

Exclusive Listing



North Jersey Fourplex

8120-8124 N Jersey St., Portland, OR 97203

Price: \$990,000

Units: 4 | Price/Unit: \$247,500

Sq Ft: 4,452 | Price/Sq Ft: \$222.37

Year Built: 1926

Cap Rate: 5.13% | GRM: 15.71

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INCOME & EXPENSE

North Jersey Fourplex

8120-8124 N Jersey St.
Portland, OR 97203



Summary

Price	\$990,000
Units	4
Building Sq Ft	4,452
Price/Unit	\$247,500
Price/Sq Ft	\$222.37
Year Built	1926

Proposed Financing

Down Payment	\$297,000
Down Payment %	30%
Debt Service	\$37,345
Loan Amount	\$693,000
Interest Rate	3.50%
Term	5 yr fx / 30 yr am

Footnotes

- 1 Actual 2020 Expense
2 Current Mgmt Fee in place

Scheduled Monthly Rents

Units	Type	Est. SF	Current Avg. Rent	Monthly Income	Highest Level in Building	Monthly Income
1	2 BD/1 BA	1,250	\$1,595	\$1,595	\$1,595	\$1,595
1	1 BD/1 BA	1,250	\$1,250	\$1,250	\$1,595	\$1,595
1	1 BD/1BA	732	\$1,150	\$1,150	\$1,150	\$1,150
1	1 BD/1BA	720	\$1,255	\$1,255	\$1,255	\$1,255
4			Estimated Total	\$5,250		\$5,595
			Scheduled Gross Income	\$63,000		\$67,140

Estimated Expenses

	Current			Budget		
	%EGI	Per/Unit	Amount	%EGI	Per/Unit	Amount
¹ Taxes	5.68%	\$894	\$3,576	5.33%	\$894	\$3,576
¹ Insurance	2.79%	\$440	\$1,758	2.62%	\$440	\$1,758
¹ Utilities	5.14%	\$809	\$3,237	4.82%	\$809	\$3,237
² Professional Management	4.00%	\$630	\$2,520	4.00%	\$671	\$2,686
¹ Maintenance & Repairs	1.81%	\$285	\$1,139	1.70%	\$285	\$1,139
Total Est. Annual Expenses	19.41% of EGI	\$3,058 Per Unit	\$12,230	18.46% of EGI	\$3,099 Per Unit	\$12,396

Investment Summary

	Current	Projected
Net Operating Income (NOI)	\$50,770	\$54,744
Cap Rate	5.13%	5.53%
Debt Service	\$37,345	\$37,345
Cash Flow	\$13,425	\$17,400
Cash Return	4.52%	5.86%

For further information, please contact

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