay discount.
4. Actual 2020 Year End
5. Budget
* Unit Sq. Footage per current rent roll.







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



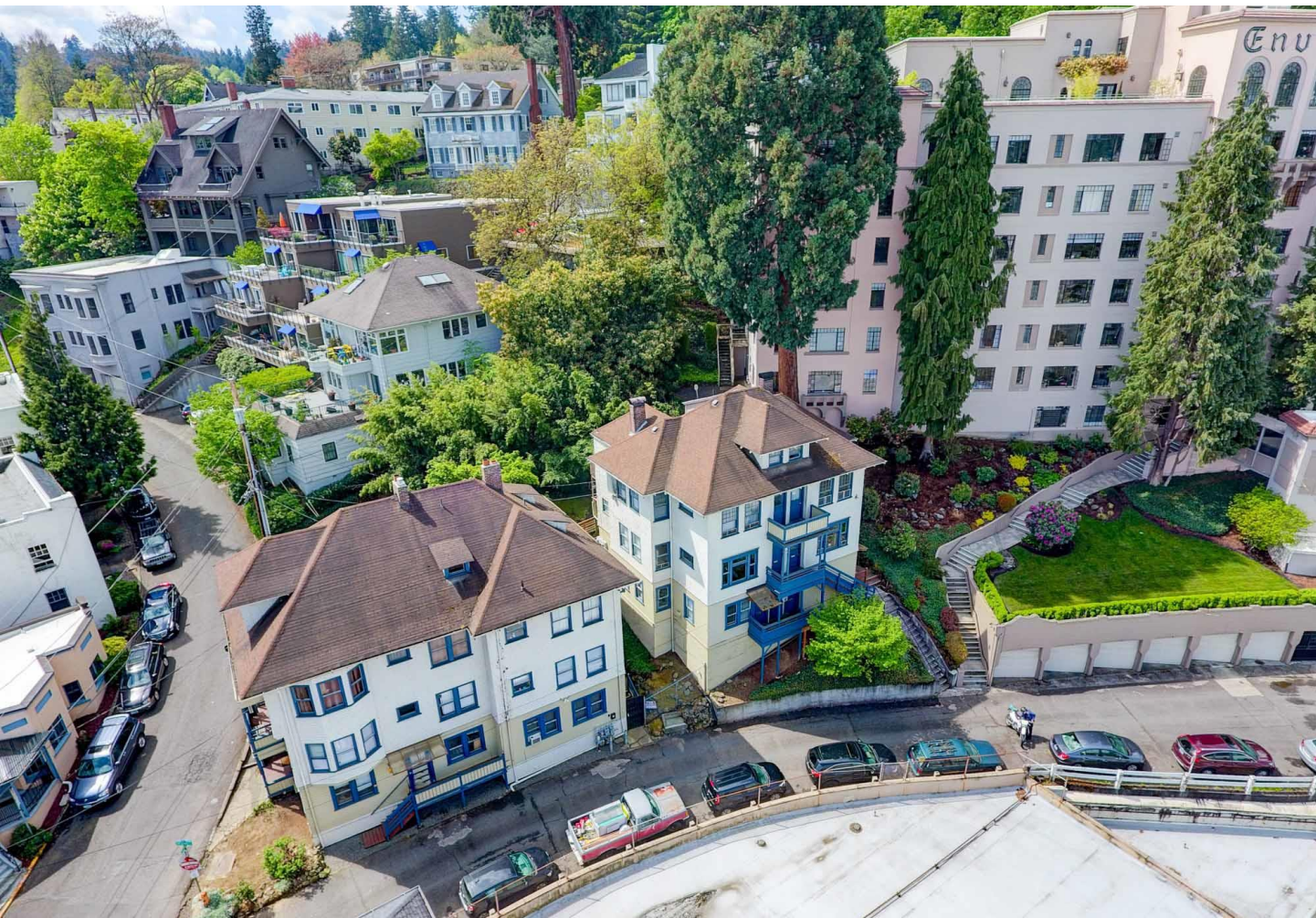
Top Corporate Philanthropy



Top Commercial Real Estate Firm



All Star Award for Advertising and Marketing Excellence



Oregon

5200 SW Macadam Ave,
Suite 300
Portland, OR 97239

(503) 546-9390

Washington

4400 NE 7th Ave,
Suite 275
Vancouver, WA 98662

(360) 255-0255

Arizona

9927 E Bell Rd,
Suite 130
Scottsdale, AZ 85260

(480) 305-5600

Southern Arizona

One South Church Ave,
Suite 1200
Tucson, AZ 85701

(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.